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RETAIL STATEMENT

TESCO STORES LTD

LAND AT TESCO EXTRA, WOMBWELL LANE, BARNSLEY

RETAIL STATEMENT

On behalf of: Tesco Stores Ltd

In respect of: Proposed Retail Unit

Date: November 2017

Reference: JB/JB/2950ma/R001m

Author: Jonathan Burns

DPP Planning
Barnett House
53 Fountain Street
Manchester
M2 2AN

Tel: **0161 247 8555**
E-mail **info@dppukltd.com**

www.dppukltd.com

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1.0 Executive Summary

1.1 This report is prepared in support of a full planning application for a new retail unit (Use Class A1) with associated car parking and servicing arrangements. The site is currently owned by Tesco Stores Ltd and within an area that is currently under-used as a park and ride facility adjacent to the existing Tesco Extra store. The proposals are brought forward by the applicant as part of an asset optimisation strategy which will bring an under-used site into an active use in a manner that would have a positive economic impact on the local area.

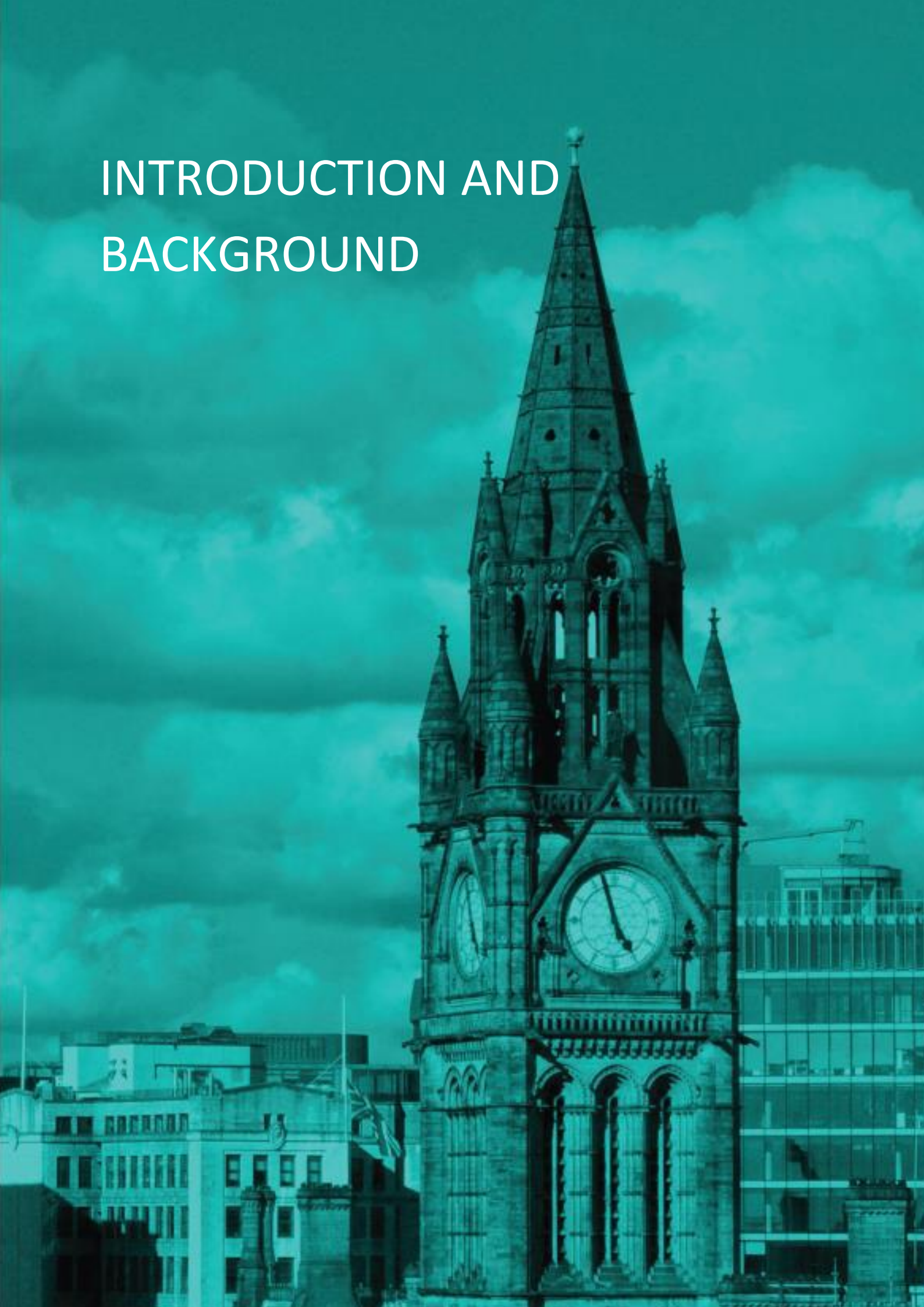
1.2 The application seeks consent for an 'open A1' planning consent with no restrictions on the sale of the type of goods which could be sold from the unit. This report therefore considers matters relating to the sequential and retail impact tests.

1.3 A sequential test assessment has been prepared which focuses on the primary catchment area for the proposed retail unit, defined as a 10 minute drivetime given the modest scale of the proposed development. The sequential search therefore focuses on the defined town centre of Barnsley along with the District Centres of Cudworth and Wombwell and the Local Centres of Darfield, Lundwood and Stairfoot. The search has not included any centres that are located outside of the 10 minute drivetime area.

1.4 There are no sequentially preferable sites within or on the edge of any of the defined town centres in the primary catchment area that are suitable and available to accommodate the proposed development. The application site is available and is located an established retail destination. As such, the application site is the most sequentially preferable site within the primary catchment area to accommodate the proposed development.

1.5 An impact assessment has been submitted in support of the proposed development based on two different scenarios depending on the end occupier of the proposed retail unit. The assessment demonstrates that the majority of the proposed retail unit's turnover will be drawn from existing out-of-centre retail destinations within Barnsley and further afield. This, combined with the limited turnover of the proposed retail unit, will ensure that the impact on the defined town centres will be negligible and there will be no significant adverse impact on any defined town centre or planned investment within a town centre.

INTRODUCTION AND BACKGROUND



2.0 Introduction and Proposed Development

Introduction

2.1 This Retail Statement has been prepared on behalf of Tesco Stores Ltd in support of a full planning application for a new retail unit (Use Class A1) with associated parking, including alterations to the existing car park layout, and associated works at land at Tesco Extra on Wombwell Lane, Barnsley.

2.2 This Retail Statement considers matters solely relating to retail/town centre policies focusing upon the retail impact of the proposals and the need to demonstrate accordance with the sequential test assessment. Other matters and an assessment of the proposals against other relevant policies of the adopted Development Plan are addressed through the submitted Planning Statement (R002m). This statement is split into the following chapters:

1. *Executive Summary;*
2. *Introduction and Proposed Development;*
3. *Retail Planning Policy Overview;*
4. *Sequential Test Assessment;*
5. *Retail Impact Assessment; and,*
6. *Conclusions on Retail Matters.*

Proposed Development and Operation of the store

2.3 The proposals are for a new retail unit (Use Class A1) with associated car parking and servicing arrangements and other works including the realignment of the existing car park layout.

2.4 The site is currently owned by Tesco Stores Ltd and lies within an underused park and ride car park. The proposals are brought forward by the applicant as part of an asset optimisation strategy which follows a review of the businesses' existing assets that focused on existing sites which had underused areas within Tesco's ownership and which could be brought into active use. The proposal therefore seeks to bring forward such a site into an active use in a manner that would have a positive economic impact on the local area.

2.5 The application seeks consent for an 'open A1' planning consent with no restrictions on the sale of the type of goods which could be sold from the unit. The retail unit will share the existing car park with the adjacent Tesco Extra store and will be serviced through its own dedicated service yard/unloading area.

RETAIL PLANNING POLICY OVERVIEW



3.0 Retail Planning Policy Overview

3.1 Paragraphs 23 to 27 of the National Planning Policy Framework (NPPF) set out the national policy for town centres and town centre uses, including retail development. In particular, paragraph 24 sets out the requirement to undertake a sequential test assessment for uses not within a defined town centre location with paragraph 26 requiring the preparation of a retail impact assessment. Paragraph 27 confirms that where an application fails the sequential test or is likely to have a 'significant adverse impact' on a defined town centre, it should be refused.

3.2 As set out within the submitted Planning Statement, the Development Plan is comprised of the saved policies of the Barnsley UDP and the Barnsley Core Strategy. Those policies focused on retail matters that are relevant to the planning application are as follows:

- Saved UDP Policy S 3 – Retail Development Outside Defined Shopping Centres;
- Saved UDP Policy S 5 – Retail Development Outside Defined Shopping Centres;
- Core Strategy Policy CSP 31 – Town Centres.

3.3 In accordance with Annex 1 (Paragraph 215) of the NPPF, as the UDP and Core Strategy were adopted prior to the publication of the NPPF, there is a requirement to consider the degree of consistency between the Development Plan policies and the NPPF. As such, the following paragraphs considers each relevant retail focused UDP and Core Strategy policy in turn and consider the degree of consistency with the NPPF.

3.4 In respect of the UDP Policies, Policy S 3 sets out the sequential test approach. This Policy broadly accords with the NPPF definition of the sequential test and as such can be afforded weight. Policy S 5 sets out a requirement for the use of conditions in restricting the operation of out-of-centre floorspace. This does not conflict with the NPPF although it is important that the use of any such conditions must be appropriate and necessary.

3.5 Core Strategy Policy CSP 31 sets out a hierarchy of centres and confirms the need to protect the vitality and viability of these centres whilst confirming the application of a sequential approach. As a strategic policy, there is no conflict with the NPPF.

3.6 Based upon guidance provided within the NPPF, PPG and the adopted Development Plan, the application site is considered to be located in an out of centre location in terms of retail policy. This is the case as the application site is located approximately 500m from Stairfoot Local Centre. As such, there is a requirement to demonstrate accordance with the sequential and impact tests.

SEQUENTIAL TEST ASSESSMENT



4.0 Sequential Test Assessment

4.1 Before moving on to undertake the assessment, it is important to establish how the sequential test should be applied in respect of NPPF paragraph 24 and set out, in detail, the methodology and approach of any assessment. This is split into the following sub-sections:

- Application of the Sequential Test – Site Location;
- Relevant Appeal Decisions and Case Law;
  - Suitability; and,
  - Flexibility.
- Sequential Test Methodology;
  - Proposed Development and Site Requirements;
  - Demonstration of Flexibility – Format and Scale; and
  - Area of Search.
- Sequential Assessment – Consideration of Sites;

Application of the Sequential Test – Site Location

4.2 As already highlighted, the application of the sequential test is required for main town centre uses that are not located within a defined town centre and not in accordance with an up-to-date local plan. In considering the sequential test, NPPF paragraph 24 and Core Strategy Policy CSP 31 confirms that the first preference is to locate proposals within defined town centres followed by edge of centre locations and, in the event of suitable sites being unavailable, out of centre sites should be considered. In considering edge and out of centre sites, paragraph 24 confirms that preference should be given to accessible sites that are well connected to the town centre.

4.3 Given this, it is necessary to consider where the application sits within this tiered approach required by NPPF para 24 and Policy CSP 31. As already highlighted, the application site is in an out-of-centre location although it is allocated for large scale retailing of comparison goods by Saved UDP Policy BA26.

4.4 Given this, the focus of the sequential site search will be on in centre locations or edge of centre locations that are accessible and better connected to a defined town centre than the application site.

4.5 In addition to this, NPPF para. 24 confirms that applicants and local planning authorities should demonstrate flexibility on issues such as format and scale. This is considered in more detail later within this section.

Relevant Appeal Decisions and Case Law

4.6 Before moving on to define the methodology for the sequential assessment in relation to the application proposals, it is necessary to consider relevant appeal decisions and case law in respect of the application of the sequential test given that these influence the methodology and approach

for the sequential test assessment. The following considers case law in respect of the demonstration of suitability and flexibility (as defined in NPPF).

Suitability

4.7 NPPF Paragraph 24 highlights the need to consider the suitability of sites stating that local planning authorities should:

'require applications for main town centre uses to be located in town centres, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered'

4.8 The Planning Practice Guidance (PPG) goes on to confirm at Paragraph 010 (Ref. ID. 2b-010-20140306) in the checklist for the sequential test that:

'with due regard to the requirement to demonstrate flexibility, has the suitability of more central sites to accommodate the proposal been considered?... if there are no suitable sequentially preferable locations, the sequential test is passed.'

4.9 Taking this into account, it is important to consider what the term "suitable" means in the application of the sequential test. In this regard, the Dundee Case[1], a Supreme Court decision, clarified what "suitable" means. Lord Reed confirmed at paragraph 28 of the judgement that when considering "suitable" sites this should be considered as:

'…whether an alternative site is suitable for the proposed development, not whether the proposed development can be altered or reduced so that it can be made to fit an alternative site.'

4.10 Lord Hope in paragraph 38 of the judgement confirms that in relation to the word "suitable" the sequential test is:

'…directed to what the developer is proposing, not some other proposal which the planning authority might seek to substitute for it which is for something less than that sought by the developer…these criteria are designed for use in the real world in which developers wish to operate, not some artificial world in which they have no interest doing so.'

4.11 The Dundee Case therefore clearly establishes what suitable means in relation to the sequential test assessment, confirming that any sequentially preferable site must be suitable for the commercial requirements of the developer and, subject to demonstrating flexibility in regards to format and scale, must be suitable for the proposed development, not whether the proposed development could be altered or reduced so that it can be made to fit a sequentially preferable site.

4.12 The matter of suitability in the application of the sequential test within the NPPF was considered the Inspector's report of a recovered appeal by LXB RP (Rushden) Limited at Northampton Road, Rushden[2] (the 'Rushden Lakes' decision). The Inspector at Paragraph 8.43 highlighted the key

[1] Tesco Stores Ltd v Dundee City Council [2012 UKSC 13]
[2] Appeal Ref: APP/G2815/V/12/2190175 (June 2014)

question when considering "suitable" must be "suitable for what" confirming that; '*the answer to this question of law is suitable for the development proposed by the Applicant'*. The Inspector went on to reference the Dundee decision at Paragraphs 8.44-8.46:

8.44 The Supreme Court has told us in Dundee what "suitable" means and it has expressly rejected…that the concept relates to need and/or identified deficiencies in retail provision in the area in question; and it has expressly rejected the notion that "suitable" means that one should alter or reduce the proposal so as to fit onto an alternative site. The policy concerning the sequential approach as set out in the NPPF, and (to the extent that it is still relevant) the non-policy PG that accompanied PPS4, must be applied in a manner which complies with the legally binding case law on the meaning of the sequential approach. Plainly the case in question (Dundee) is of seminal importance.

8.45 In summary it [The Dundee Decision] establishes [a] that if a site is not suitable for the commercial requirements of the developer in question then it is not a suitable site for the purposes of the sequential approach; and [b] that in terms of the size of the alternative site, provided that the Applicant has demonstrated flexibility with regards to format and scale, the question is whether the alternative site is suitable for the proposed development, not whether the proposed development could be altered or reduced so that it can be made to fit the alternative site. These points although related are distinct. Although much was made of the fact that the Dundee case was a Scottish case the Supreme Court's decision applies in England (the Supreme Court is the Supreme Court for England too) as the High Court ruled in terms in the North Lincolnshire case in which it was read across and applied to the English sequential test then found in PPS4.'

8.46 It is important to bear in mind that the sequential test as set out in NPPF [24] requires ***applications*** *for main town centre uses to be located in town centres and it then runs through the sequence, edge and then out-of-centre. This makes good the very simple point that what the sequential test seeks is to see whether the application i.e. what is proposed, can be accommodated on a town centre site. There is no suggestion here that the sequential test means to refer to anything other than the application proposal. So, Dundee clearly applies to the NPPF.'*

4.13 The Dundee decision and subsequent Rushden decision therefore make it plainly clear that in the application of the sequential test, the term 'suitable' relates to the development which is proposed, not related to an identified need / deficiency in the area, or to another form or scale of development amended to fit on a town centre site.

Flexibility

4.14 Both decisions referred to above make it clear that when considering whether a site is suitable for the development proposed there is a requirement to demonstrate flexibility with regards to format and scale. This is confirmed within the NPPF at Paragraph 24 which states that when undertaking the sequential test assessment, applicants and local planning authorities should demonstrate flexibility on issues such as format and scale. The Planning Practice Guidance (PPG) provides further advice in relation to this in the decision-making process stating:

'is there scope for flexibility in the format and/or scale of the proposal? It is not necessary to demonstrate that a potential town centre or edge of centre site can accommodate precisely the scale and form of development being proposed, but rather to consider what contribution more central sites are able to make individually to accommodate the proposal.'

4.15 In terms of the deemed requirement to demonstrate flexibility in relation to the proposal, regard must be had to the Dundee Case already referred to and which confirms that the assessment should be: *'…directed to what the developer is proposing, not some other proposals which the planning authority might seek to substitute for it which for something less than that sought by the developer.'*

4.16 Flexibility, therefore needs to be weighed against the requirement to identify sites capable of accommodating the proposed development. The Rushden Lakes decision (paragraph 49) confirms that the NPPF does not provide any indication as to what degree of flexibility is required.

4.17 Nevertheless, the matter of flexibility was considered in the Scunthorpe decision[3]. This judgement considered whether, when demonstrating flexibility, there was a requirement for a proposed Marks & Spencer store to consider disaggregating its food and non-food offer into different units/sites, in the Scunthorpe case an existing store within a town centre. This judgement, referencing the Dundee decision, confirmed at Paragraph 61 that:

'It is also important to mark that developers, and planning authorities, work in the real world. Marks & Spencer had assessed the only available town centre alternative to the site, and had concluded that a development that was smaller than that proposed, or one with a more restricted range of goods, was neither commercially viable nor suitable for their commercial requirements.'

4.18 The Rushden Lakes decision went further in relation to the potential need to consider the disaggregation of a scheme, confirming that the NPPF did not require the consideration of disaggregation of a proposed scheme, or part of a scheme, when considering flexibility. The Inspectors confirmed this in Paragraphs 8.47 and 8.51 stating:

8.47 The last sentence of NPPF [24] states that: "Applicants and local planning authorities should demonstrate flexibility on issues such as format and scale." This contrasts strikingly with what was said previously in PPS4 in policy EC15.1 at (d) (iv) and 15.2 which contained an explicit requirement for disaggregation. There is no longer any such requirement stated in the NPPF. It is no answer to this to refer to the words "such as" in the last sentence of NPPF [24]. These words cannot be read so as to imply that a major, and extremely controversial, part of previously stated national policy lives on by implication in the NPPF. Had the Government intended to retain disaggregation as a requirement it would and should have explicitly stated this in the NPPF. If it had been intended to carry on with the requirement then all that would have been required is the addition of the word "disaggregation" at the end of NPPF [24].

8.51 There is no requirement to disaggregate…

[3] Zurich Assurance Ltd v North Lincolnshire [2012 EWHC 3708 (Admin)]

4.19 The Secretary of State agreed with the inspector in his decision letter stating at paragraph 16 that; *'He agrees with the Inspector that there is no requirement to disaggregate.'*

4.20 Some parties have sought to argue that the Rushden Lakes decision and the Secretary of State's comments in relation to the consideration of disaggregation related only to the specific nature of the Rushden Lakes proposals. However, this, and the question of disaggregation, was further considered through a recovered appeal for a site at Broomhills Industrial Estate in Braintree 'the Braintree decision'[4].

4.21 The Braintree inspectors report clearly highlighted that in considering the Rushden Lakes decision, the Secretary of State's comments in relation there being no requirement to disaggregate was in relation to the application of the NPPF and not site / case specific. The Braintree Inspectors report stated that:

'449. Was that statement [relating to disaggregation] specific to the Rushden Lakes decision as the Council suggests, given the 'unique characteristics of that site and the proposed development in that case? It was not qualified in any way other than by reference to the two report paragraphs from which it derived. While one of these paragraphs dealt with specific aspects of the proposal, the other dealt with the intention of national policy in paragraph 24 of the Framework following the demise of PPS4. And that paragraph was not specific to the site or to the proposal in any way.

450. Moreover, the RL [Rushden Lakes] application was for a wide variety of uses including a home and garden centre, retail units, visitor centre, restaurants, boathouse, hotel, crèche and leisure club. It was described in summary as a mixed retail and leisure scheme. The retail element was of significant size, being some 31,502m^2 of retail units. If the Secretary of State had wanted to qualify his statement on disaggregation in any way, that could have been achieved very simply by the addition of words such as 'in this case'. Indeed, the variety of uses in the RL proposal and the fact that the proposal included retail units, rather than one large retail unit, would have afforded more rather than less opportunity for some disaggregation if that had been an aim.'

4.22 Through the Braintree decision, the Secretary of State confirmed that this was correct with paragraph 9 of the decision confirming that:

'The Secretary of State agrees with the Inspector's assessment regarding the sequential test at paragraph 24 of the Framework (IR443-467).'

4.23 Taking these decisions into account for the proposed development, it is clear that there is no requirement to consider the disaggregation of any of the proposed development including, for example the proposed car parking area from the store.

4.24 The imposition of a highly artificial disaggregation, for example the disaggregation of a certain element of the store's potential retail offer, or significant flexibility, for example a level of

[4] Called-in Appeal Ref. APP/Z1510/A/14/2219101

floorspace significantly larger or smaller than is proposed, would fail to deliver a standalone retail store of the type proposed.

4.25 As the above has highlighted, there is no requirement to seek to disaggregate proposals and that whilst there is a requirement to demonstrate flexibility, this should focus on the development proposed rather than something significantly different than is being sought by the developer.

Sequential Test Methodology

4.26 The following sets out the methodology used in this assessment, taking into account the relevant case law already discussed and the guidance contained with the NPPF and PPG.

Proposed Development and Site Requirements

4.27 At the outset, it is important to define what is to be assessed through the sequential assessment. In this respect, the application proposals are for a single retail unit (Use Class A1) with associated car parking and servicing arrangements. The proposed development will provide a total of 1,532m^2 of gross internal floorspace across a single floor with car parking shared with the adjacent Tesco store. The application site area is around 0.64ha.

4.28 The sequential assessment has sought to identify sites that can accommodate the development as a whole. Any site that is not capable of accommodating this cannot be considered suitable.

Demonstration of Flexibility – Format and Scale

4.29 As already highlighted, the sequential site assessment seeks to identify sites capable of accommodating the proposed retail unit and its associated car park. The application proposals are for a retail unit over a single trading floor providing a total of 1,532m^2 of gross floorspace. Whilst the car park is to be shared with the adjacent Tesco store, a store of this size is expected to require around 80 car parking spaces if it were located on a site away from the shared car park. This is expected to require a site with a developable area of around 0.62ha.

4.30 For robustness, and to demonstrate flexibility in the business model, this sequential site search has considered sites and existing units that can accommodate a development 15% larger and 15% smaller than is proposed. This level of flexibility is considered appropriate and accords with the NPPF, PPG and with recent appeal decisions and case law.

4.31 Taking into account this flexibility, the sequential site search seeks to identify sites capable of accommodating a total floorspace of between 1,302m^2 and 1,762m^2 split across a single floor with parking to be provided on a pro-rata basis (i.e. 5.22 spaces per 100m^2). For the lower threshold, a site with a minimum of 68 car parking spaces would be required and for the higher threshold a minimum of 92 spaces would be required. To accommodate this, a site of between 0.53ha and 0.71ha would be required.

4.32 The proposed retail unit is to be provided on a single floor with no mezzanine floors proposed. As such, the site search does not allow for the floorspace to be provided across more than one floor

as this would not be suitable to accommodate the proposed development. In terms of the format of the development, it is considered that a development across a single retail floor is the only potential format for the development given the need to ensure scheme viability and create a store that is easily navigable and attractive for customers.

Area of Search

4.33 In determining the area of search for the sequential test assessment it is first important to consider the area which the proposed retail unit will primarily serve and draw its custom from. Given the lack of a named operator for the proposed retail unit it is necessary to consider the current shopping patterns in the area and drivetimes from the site whilst noting that the proposed retail unit is of a modest scale and, as such, is unlikely to have a strong draw for customers living further afield.

4.34 In terms of current shopping patterns, it is relevant to look at those existing retail destinations located closest to the application site and those destinations which are of a comparable scale and type of retail offer as the application proposals. In this regard, we have considered the comparison goods shopping patterns associated with the adjacent Tesco Extra store and Barnsley Retail Park (Wombwell Lane). Comparison goods shopping patterns are considered as these have a greater trade draw than convenience goods.

4.35 The market share data, set out in Tables 6a and 6b in Appendix 3, highlights that the Tesco Extra store draws most of its trade (90%) from Zones 1, 3 and 5. In comparison, Barnsley Retail Park draws 69% of its turnover from these zones with a further 18% drawn from Zone 4 and 13% from Zone 2. In respect of the destinations zonal market share (Table 6a), this shows that the Tesco Extra store has the greatest level of market share from Zones 1, 3 and 5 whilst Barnsley Retail Park has a relativity evenly split zonal market share from each zone. However, the Barnsley Retail Park data should be treated with a degree of caution as it is clear that the destination has been underrepresented within the household survey when compared with the amount and type of floorspace on the retail park.

4.36 Given the difficulties with the household survey data, combined with the limited scale of the proposals, it is considered appropriate to look at drivetime isochrones from the application site. A 10-minute drivetime is considered appropriate having reviewed the Tesco Extra shopping patterns and the drivetime map as this includes the urban areas within Zone 1, some of the urban areas within Zone 3 and the southern and western urban areas of zones 4 and 5 respectively. Given the scale of the proposed retail unit, which is limited, plus the fact it is located adjacent to the Tesco Extra store, it is entirely reasonable and justified to rely upon the 10-minute drivetime in defining the primary catchment area for the proposed retail unit and therefore using this as an area of search.

4.37 Any site which is not well located within this primary catchment area would not serve the market which the proposed retail unit is intended to serve and therefore cannot be considered suitable to accommodate the proposed development.

Sequential Assessment – Consideration of Sites

4.38 Taking into the account the methodology already set out, the assessment has considered and sought to identify sites within Barnsley Town Centre, the District Centres of Cudworth and Wombwell and the Local Centres of Darfield, Lundwood and Stairfoot. The following sites have been identified and are summarised in turn. An appraisal of each site is provided at Appendix 2:

- Site 1 – Volmec UK Site – Stairfoot Local Centre;
- Site 2 – Former Foulstone School, Darfield;
- Site 3 – Land at Heelis Street and New Street, Barnsley;
- Site 4 – Lambra Road Site, Barnsley;
- Site 5 – Former Yorkshire Electricity Site, Barnsley;
- Site 6 – Former CEAG Site, South of Kendray Street, Barnsley; and
- Site 7 – Courthouse Site, County Way, Barnsley.

Site 1 – Volmec UK Site – Stairfoot Local Centre

4.39 This site is an existing industrial site located approximately 45m to the north of Stairfoot Local Centre, and as such is an edge of centre location. The site occupies an area of around 1ha and is currently occupied by Volmec UK, a construction vehicle spare parts and repair centre. This site is occupied by a number of small scale warehouse and office buildings with open storage areas to the rear.

4.40 As the site is in active use, it is unsurprising that the site is not being actively marketed. Given this, and the need to relocate the existing use to allow any redevelopment of the site, it cannot be considered to be available to accommodate the proposed retail unit.

4.41 Whilst the site is potentially large enough to accommodate the proposed development, the site is located immediately adjacent to residential properties and off a fairly narrow residential road. As such, it is likely that this could cause layout or highways constraints which could prevent the site from being suitable for the proposed development.

4.42 In summary, the site is unavailable and the suitability of the site is questionable. As such it cannot be considered to be a sequentially preferable site capable of accommodating the proposed development.

Site 2 – Former Foulstone School, Darfield

4.43 This site is a cleared site previously occupied by the former Foulstone school. Whilst there is no adopted boundary for Darfield Local Centre, Darfield is designated as a Local Centre in the adopted Barnsley Core Strategy and the site is located on the edge of the draft centre boundary which is located approximately 40m to the south of the site. As such, this site is considered as edge-of-centre. Full planning permission exists on the northern part of the site for 40 affordable dwellings (App. Ref. 2015/1490) and in outline for a small retail park development including a foodstore (App.

Ref. 2014/1232). It is understood that the residential site is coming forward for development whilst the retail site to the south remains undeveloped.

4.44 It is clear that the northern part of the site is unavailable given the residential development that is coming forward on the site. Nevertheless, it is understood that the southern part of the site, which accommodates an area of around 1.5ha, is available although we are unable to find any evidence of it being actively marketed in recent years.

4.45 In terms of the suitability of the site, the southern part of the site is too large to accommodate the proposed development and as such, if it were to be considered suitable to accommodate the proposed development, then it would need to be split to create a separate development site or come forward as part of a more comprehensive development of the whole site.

4.46 The ability to divide the site into more than one development site is restricted by the limitations on the local highway network. It is clear from driving around the site that vehicular access off Barnsley Road to the south is not a suitable or appropriate option to serve a retail development which requires HGV access as the road is very narrow with on-street car parking associated with the residential terraces fronting onto Barnsley Road. As such, any highways access would need to be taken off Nanny Marr Road, the option which was approved through the extant planning consent.

4.47 If the site were to be split to create more than one development site, then two separate accesses would need to be provided to the developments. However, it is not considered feasible to create two accesses along Nanny Marr Road given the presence of the bus stops/layby and the limited frontage of around 95m between the edge of the site to the north (the residential site) and the Nanny Marr Road/Barnsley Road junction. Two access points along this road would be located too close together or too close to the existing junction to provide safe access and egress to the split development site and as such the only option to provide access into the site is a single access serving the whole development. As such, whilst it could be possible to phase a development, with the first phase to include a retail unit of the site proposed, this would require a site larger than is required to accommodate the proposed development and would require the first phase of development to provide a new highways access capable of serving both phases of development. Clearly such a scenario is unsuitable for the proposed development and is likely to cause viability issues.

4.48 Given this, it is considered that any development of this site would need to come forward as a comprehensive development which questions whether the site would be available in a suitable timeframe to accommodate the proposed development given the likely need to secure interest in other uses on the rest of the site, or, if the retail scheme as approved was to come forward, pre-lets on at least some of the retail units would be required to ensure a viable scheme could be delivered. Such issues would undoubtedly delay the site from coming forward for development, and given that the proposed retail unit could be open and trading as early as mid-2018, the site is unlikely to come forward within an appropriate timeframe to accommodate the proposed development.

4.49 Notwithstanding these critical issues, we have further considered the suitability of the site with reference to the extant retail consent that exists. The largest retail unit on the site would provide a floorspace of 1,765m^2 (gross internal). This is too large to accommodate the proposed retail unit (1,532m^2) and is beyond the level of flexibility that is considered appropriate to accommodate the proposed development. As such, the scheme as approved is clearly too large to accommodate the proposed development and cannot be considered suitable. Indeed, it is noted that the planning application for the Lidl store at Wombwell considered this site as part of its sequential assessment and similarly concluded that the site was not of an appropriate scale to accommodate the proposed store.

4.50 In addition to this, it is clear that there is limited market interest in the application site and that it has not been considered attractive to potential end occupiers. The planning application was submitted for the retail scheme in October 2014 and has benefitted from a resolution to grant consent subject to the signing of a s106 agreement since February 2015, with planning permission issued in April 2016. As such, the site has undoubtedly been marketed for a number of years and at least from the date it secured resolution to grant consent almost three years ago. Despite this, the site has not come forward for development and to our knowledge no progress has been made with securing end occupiers to accommodate the proposed floorspace.

4.51 This lack of interest is not surprising given the location of the site, with the site being in a central location of a small settlement and on a road which only serves localised pass-by traffic rather than being located on a main road providing access to or from Barnsley. The site's location therefore severely limits the likely catchment of any retail units on the site given its inability to serve pass-by trade. It is therefore clear that there is a lack of demand or retailer interest in the Darfield site, a view that would undoubtedly to be shared by any potential occupier of the application proposals at the Tesco Extra site. In addition, the site's location means that it would not properly serve the same 10-minute catchment as the application proposals.

4.52 The site therefore cannot be considered suitable to accommodate the proposed development given the need to deliver a comprehensive development on the site because of the access arrangements and the timescales associated with this. In addition, the suitability of the site can also be discounted due to the site's location and the clear lack of retailer interest or demand in occupying floorspace and the site's inability to serve the same catchment area as the application proposals.

4.53 In summary, whilst this site may be available, it is clearly unsuitable to accommodate the proposed development and as such cannot be considered a sequentially preferable site capable of accommodating the proposed development.

Site 3 – Land at Heelis Street and New Street, Barnsley

4.54 This area is made up of a number of sites on the southern edge of Barnsley Town Centre. The site is considered edge of centre although it is separated from the Primary Shopping Area by West Way which creates a significant barrier. The site is currently allocated as a development site within the adopted UDP with the emerging Local Plan promoting mixed-use development on the site(s).

4.55 In terms of availability of the site(s), this varies with much of the site being in active use as surface car parks along with a number of commercial properties. Nevertheless, the site is being targeted by the Council as an area in need of comprehensive, mixed-use redevelopment. As such, despite the active uses, the site would not be available for the proposed development as the site should be brought forward for comprehensive rather than piecemeal development. As highlighted in the retail study (2014), there are several existing uses occupying this wider area and land ownership /tenancy issues will need to be resolved before the comprehensive redevelopment of the site can be brought forward. As such, the proposed development would not be deliverable in the desired timescales.

4.56 In terms of suitability, it appears that a development site of an appropriate size could be accommodated on part of the site.

4.57 As highlighted, whilst the site could be considered potentially suitable, it would not be available to accommodate the proposed development in an appropriate timeframe and therefore cannot be considered as a sequentially preferable site.

Site 4 – Lambra Road Site, Barnsley

4.58 This site lies within the Primary Shopping Area of Barnsley Town Centre and is currently vacant having previously been occupied by Zero Ice, a synthetic ice-rink, who had occupied a previous retail unit on the site. The site occupies an area of around 0.47ha and forms part of the wider Glass Works retail and leisure led mixed-use development which benefits from an extant consent.

4.59 The site is not considered available to accommodate the proposed development given that it forms part of the committed Glass Works development site. Those units that will come forward as part of the redevelopment plans cannot be considered available in an appropriate timescale with the development not expected to be completed prior to Spring 2020.

4.60 In any case, the narrow shape of the site means that the proposed retail unit and adjacent car parking could not be accommodated on the site. In respect of the units that could be potentially available within the Glass Works redevelopment, these have been considered and are not of an appropriate size or layout to accommodate the proposed development.

4.61 In summary, the site cannot be considered suitable or available given its location within the Glass Works redevelopment site.

Site 5 – Former Yorkshire Electricity Site, Barnsley

4.62 The site lies within the Eastern Gateway district of Barnsley Town Centre, approximately, 90m from the Primary Shopping Area and, as such, is considered as an edge of centre site. The site was formerly occupied by the Yorkshire Electricity Board Depot. The site is allocated for development within the adopted UDP and emerging Local Plan.

4.63 The site is currently too large to accommodate the proposed retail unit although it appears possible to split the site into smaller developable sites of a size appropriate for the proposed retail unit.

However, this would compromise the comprehensive redevelopment of the site planned for through the UDP and the emerging Local Plan and, as such, is unlikely to be suitable on this basis.

4.64 We could not find any evidence that the site is being marketed, although given that it is vacant, it is assumed to be available. However, given the plans for the comprehensive redevelopment of the site, it cannot be considered available to accommodate the proposed retail unit as any scheme for the comprehensive redevelopment of the site would not come forward within an appropriate timescale for the proposed development.

4.65 In summary, given the size of the site and the need for comprehensive redevelopment, the site cannot be considered suitable or available to accommodate the proposed development.

Site 6 – Former CEAG Site, South of Kendray Street, Barnsley

4.66 The site is located in an edge of centre location within Barnsley Town Centre but around 45m from the Primary Shopping Area. The site was formerly the CEAG factory site and is currently used as a surface car park.

4.67 No evidence was found that the site is being marketed. It is understood that the site is currently being used as a permanent car park as per permission 2015/036 and plays an important role in providing town centre car parking, a role that will become even more important as the adjacent Glass Works development comes forward. As such, it cannot be considered available to accommodate the proposed development.

4.68 Though, based on the site area, the site would be large enough to accommodate the proposed development, the shape of the site is not suitable. The proposed retail store will be rectangular with dimensions of approximately 44 metres by 35 metres. Options for the positioning of the proposed retail store would be limited to the north end of the site due to the narrowing at the south, which is just 10 metres at its narrowest. The remaining land to the south of the site would be unsuitable to accommodate the car parking associated with the proposed retail store as the site is only accessible from the northern end off Kendray Street, meaning that this narrow southern part of the site would be inaccessible.

4.69 In summary, the site is unavailable and unsuitable to accommodate the proposed development, owing to the site's layout and current use as a car park for the town centre.

Site 7 – Courthouse Site, County Way, Barnsley

4.70 The site is located in Barnsley Town Centre to the north of Regent Street and south of Old Mill Lane. It is in an edge of centre location being within the town centre boundary with the southern edge of the site located adjacent to the Primary Shopping Area. The site is currently occupied by a mix of uses including a car park, The Core and Barnsley Digital Media Centre.

4.71 It is understood that the site is within the single ownership of the Council and is not being actively marketed. Much of the site currently serves an important role in contributing to the parking provision for visitors to the town centre, thereby preserving and enhancing its vitality and viability.

Its use as a car park means that it is unlikely to be available unless brought forward through the comprehensive redevelopment of the site, including replacement car parking. This, combined with a clear wish to see the site come forward for comprehensive redevelopment, means that the site would not be available within an appropriate timeframe.

4.72 Whilst the site is too large to accommodate the proposed development, notwithstanding the need for the comprehensive redevelopment of the area, there is potential to split the site and provide a development site capable of accommodating the proposed retail unit. However, this would compromise the comprehensive redevelopment plans that the Council have for the site and a proposed retail use would not accord with the emerging plans for the site. As such, the site cannot be considered suitable.

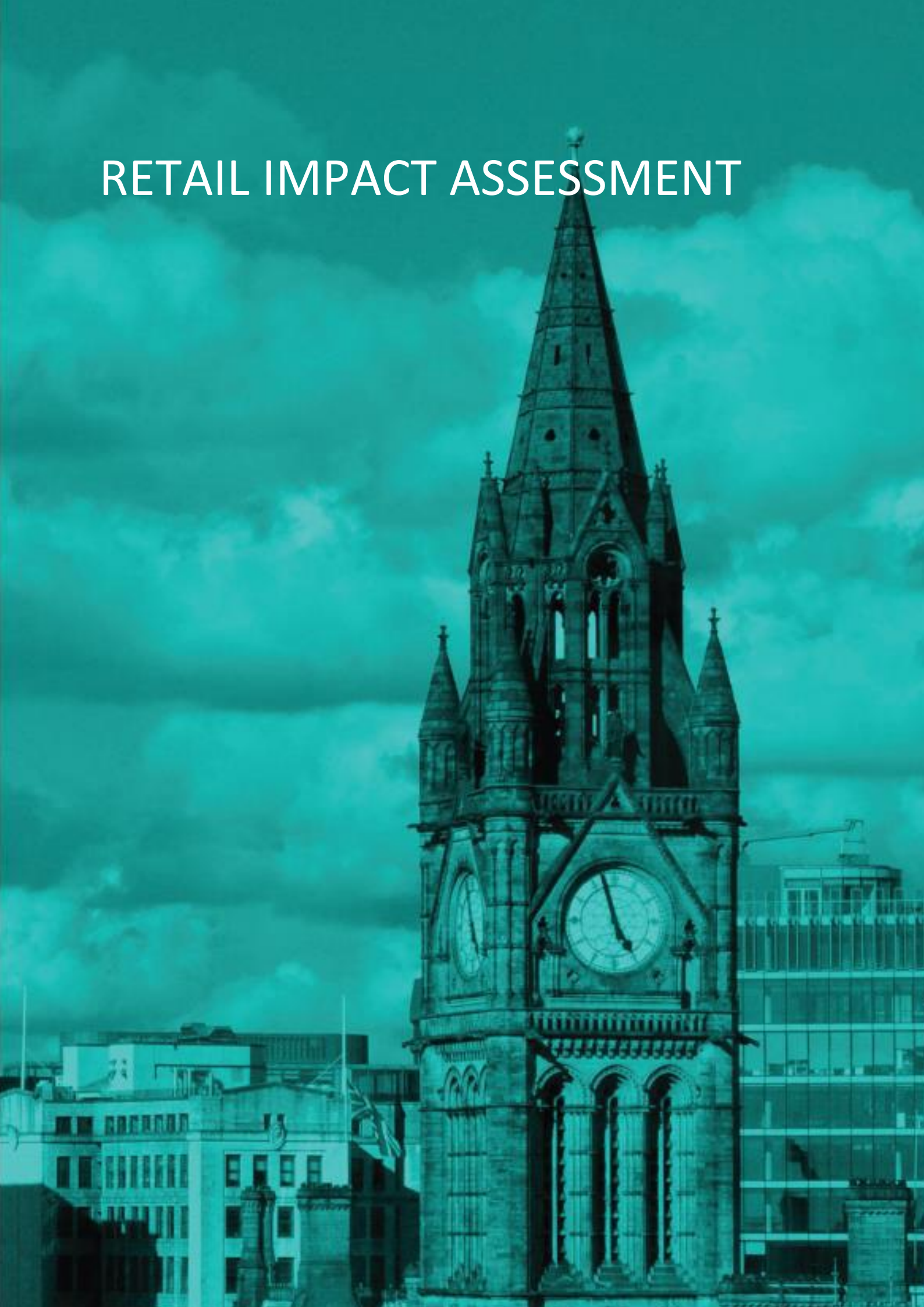
4.73 In summary, the site is unsuitable and unavailable to accommodate the proposed development, owing to its current uses and the need to relocate existing uses and bring forward the comprehensive development of the whole site.

Sequential Assessment Summary

4.74 The assessment demonstrates that there are no sequentially preferable sites within or on the edge of any defined town centre that are suitable to accommodate the proposed development in the primary catchment area of the proposal. The application site is available and is located in an established retail location. As such, the application site is the most sequentially preferable site within the primary catchment area to accommodate the proposed development.

4.75 Taking this into account, the application proposals satisfy the sequential test as required by the NPPF and Core Strategy Policy CSP 31, and as such this matter does not represent a reason to not grant planning permission for the proposed development.

RETAIL IMPACT ASSESSMENT



5.0 Retail Impact Assessment

5.1 In accordance with paragraph 26 and 27 of the NPPF; as the development is located in an out of centre location there is a requirement to assess the proposals impact on defined town centres. Whilst the Barnsley Core Strategy does not define a locally-set threshold for when impact assessments are required, the Barnsley validation checklist requires retail impact assessments to be submitted for retail uses providing over 500m^2 of gross retail floorspace in edge or out of centre locations. This section therefore assesses the retail impact of the proposed retail unit on defined town centres and should be read in conjunction with the retail impact tables at Appendix 3.

Methodology

5.2 At the outset, it is important to note that the application proposals seek permission for an unrestricted retail use in terms of the goods to be sold from the unit to allow flexibility regarding the potential end operator to assist with letting inquiries. Given this, a scenario based impact assessment has been prepared which considers the greatest level of impact such a retail unit could have dependent on the form of retailer who occupies the unit. In this regard and given the significant differences in the trading patterns of retailers who predominantly sell comparison goods or convenience goods retailers, two scenarios have been assessed.

5.3 The first scenario (Scenario 1) considers the potential for the unit to be used predominantly for the sale of convenience goods, whilst the second scenario (Scenario 2) considers the potential of the unit being used for the sale of comparison goods. In respect of Scenario 2, given the need to consider a 'worst case' scenario in respect of the impact on defined town centres, in calculating the likely turnover and trade diversion, this scenario assumes that the retail unit would be used for the sale of non-bulky goods. This is considered 'worst case' as typically town centre's primary comparison goods retail attraction is focused on non-bulky goods, with bulky goods retailers generally occupying larger units in out-of-centre locations.

5.4 This approach provides the necessary evidence to the local planning authority in respect of the impact test and, subject to their being no significant adverse impact, will allow the authority to grant planning consent without the need to impose a planning condition which restricts the sale of certain types of goods.

5.5 Table 1 below sets out the methodology and approach taken in preparing the retail impact assessment. The level of detail provided and the methodology taken through the preparation of the retail impact assessment is proportionate to the limited scale of the proposed development.

Table 1 - Retail Impact Assessment Methodology

Matter	Methodology
Study Area	As per Barnsley Town Centre Retail Study 2014 (Zones 1-5)

Matter	Methodology
Primary Catchment Area	10 minute drivetime – includes whole of Zone 1 and parts of Zone 2-5.
Base Year	2017
Price Base	2012
Design (impact) year	2020 – assumed 2 years post opening
Population Data	As per Barnsley Town Centre Retail Study 2014 with population data for years where no data provided calculated on a pro-rata basis.
Base Per Capita Expenditure Data	As per Barnsley Town Centre Retail Study 2014
Allowance for SFT	SFT stripped out at base year used in Barnsley Town Centre Retail Study 2014 as per data within Retail Planner Briefing Note (RPBN) 14 Figure 5 – adjusted for SFT sales from stores.
Expenditure Growth	Expenditure growth applied from base year used in Barnsley Town Centre Retail Study 2014 using RPBN 14 – Figure 6 – adjusted for SFT sales from stores.
Split of Main-food, Top-up Food and types of comparison goods Expenditure	Derived from Barnsley Town Centre Retail Study 2014
Existing Store's Market Share	Market Share figures derived from Barnsley Town Centre Retail Study 2014
Existing Store's Turnover	Market share multiplied by total available expenditure
Proposed Development Sales Density	In the absence of any named operator for scenario 1 (convenience store) and average sales density as derived from Mintel Supermarkets UK report for Aldi, Farmfoods, Iceland and Lidl as these are the stores which operate from similar sized units. For scenario 2 (comparison store) the average sales density used in the Barnsley Town Centre Retail Study 2014 has been relied upon (£5,000 per m^2).
Existing and Proposed Floorspace Turnover efficiencies	Applied from base year in accordance with guidance within RPBN 14 – Figure 4a and 4b.

Impact Assessment – Scenario 1 (Convenience Goods Store)

Trade Diversion

5.6 The expected trade diversion of a retail unit within this scenario is presented in Table 8 at Appendix 3. In considering the impact of this, it is important to note the guiding principle of 'like affects like' which is acknowledged within the Planning Practice Guidance (PPG). In this case, if the unit were to be used primarily for the sale of convenience goods, it would principally compete with foodstores in the primary catchment area and those foodstores which draw trade from, but are located outside of, the primary catchment area.

5.7 As set out in table 7a, it is expected that in the event of the proposed retail unit being used as a foodstore, it would have a convenience turnover of up to £7.9m and comparison goods turnover of £2.1m at 2020 allowing for the fact that all foodstores generally have a small complementary comparison goods offer alongside the primary sale of convenience goods. The bulk of this convenience and comparison goods trade will be diverted from the main convenience goods shopping destinations in Barnsley.

5.8 It is expected that less than a third (28.5%) of the proposed retail unit's convenience goods turnover will be diverted from existing town centre locations and just 15.5% of the store's limited comparison goods turnover. This trade diversion will principally be from the existing main convenience goods retailers located within Stairfoot Local Centre (Aldi) and Barnsley Town Centre (Lidl and Marks & Spencer) with a very limited trade diversion from the district centres of Goldthorpe (Asda) and Wombwell (Tesco Express) and the local centres of Lundwood (Iceland), Thurnscoe Houghton Road (Asda), and Grimethorpe (Asda).

5.9 As set out in Table 8, around 12.5% (£0.99m) of the retail unit's convenience goods turnover and 7.5% (£0.16m) of the unit's comparison goods turnover will be drawn from Stairfoot Local Centre given its proximity to the application site and the presence of the Aldi store, which trades extremely well, within the centre. All this trade diversion will be from the Aldi store given the limited convenience goods offer elsewhere within the centre. Around 7% (£0.55m) of the store's convenience goods turnover and 5% (£0.11m) of the comparison goods turnover will be drawn from Barnsley Town Centre, including the Marks & Spencer, Lidl and Iceland stores located within the centre.

5.10 In terms of the trade draw on the other district and local centres, this will be very limited given their distance from the application site combined with the relatively limited convenience goods offer of the centres. The closest other centres to the application site where trade will be drawn from are Lundwood Local Centre (Iceland) and Wombwell District Centre (Tesco Express and Poundland/Heron Foods) with 1% (0.08m) and 2% (£0.16m) of the retail unit's convenience goods turnover being diverted from each centre respectively.

5.11 In respect of the trade diversion from other centres, between 1% (£0.08m) and 2% (£0.16m) of the store's convenience goods turnover will be diverted from Goldthorpe District Centre and the local centres of Thornscoe, and Grimethorpe.

5.12 The majority of the retail unit's turnover would instead be drawn from out-of-centre retail destinations. Given the site's location, just over a quarter (27%) of the store's convenience and comparison goods turnover would be drawn from the Tesco Extra store. In addition, given the scale and high level of market share enjoyed by the Asda store on Old Mill Lane, and Morrisons on Lower Thomas Street, it is expected that that around 17.5% and 15% of the store's convenience goods turnover will be diverted from these stores respectively along with 17.5% and 13% of the store's comparison goods turnover. Around 10% of the retail unit's convenience goods turnover will be diverted from the Morrison's store at Cortonwood Retail Park.

5.13 We have not built in commitments into the assessment or considered the trade diversion from these stores as these are primarily in out-of-centre locations with only the now trading Aldi store at Cudworth located within a town centre. Nevertheless, it is noted that there are several retail commitments across the Study Area, some of which are now trading but were not open at the time of the household survey carried out as part of the Barnsley Town Centre Retail Study 2014. Some of the proposed retail unit's turnover could be drawn from these stores thereby reducing the level of trade diversion from existing centres and out-of-centre stores.

Impact on Planned Investment

5.14 NPPF Paragraph 26 requires proposals for main town centre uses to also consider the impact on committed and planned public and private investment within town centres.

5.15 As already highlighted, whilst there are a number of convenience-led committed retail developments within the Study Area, only the recently opened Aldi store on Barnsley Road, Cudworth is located within a defined town centre. As such, this is the only store which it is necessary to consider the impact of the proposals against. The application site is some distance from Cudworth which is located on the edge of the defined primary catchment area. Given that the Aldi store will only serve a localised catchment, principally focused on a five minute drivetime, there will be a limited amount of overlap in catchment areas and therefore the resultant trade diversion from this commitment to the application proposals will be negligible. As such, the application proposals will not have a significant adverse impact on the ongoing vitality and viability of the Aldi store or wider District Centre.

5.16 The only other planned investment within a defined town centre is the Glass Works scheme within Barnsley Town Centre, a large scale mixed use scheme incorporating up to 100,000ft^2 of retail units, a new market, along with leisure floorspace in the form of a multiplex cinema and bowling alley. Given that the scheme is an 'destination development' focused on leisure and comparison goods retail offer, the proposed retail unit will not draw any trade from the committed development and as such will not harm the future vitality or viability of this planned investment.

5.17 Taking the above into account, the proposed development in this scenario will not have a significant adverse impact on any planned investment within any defined town centre.

Impact on Town Centre Vitality and Viability

5.18 As set out in the proposed trade draw section, most of the proposed retail unit's trade will be drawn from existing out-of-centre locations and as such the impact on defined town centres will be limited. Nevertheless, as set out in Table 8 at Appendix 3, some trade will be drawn from Stairfoot Local Centre and Lundwood Local Centre amounting to an overall impact on the centres of 4.2% and 4.4% respectively. In terms of the impact on other defined centres, this is negligible with impacts on Barnsley Town Centre (0.2%), Goldthorpe and Wombwell District Centre (1.6% and 1.4%) and the Local Centres of Thornscoe (1.7%) and Grimethorpe (2.3%).

5.19 As such, in order to assess the impact a proposal will have on a defined centre's ongoing vitality and viability it is first important to consider how well a centre is performing through a 'health check' as required through the PPG. Health checks of Stairfoot Local Centre and Lundwood Local Centre, have been undertaken given that these are the two centres where the predicted level of trade diversion is not a negligible amount.

5.20 These health checks, provided at Appendix 4, demonstrate that whilst both centres have a limited retail offer serving a very localised catchment, they are clearly vital and viable centres and do not suffer from any significant issues that will affect their vitality and viability. Indeed, both centres' vacancy rates are below the national average.

5.21 It is important to note that the trade diversion from these centres will be solely drawn from the existing Aldi and Iceland stores within the centre rather than any of the smaller units. Given the vitality and viability of the existing centres, combined with the limited trade diversion as a result of the application proposals, this scenario would not result in a significant adverse impact on the vitality and viability of any defined centre.

Impact Assessment – Scenario 2 (Comparison Goods Store)

Trade Diversion

5.22 The expected trade diversion of a non-bulky comparison goods retail unit within this scenario is presented in Table 8 at Appendix 3. In considering the impact of this, it is important to note the guiding principle of 'like affects like' which is acknowledged within the Planning Practice Guidance (PPG). In this case, if the unit were to be used primarily for the sale of comparison goods, it would principally compete with other existing stores in the primary catchment area and those stores which draw trade from, but are located outside of, the primary catchment area. Given that the retail unit will provide a floorplate that is not commonly seen in town centre units, along with on-site car parking, it would principally compete with similar larger floorplate retailers which are located within Barnsley and other destinations which draw trade from outside the Barnsley area. The majority of such units/retailers are located at retail parks in out-of-centre locations.

5.23 It is expected that in the event of the proposed retail unit being used as a non-food unit, it would have a comparison goods turnover of £6.5m at 2020. As already highlighted, the bulk of this comparison goods trade will be diverted from the main comparison goods shopping destinations

in Barnsley, with a small amount of trade being 'clawed back' from out-of-centre retail destinations located outside of Barnsley.

5.24 It is expected that around a fifth (22%) of the proposed retail unit's turnover will be diverted from existing town centre locations within Barnsley. Given the very limited comparison goods offer within existing district and local centres within Barnsley, this trade diversion will be drawn principally from Barnsley Town Centre. As set out in Table 8, the level of trade diversion from Barnsley Town Centre is expected to be around 20% of the retail unit's turnover (£1.3million) with this being drawn from a range of existing retailers within the centre.

5.25 The district and local centres within Barnsley serve a localised catchment and have a limited comparison goods offer which is not comparable to the application proposals. Nevertheless, given the proximity of the application site to Wombwell District Centre, combined with the presence of a few national multiple retailers within the centre[5], a small amount of trade could be drawn from the district centre with this amounting to no more than 2% (£0.13m) of the store's turnover. There will be no trade diversion from any of the other district or local centres.

5.26 The majority of the retail unit's turnover would instead be drawn from out-of-centre retail destinations. Given the site's location adjacent to the Tesco Extra store and Barnsley Retail Park, around a quarter (25%) of the store's turnover would be drawn from these destinations. In addition, given the scale and high level of market share enjoyed by the Peel Centre Retail Park and Cortonwood Retail Park, it is expected that that around 20% and 15% of the store's convenience goods turnover will be diverted from these retail parks respectively. Around 11% of the stores turnover will be clawed back from retail destinations located outside of Barnsley including retail parks in Rotherham.

Impact on Planned Investment

5.27 NPPF Paragraph 26 requires proposals for main town centre uses to also consider the impact on committed and planned public and private investment within town centres.

5.28 Commitments are not built into the assessment as they are primarily in out-of-centre locations. The only commitment identified which is focused on comparison goods and is located within a defined town centre is the Glass Works development in Barnsley Town Centre. This is a large scale mixed use scheme incorporating up to 100,000ft^2 of retail units, a new market, along with leisure floorspace in the form of a multiplex cinema and bowling alley. Given that the scheme is an 'destination development' focused on leisure and comparison goods retail offer, the overlap in retail offer will be relatively limited. As such, any trade diversion from this commitment would form part of the 20% trade diversion already modelled on Barnsley Town Centre resulting in a negligible impact on the committed development.

[5] Including Wilko, Poundstretcher and Poundland.

5.29 Taking the above into account, the proposed development in this scenario will not have a significant adverse impact on any planned investment within any defined town centre.

Impact on Town Centre Vitality and Viability

5.30 As set out in the proposed trade draw section, the majority of the proposed retail unit's trade will be drawn from existing out-of-centre locations and as such the impact on defined town centres will be limited. Nevertheless, and as set out in Table 8, some trade will be diverted from the defined centres of Barnsley Town Centre and Wombwell District Centre. The impact of this trade diversion equates to just 0.5% on Barnsley Town Centre and 1.3% on Wombwell District Centre. This level of impact on both centres is negligible and would not affect the vitality and viability of either centre, particularly when it is highlighted that the impact figure presented on Barnsley Town Centre does not allow for the significant increase in turnover that the committed Glass Works development will bring about for Barnsley Town Centre.

5.31 Given the negligible level of predicted impact on both centres, there is no requirement to undertake a detailed health check of either centre. Nevertheless, we have visited both centres and the following provides a brief overview of the vitality and viability of each centre in turn.

5.32 In respect of Barnsley Town Centre, this is a sub-regional centre that has a strong national multiple comparison goods offer. Whilst vacancy rates are recorded as being above national averages within the Barnsley Town Centre Retail Study 2014, the study did note that the centre was vital and viable and that the town centre has shown signs of improvement. In addition to this, the Town Centre will see a significant increase to its retail and leisure offer through the approved Glass Works development which is due to be completed by Spring 2020. This will further increase the centre's vitality and viability.

5.33 Turning to Wombwell District Centre, this is one of the largest district centres in the borough and whilst it serves a localised catchment, it has a strong comparison goods offer compared to other district centres in the borough with several national multiple retailers including Wilko, Poundstretcher, Card Factory and Poundland as well as national convenience goods and service retailers including Tesco Express, Heron Foods and Thomas Cook. The 2010 Smaller Centres Retail Study acknowledged that Wombwell was a vital and viable centre with no real weaknesses.

5.34 Given the strength and scale of these existing centres, combined with the limited scale of the application proposals, the level of impact on the defined centres of Barnsley and Wombwell will be negligible and as such will not harm their ongoing vitality and viability.

Impact Assessment Summary

5.35 The proposals are for a modest sized retail unit within an existing retail destination with this section of the report considering the worst-case scenarios associated with the proposed retail unit's occupation and any potential impact on defined town centres. The submitted assessment demonstrates that the proposals will not have a significant adverse impact on any defined town centre and therefore accord with the impact test as set out in NPPF paragraph 26 and Core Strategy

Policy CSP 31. As such, the application proposals cannot be refused on the basis of the impact on defined centres and there is no need to restrict the type of goods that may be sold from the unit through any planning condition.

CONCLUSIONS



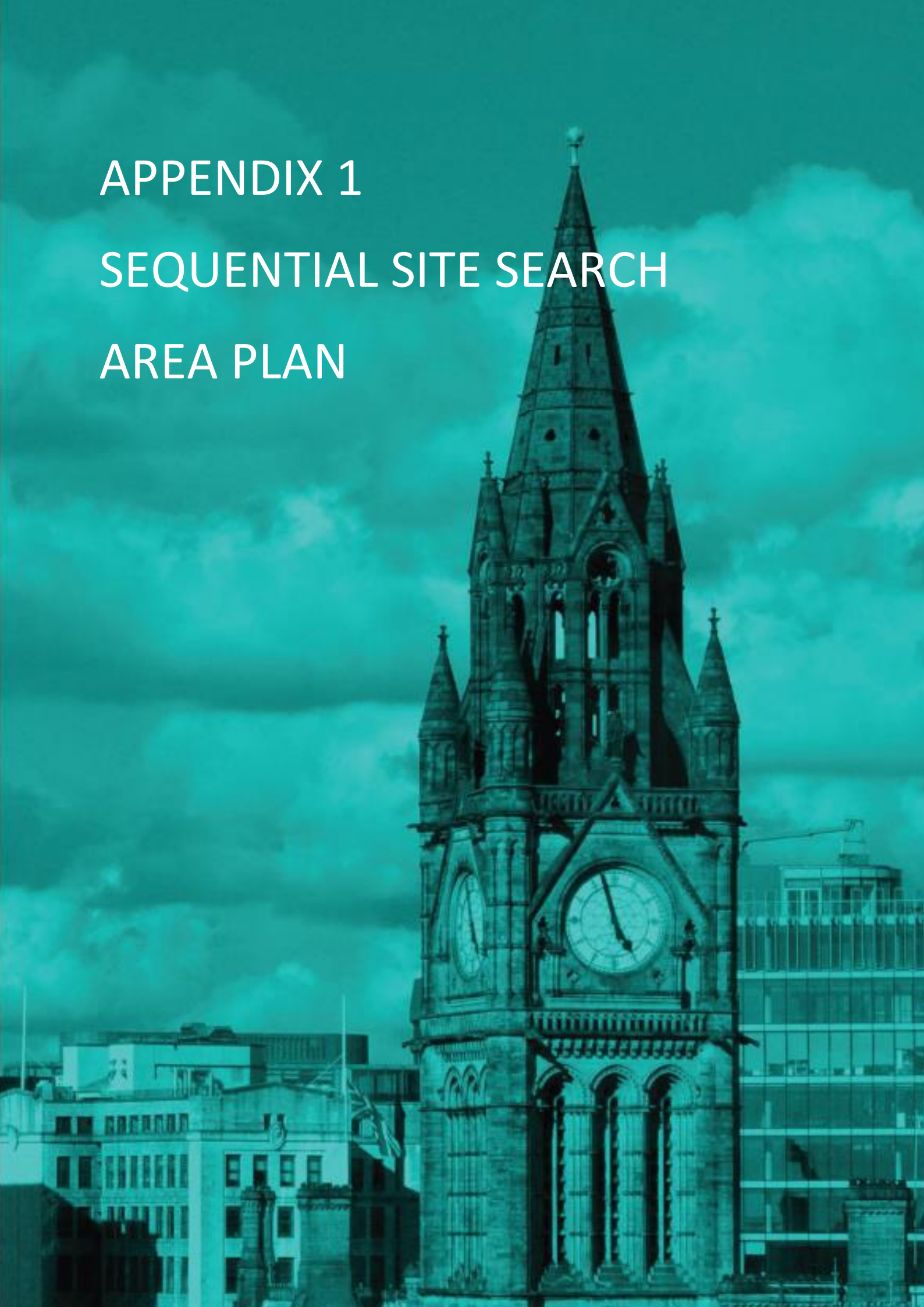
6.0 Conclusions

6.1 The tests set out within the NPPF, UDP Policy S 3 and Core Strategy Policy CSP 31 regarding the sequential test (paragraph 24) and the impact test (paragraph 26) have been addressed in detail within this report.

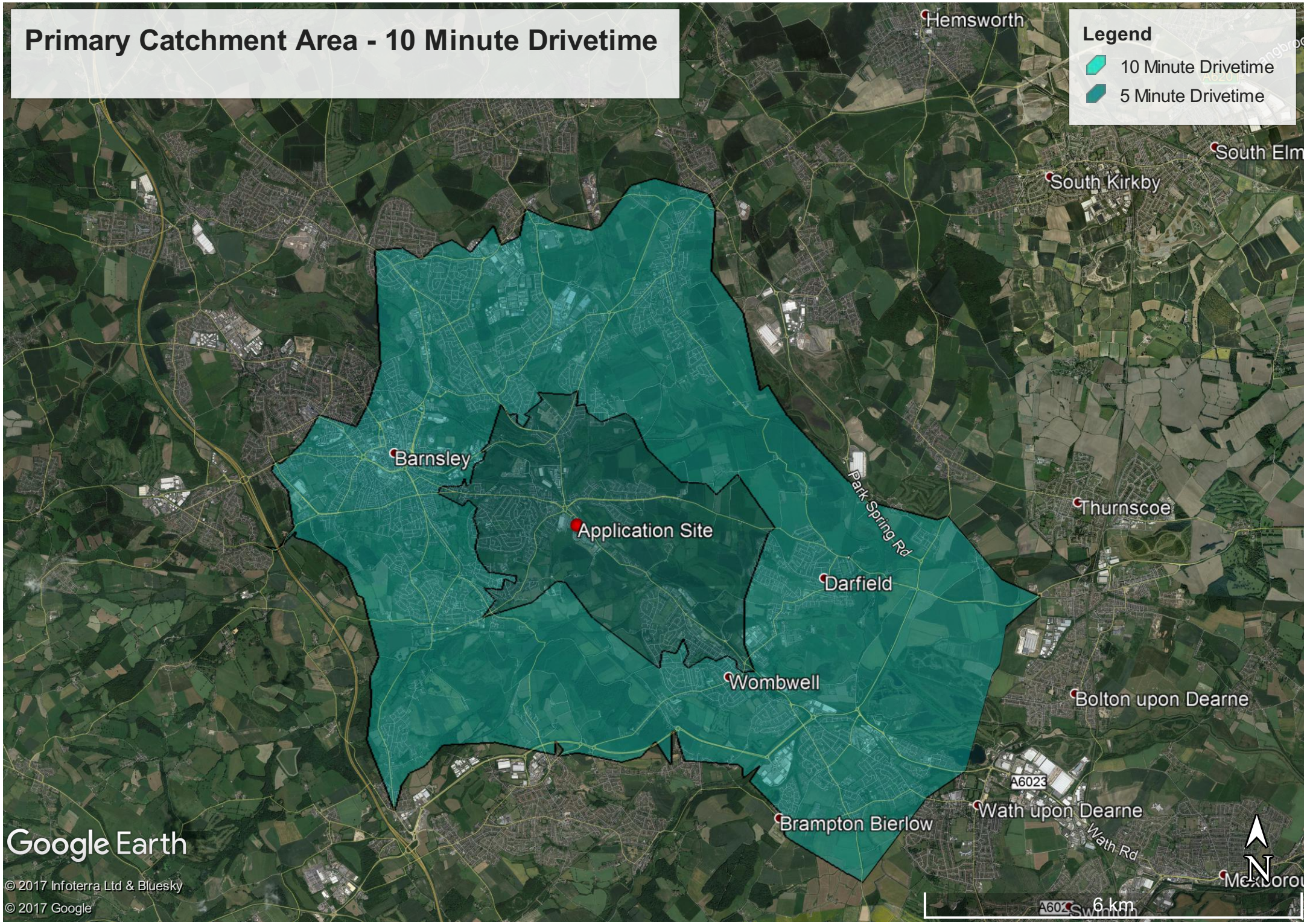
6.2 In light of the local settlement hierarchy and primary catchment area for the proposed retail unit. the search for sequential sites has focused on a 10-minute drivetime which includes the eastern and southern areas of Barnsley and the surrounding settlements to the south and east. Within this area there are a total of six centres which have been considered and these include; Barnsley Town Centre, along with the district centres of Cudworth and Wombwell and the local centres of Darfield, Lundwood and Stairfoot. A number of sites within and on the edge of these centres have been considered and none of these are capable of satisfying the tests regarding suitability or availability. Whilst some of the sites may be suitable for continued retail growth, these would not be in the same form as the application proposals with none of the sites being capable of accommodating the proposed development.

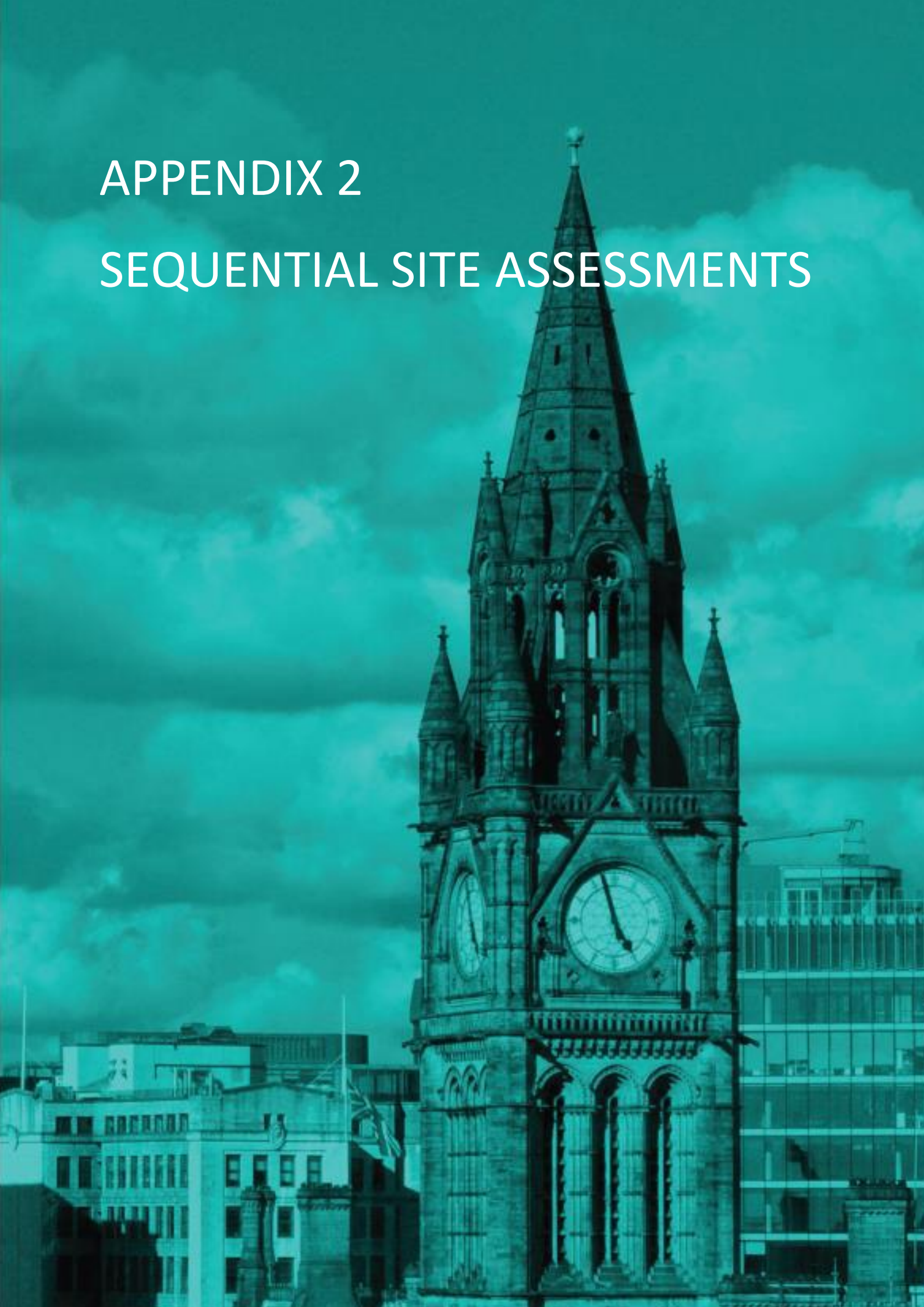
6.3 The impact assessment concludes that the proposed development will not have a significant adverse impact on any defined town centres and that the redevelopment would not affect the ongoing vitality and viability of these centres. The proposed retail unit is modest in scale and will help to provide greater consumer choice and could attract a new retailer into the borough. The format and scale of the store will mean that it will principally compete with other out-of-centre stores in the local area.

6.4 Overall, there are no retail planning policy grounds to resist the application with the proposed development representing an economic investment opportunity for the town which will deliver a range of other benefits as set out in the supporting Planning Statement.



APPENDIX 1
SEQUENTIAL SITE SEARCH
AREA PLAN


Primary Catchment Area - 10 Minute Drivetime
Legend
10 Minute Drivetime
5 Minute Drivetime
Hemsworth
South Elm
South Kirkby
Barnsley
Application Site
Park Spring Rd
Thurnscoe
Darfield
Wombwell
Bolton upon Dearne
A6023
Wath upon Dearne
Brampton Bierlow
Wath Rd
Swinton
6 km
N
Google Earth
© 2017 Infoterra Ltd & Bluesky
© 2017 Google



APPENDIX 2

SEQUENTIAL SITE ASSESSMENTS

Site 1	Volmec UK site, School Street, Stairfoot
Site Plan	
Location	The site is located off School Street to the north of Stairfoot Local Centre.
Size	9,965 m^2 (1 hectare)
Sequential Status	'Edge of centre' – the site is located approximately 45 metres walking distance from Stairfoot Local Centre.
Description	The site is currently in use by Volmec UK Ltd, a construction vehicle spare parts and repair centre. The site is occupied by a number of small scale warehouse and office buildings with open storage areas.
Accessibility	The site is located on School Street which is accessed via Doncaster Road. There is pedestrian and vehicular access to the site from Stairfoot Local Centre.
Planning Policy	The site is allocated as a 'Mixed Use Area' in the Barnsley UDP. The site is allocated as 'Urban Fabric' in the draft Local Plan, which is defined as land with no specific allocation. The site is also allocated in the draft Local Plan as a 'Nature Improvement Area'.
Planning History	There are no recent planning applications of relevance to the site.
Assessment	**Availability:** The site is in active use and is therefore not available as a site for the proposed development.

	Suitability: The site is an edge of centre site that could be of a sufficient size to accommodate the proposed development, although there are likely to be issues relating to any future layout and highways access.
Conclusion	In summary, while the site could potentially accommodate the proposed development, it is in active use and therefore cannot be considered available.

Site 2	Former Foulstone School, Darfield
Site Plan	
Location	The site is situated to the southeast of Barnsley and to the north of Darfield Local Centre.
Size	24,500 m^2 (2.45 hectares)
Sequential Status	'Edge of centre' – the site is located approximately 40 metres to the north of Darfield Local Centre.
Description	This site is defined as previously developed brownfield land that was occupied by the Foulstone Secondary School and sits within a predominantly residential area. It lies just north of Darfield Local Centre. The majority of the former school buildings were demolished in 2012. Despite the demolition of the majority of the school, the site continued to accommodate a Council-funded youth centre (Centre 17) within the only remaining part of the building. However, this facility has since been relocated, the facility stands unused and the site is now vacant in its entirety.
Accessibility	The site is considered accessible. It is located on Nanny Marr Road, a wide highway connecting to Saltersbrook Road to the north and Barnsley Road to the south. There are several vehicular access points into the site including the primary access point on Nanny Marr Road and a smaller, secondary entrance on Barnsley Road, to the south of the site. There is a bus stop immediately adjacent to the site on Nanny Marr Road.
Planning Policy	The site is allocated in the Barnsley UDP as an 'Existing Community Facility' though this is now out of date as the school has since been demolished. The site is allocated in the draft Local Plan as a 'Nature Improvement Area'. Part of the site to the north is also allocated as 'School Grounds'.

The eastern boundary of the site abuts the Darfield Conservation Area. The Conservation Area covers the public amenity space and bowling green and extends eastwards through the settlement, to the Green Belt beyond.

Planning History

There is an extant, outline consent (REF: 2014/1232) for up to 35 dwellings and 3,410m^2 of retail floorspace on the site, comprising a foodstore and 5 separate retail units. The foodstore element of the development is proposed to have a gross internal area of 1765m^2. Permission was granted in April 2016.

An application was approved in January 2016 for the erection of 40 residential dwellings and associated infrastructure on the northern section of the school site (REF:2015/1490). This appears to broadly correspond to the proportion and location of the site that was proposed for housing in outline permission 2014/1232. As such, it is understood that the southern section of the site (that was proposed for retail) remains available as no further applications have been made in relation to the site.

Assessment

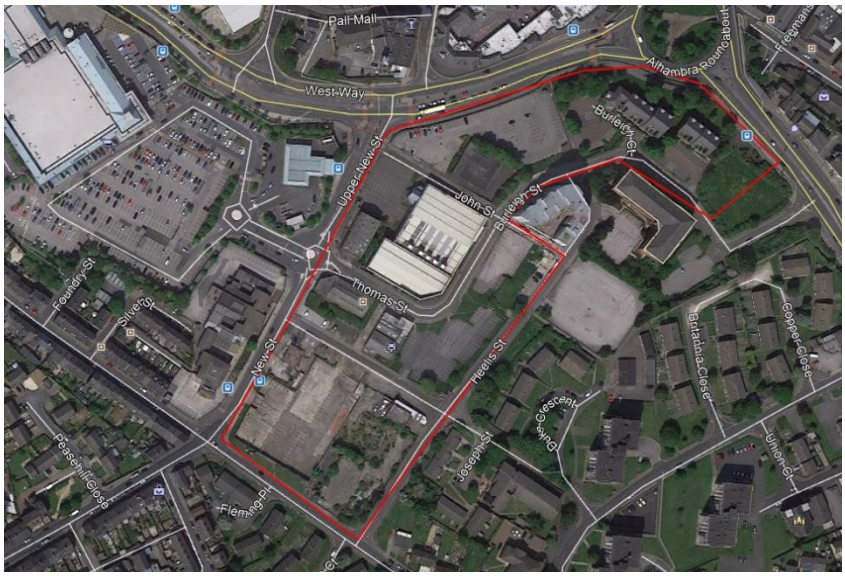
Availability: The north end of the site has permission for 40 houses so it is not available. It is understood that the southern section of the site remains available though there is no evidence of it being marketed and no further planning or reserved matters applications have been submitted in relation to the site.

Suitability: The available southern part of the site, at 1.5ha, is too large to accommodate the proposed retail unit and the potential for the subdivision of the site into more than one development site is constrained by site access options. As such, any scheme would need to come forward as a single development and this would end up with a site larger than is required which is unsuitable and likely to cause viability issues. In addition, the need for a comprehensive scheme would mean that the site is unlikely to be available in an appropriate timescale when compared with the application site.

In terms of extant retail consent, the largest retail unit proposed is too large to accommodate the proposed development and cannot be considered suitable.

In addition, it is clear that there is limited market interest in the site, with the site having been marketed for a number of years and benefitting from a resolution to grant planning permission since February 2015. This lack of interest is not surprising given the location of the site, with the site being in a central location of a small settlement and on a road which only serves localised pass-by traffic, rather than being located on a main road providing access to or from Barnsley. The site's location therefore severely limits the likely catchment of any retail units on the site given its inability to serve pass-by trade. It is therefore clear that there is a lack of demand or retailer interest in the Darfield site, a view that would undoubtedly to be shared by any potential occupier of the application proposals at the Tesco Extra site. In addition, the site's location means that it would not properly serve the same 10-minute catchment as the application proposals.

Conclusion	Whilst this site may be available, it is clearly unsuitable to accommodate the proposed development and as such cannot be considered a sequentially preferable site capable of accommodating the proposed development.

Site 3	Land at Heelis Street and New Street, Barnsley
Site Plan	
Location	The site is located at the southern edge of Barnsley Town Centre, off West Way.
Size	37,985m^2 (3.8 hectares)
Sequential Status	'Edge of centre' - the site is within the town centre boundary but just outside the Primary Shopping Area (approximately 50 metres walking distance), albeit it is separated by West Way.
Description	The site lies within Barnsley Town Centre. The site is currently occupied by a range of office, retail warehouse and light industrial uses. There are also a number of vacant units and areas of cleared land within the site, including a vacant bingo hall. The site is a potential development site identified in the 2014 retail study (BTC005).
Accessibility	The site benefits from an accessible town centre location.
Planning Policy	The site is allocated in the Barnsley UDP as part of the 'Southern Development Area' where emphasis is placed on high density, high profile employment use (Policy TC 51). The majority of the site, with the exclusion of the former bingo hall and car park, is also designated as 'Development Sites'. The area of the site to the south and east of the Bingo Hall site is identified as having potential for redevelopment for business uses (Site TC58/23). The area to the north of the site between West Way and John Street is identified as having potential for redevelopment for retail and business uses (Site TC58/22).

The site is located in the 'Southern Fringe' Town Centre District (Policy BTC15) in the draft Local Plan, within which the Council proposes to allow housing, offices, employment and commercial uses.

The site is also allocated as a 'Town Centre: Development Site' in the draft Local Plan (Policy BTC16 – Site 2). Here, the Council proposes to allow mixed-use developments which could include retail, residential and offices.

Planning History

An application was approved in September 2012 (REF: 2012/0196) for the erection of a new superstore with associated petrol filling station, car parking, access, servicing and landscaping. There is no evidence of any subsequent applications related to the permission being submitted. It is understood that the development has not been implemented.

An application was lodged by McDonalds in March 2017 for a single-storey drive-thru restaurant on the northern part of site that is occupied by a vacant bingo hall (REF: 2017/0353). The application remains under consideration. It is understood that discussions are being undertaking regarding highways which have delayed the determination of the application.

Assessment

Availability: The former bingo hall part of the site between John Street and Thomas Street can be considered unavailable by virtue of the pending planning consent for a McDonalds on the site.

The northern section of the site between John Street and Westway is currently occupied by a pay and display car park and a single-storey unit that was previously occupied by Addaction, a drug and alcohol addiction support service. It is understood that the building no longer operates for this purpose but the public car park part of the site is still in use.

The L-shaped parcel of land in the middle of the site is currently occupied by a range of uses. There is a car parts and accessories store, The Autoparts People, located at the intersection of Thomas Street and New Street. There is an additional auto parts store, Butler Automotives adjacent to this site to the east. As both sites are in active use, they cannot be considered available. There is also a large surface car park between Heelis Street and Burleigh Street that is currently in use.

The southern section of the site, between Joseph Street and Wood Street, is occupied by a car wash and valeting business, a surface public car park and the D. Harding MOT centre. As these areas are in active use, they cannot be considered available. There is, however, a parcel of land to the south-east corner of approximately 2,800m^2 that appears to be vacant and thus can be considered available. However, this section of the site alone would not be of a sufficient size to accommodate the proposed development.

In addition, the site is being targeted by the Council as an area in need of comprehensive, mixed-use redevelopment. As such, despite the active uses, the site would not be suitable for the proposed development as the site should

	be brought forward for comprehensive rather than piecemeal development. As highlighted in the retail study (2014), there are a number of existing uses occupying this wider area and land ownership /tenancy issues will need to be resolved before the comprehensive redevelopment of the site can be brought forward. As such, the proposed development would not be deliverable in the desired timescales. Suitability: Notwithstanding the need for comprehensive redevelopment and other availability issues, the site appears suitable to accommodate the proposed development.
Conclusion	In summary, the site cannot be considered available given the current active uses, multiple land ownerships and the need for comprehensive redevelopment. As such, the site is not capable of accommodating the proposed development.

Site 4	Lambra Road Site, Barnsley
Site Plan	
Location	The site is situated in Barnsley Town Centre within the Primary Shopping Area at the north end of Lambra Road.
Size	4,697m^2 (0.47 hectares)
Sequential Status	'In centre' – the site lies within the Primary Shopping Area.
Description	The site lies within Barnsley Town Centre within the Primary Shopping Area. The site is currently vacant. It was previously occupied by Zero Ice (former Carpetworld building) which was demolished in 2015. The site is situated directly adjacent to the Alhambra shopping centre. There are also various car parks in the surrounding area. The site is part of a wider potential development site identified in the 2014 retail study (BTC004) and forms part of the planned Glass Works development.
Accessibility	The site benefits from an accessible town centre location.
Planning Policy	The site is allocated in the Barnsley UDP as a 'Development Site' (TC58/16) to be developed for business use. The site is located in the 'Market Area' Town Centre District (Policy BTC12) in the draft Local Plan, within which the Council propose to allow shops, offices, leisure developments and food and drink uses. The site also sits within a wider area allocated as a 'Town Centre: Development Site' in the draft Local Plan (Policy BTC13 – Site 1). Here, the Council proposes to allow retail, including a department store, offices,

leisure, food and drink, residential and car parking. The development site also incorporates several car park buildings, shop units and the Council offices to the north of the site.

Planning History

The following applications relate to the Lambra Road site and adjacent land:

An outline application was approved in July 2015 for a mixed-use development to provide retail / market floorspace, new retail / food and drink, a cinema, a library and a new public open space, access road, car parking and a pedestrian footbridge across the adjacent railway to the site of the former CEAG building (REF: 2015/0549).

A reserved matters application, pursuant to planning permission 2015/0549 was approved in April 2017 (REF: 2017/0135).

A full planning application was approved in September 2017 for a mixed-use development following demolition of part of the existing market hall and multi storey car park to provide new retail/food and drink, cinema and leisure use and a new multi storey car park (REF: 2017/0586).

Assessment

Availability: The site is currently being brought forward as part of Phase 2 of the mixed-use Glass Works development, as per permission REF: 2017/0586. Though some occupiers of the scheme have been confirmed, including Cineworld and Superbowl UK, several retail units within the development are being actively marketed. However, the retail units are not due to be completed until Spring 2020, which is well beyond the planned opening date of the proposed retail store. As such, neither the site as a whole, nor any of the proposed individual units can be considered available.

Suitability: The proposed retail units coming forward as part of the Glass Works development are not of a suitable size or layout to accommodate the proposed store and, as such, the Glass Works development is not suitable to accommodate the application proposals.

Notwithstanding availability issues, the site would be large enough to accommodate the proposed development. However, the shape of the site is not suitable. The proposed retail store will be rectangular with dimensions of approximately 44 metres by 35 metres.

Options for the positioning of the proposed retail store would be limited to the north end of the site due to the narrow depth to the south, which is just 19 metres at its narrowest. The proposed store would also need to be broadly parallel with the eastern boundary of the site to avoid encroaching on the access point on Lambra Road.

Even if the store were to fit on the site, it is likely that the narrow portion of the site to the south would be rendered unsuitable for the required car park, particularly as the site is constrained in access terms by Harborough Hill Road to the south and the railway line to the east. There would also be

limited space remaining around the perimeter of the store to accommodate the required maintenance access and landscaping.

Conclusion

In summary, the site is clearly unavailable and unsuitable to accommodate the application proposals, whether that be in the form of the existing vacant site or the retail units planned in the upcoming Glass Works development.

Site 5	Former Yorkshire Electricity Site, Barnsley
Site Plan	
Location	The site is situated in Barnsley Town Centre, just north of the railway station off Schwabisch Gmund Way.
Size	19,400m^2 (1.94 hectares)
Sequential Status	'Edge of Centre' - the site is within the town centre boundary and approximately 90 metres walking distance from the Primary Shopping Area.
Description	The site lies within Barnsley Town Centre within the Eastern Gateway district. The site is currently occupied by vacant scrubland with areas of hardstanding. It formerly housed the Yorkshire Electricity Board (YEB) Depot. The site is identified as a potential development site in the 2014 retail study (BTC002).
Accessibility	The site benefits from an accessible town centre location. There are footpaths on either side of Schwabisch Gmund Way which provide links to the town centre to the south, although the railway line acts as a significant physical barrier. There is a level crossing approximately 150 metres to the south of the site, which enables pedestrians to safely cross the railway line. The site also lies in proximity to Barnsley Public Transport Interchange.
Planning Policy	The site is allocated in the Barnsley UDP as a 'Development Site' (TC58/20) to be developed for business or retail uses. The site is located in the 'Eastern Gateway' Town Centre District (Policy BTC23) in the emerging Local Plan, within which the Council propose to allow transport-related development, offices, education, community and youth facilities and public spaces.

	The site is also allocated as a 'Town Centre: Development Site' in the emerging Local Plan (Policy BTC24 – Site 4). Here, the Council proposes to allow offices, education, community and youth facilities, transportation uses, public space, residential and ancillary retail.
Planning History	An outline application was submitted in 2005 for the redevelopment of the existing site comprising retail, associated car parking, landscaping works and new access (REF: B/05/1339/BA) Further details of this application are not available online. A reserved matters application was approved in 2008 for appearance, landscaping, layout and scale (REF: 2008/1564) related to the original outline application. In February 2011, an application (REF:2010/1431) was granted for an extension of time limit for implementing outline permission (B/05/1339/BA) with reserved matters (2008/1564). It is understood that this permission has now lapsed.
Assessment	Availability: No evidence was found that the site is being marketed, although given that it is vacant, it is assumed to be available. However, given the plans for the comprehensive redevelopment of the site, it cannot be considered available to accommodate the proposed retail unit as any scheme for the comprehensive redevelopment of the site would not come forward within an appropriate timescale for the proposed development. Suitability: The site is currently too large to accommodate the proposed retail unit although it appears possible to split the site into smaller developable sites of a size appropriate for the proposed retail unit. However, this would compromise the comprehensive redevelopment of the site and, as such, is unlikely to be available on this basis.
Conclusion	In summary, given the size of the site and the need for comprehensive redevelopment, the site cannot be considered suitable or available to accommodate the proposed development.

Site 6	Former CEAG site, Land South of Kendray Street, Barnsley
Site Plan	
Location	The site is situated in Barnsley Town Centre. It is bounded to the north by Kendray Street and to the east by Harborough Hill Road.
Size	7,146m^2 (0.7 hectares)
Sequential Status	'Edge of centre' - the site is within the town centre boundary but approximately 45 metres walking distance from the Primary Shopping Area.
Description	The site lies within Barnsley Town Centre to the east of the main shopping area. The site is currently used as a 173-space surface car park. The site is identified as a part of a potential development site in the 2014 retail study (BTC003).
Accessibility	The site benefits from an accessible town centre location and lies in proximity to Barnsley Public Transport Interchange. The railway line represents a strong physical barrier separating the site from the main shopping area however the existing level crossing facilitates connectivity. There is a footpath to the southern edge of Kendray Street, which provides linkages to the wider town centre to the west.
Planning Policy	The site is partially allocated (0.1 hectares) in the Barnsley UDP as a 'Development Site' (TC58/7) to be developed for business use. The UDP states that this small part of the site benefits from detailed planning consent for a B1 use, however this historic permission is now lapsed. The site is located in the 'Market Area' Town Centre District (Policy BTC12) in the emerging Local Plan, within which the Council propose to allow shops, offices, leisure developments and food and drink uses.

The site also sits within a wider area allocated as a 'Town Centre: Development Site' in the emerging Local Plan (Policy BTC13 – Site 1). Here, the Council proposes to allow retail, including a department store, offices, leisure, food and drink, residential and car parking. The development site also incorporates several car park buildings, shop units and Council offices to the north of the site.

Planning History

An application was approved in 2007 for a mixed-use redevelopment comprising retail, leisure and residential, including a new market hall, public amphitheatre/ outdoor market, multi storey car park with pedestrian link bridge over railway and new pedestrian routes (Reserved Matters) (REF: 2007/1573). This application was related to a wider site but incorporated this site. Documents relating to the application were not available online. It is understood that this permission has since lapsed.

An application was approved in 2015 for the development of a surface car park on the site for up to 173 vehicles and 20 bicycle spaces, with associated boundary treatments, lighting, CCTV, access and landscaping (REF: 2015/0362). This is a permanent consent that has been implemented.

Assessment

Availability: No evidence was found that the site is being marketed. It is understood that the site is currently being used as a permanent car park as per permission 2015/036 and plays an important role in providing town centre car parking, a role that will become even more important as the adjacent Glass Works development comes forward. As such, it cannot be considered available to accommodate the proposed development.

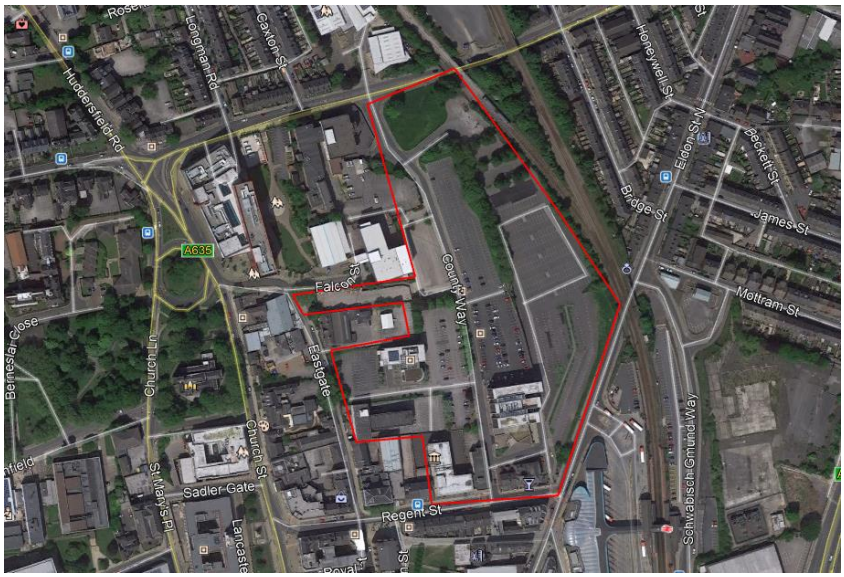
Suitability: Though, in principle, the site would be large enough to accommodate the proposed development, the shape of the site is not suitable.

The proposed retail store will be rectangular with dimensions of approximately 44 metres by 35 metres. Options for the positioning of the proposed retail store would be limited to the north end of the site due to the narrow depth to the south, which is just 10 metres at its narrowest.

The remaining land to the south of the site would be unsuitable to accommodate the car parking associated with the proposed retail store as the site is only accessible from the northern end off Kendray Street, meaning that this narrow southern part of the site would be inaccessible.

Conclusion

In summary, the site is unavailable and unsuitable to accommodate the proposed development, owing to the site's layout and current use as a car park for the town centre.

Site 7	Courthouse Site, County Way, Barnsley
Site Plan	
Location	The site is located in Barnsley Town Centre to the north of Regent Street and south of Old Mill Lane.
Size	45,485 m^2 (4.5 hectares)
Sequential Status	'Edge of Centre' – the site is within the town centre boundary and the southern edge of the site is located adjacent to the Primary Shopping Area.
Description	The site currently accommodates several existing main town centre uses. The south end of the site comprises a range of retail and business occupiers, including the South Yorkshire Pensions Authority, Bury and Walkers Solicitors, Barnsley Digital Media Centre and 'The Core' which is a centre for voluntary and community uses. A considerable proportion of the site to the north and east is used for public car parking (900+ spaces). The site is identified as a potential development site in the 2014 retail study (BTC001).
Accessibility	The site benefits from an accessible town centre location in proximity to the Barnsley Public Transport Interchange.
Planning Policy	The site is partially allocated in the Barnsley UDP as a 'Public Car Park' (TC36). The site is located in the 'Courthouse Campus' Town Centre District (Policy BTC21) in the emerging Local Plan. The site is also allocated as a 'Town Centre: Development Site' in the emerging Local Plan (Policy BTC22 – Site 3). Here, the Council propose to allow development for education and community facilities, offices,

developments to support the creative and digital industries and residential development.

The site is also proposed to be designated as a priority site for public space improvement.

Planning History	No recent planning applications of relevance to the site were identified.
Assessment	**Availability:** It is understood that the site is within the single ownership of the Council and is not being actively marketed. Much of the site currently serves an important role in contributing to the parking provision for visitors to the town centre, thereby preserving and enhancing its vitality and viability. Its use as a car park means that it is unlikely to be available unless brought forward through the comprehensive redevelopment of the site, including replacement car parking. This, combined with a clear wish to see the site come forward for comprehensive redevelopment, means that the site would not be available within an appropriate timeframe. **Suitability:** Whilst the site is too large to accommodate the proposed development, notwithstanding the need for the comprehensive redevelopment of the area, there is potential to split the site and provide a development site capable of accommodating the proposed retail unit. However, this would compromise the comprehensive redevelopment plans that the Council have for the site and a proposed retail use would not accord with the emerging plans for the site. As such, the site cannot be considered suitable.
Conclusion	In summary, the site is unsuitable and unavailable to accommodate the proposed development, owing to its current uses and the need to relocate existing uses and bring forward the comprehensive development of the whole site.



APPENDIX 3

RETAIL IMPACT TABLES

Table 1 - Population

	2017	2018	2019	2020
Zone 1	75,097	75,636	76,162	76,687
Zone 2	29,661	29,869	30,073	30,277
Zone 3	39,187	39,456	39,720	39,984
Zone 4	48,555	48,889	49,215	49,541
Zone 5	84,107	84,692	85,264	85,836
Total	**276,606**	**278,542**	**280,434**	**282,326**

Notes:

1) Data taken from Barnsley Town Centre Retail Study 2014 Appendix 7 with population data for years where no data provided calculated on a pro-rata basis

Table 2 - Convenience per Capita Expenditure

	2012 inc SFT	2012 exc SFT	2013	2014	2015	2016	2017	2018	2019	2020	2021
Zone 1	1,760	1,728	1,713	1,677	1,655	1,648	1,643	1,625	1,620	1,619	1,619
Zone 2	2,065	2,028	2,010	1,967	1,942	1,934	1,928	1,907	1,901	1,899	1,899
Zone 3	1,746	1,715	1,699	1,663	1,642	1,635	1,630	1,612	1,608	1,606	1,606
Zone 4	1,805	1,773	1,757	1,720	1,697	1,691	1,685	1,667	1,662	1,660	1,660
Zone 5	1,714	1,683	1,668	1,633	1,612	1,605	1,600	1,583	1,578	1,577	1,577

Notes:

1) Base Data (2012) including SFT taken from Barnsley Town Centre Retail Study 2014

2) SFT stripped out at base year in line with RPBN 14 Figure 5 (adjusted for SFT sales from stores)

3) SFT growth rates applied in line with RPBN 14 Figure 6 (ex. SFT adjusted for sales via stores)

Table 2b - Comparison Goods per Capita Expenditure

	2012 inc SFT	2012 exc SFT	2013	2014	2015	2016	2017	2018	2019	2020	2021
Zone 1	2,469	2,207	2,229	2,390	2,493	2,540	2,558	2,565	2,606	2,666	2,744
Zone 2	3,355	2,999	3,029	3,247	3,387	3,451	3,476	3,486	3,542	3,623	3,728
Zone 3	2,400	2,146	2,167	2,323	2,423	2,469	2,486	2,494	2,534	2,592	2,667
Zone 4	2,560	2,289	2,312	2,478	2,585	2,634	2,652	2,660	2,703	2,765	2,845
Zone 5	2,303	2,059	2,079	2,229	2,325	2,369	2,386	2,393	2,431	2,487	2,559

Notes:

1) Base Data (2012) including SFT taken from Barnsley Town Centre Retail Study 2014

2) SFT stripped out at base year in line with RPBN 14 Figure 5 (adjusted for SFT sales from stores)

3) SFT growth rates applied in line with RPBN 14 Figure 6 (ex. SFT adjusted for sales via stores)

Table 2c - Split of Comparison Goods per Capita Expenditure by type of goods (%)

Zone	Clothing & Footwear	Furniture & Carpets	DIY & Hardware	Electrical Goods	Other non-food goods
	%	%	%	%	%
Zone 1	27.4%	9.0%	4.1%	17.6%	41.9%
Zone 2	25.4%	9.4%	4.6%	18.1%	42.5%
Zone 3	27.6%	9.0%	4.1%	16.8%	42.5%
Zone 4	27.2%	9.0%	4.1%	17.7%	42.0%
Zone 5	27.5%	8.9%	4.0%	17.7%	41.9%
Total	**27.1%**	**9.1%**	**4.1%**	**17.6%**	**42.1%**

Notes:

1) Split of types of goods derived from Barnsley Town Centre Retail Study 2014 Tables at Appendix 6 Table B

Table 2d - Comparison Goods per Capita Expenditure by type of goods (£)

	2017						2020					
Zone	Clothing & Footwear	Furniture & Carpets	DIY & Hardware	Electrical Goods	Other non-food goods	Total	Clothing & Footwear	Furniture & Carpets	DIY & Hardware	Electrical Goods	Other non-food goods	Total
Zone 1	700	231	105	451	1,071	2,558	730	241	109	470	1,117	2,666
Zone 2	882	328	161	629	1,476	3,476	919	342	167	656	1,539	3,623
Zone 3	686	225	102	418	1,057	2,486	715	234	106	435	1,101	2,592
Zone 4	722	238	109	469	1,114	2,652	753	248	113	489	1,161	2,765
Zone 5	656	213	95	422	1,000	2,386	684	223	99	440	1,042	2,487

Notes:

1) Table 2b multiplied by Table 2c

Table 3a - Total Convenience Goods Expenditure

	2017	2018	2019	2020	2021
Zone 1	123.42	122.94	123.42	124.15	125.00
Zone 2	57.19	56.96	57.18	57.51	57.90
Zone 3	63.89	63.62	63.85	64.21	64.64
Zone 4	81.84	81.49	81.79	82.25	82.79
Zone 5	134.61	134.06	134.56	135.32	136.23
Total	**460.95**	**459.07**	**460.80**	**463.44**	**466.55**

Notes:

1) Table 1 multiplied by Table 2a

Table 3b - Main-Food Convenience Goods Expenditure

	2017	2018	2019	2020	2021
Zone 1	100.21	96.50	98.61	98.94	99.50
Zone 2	46.44	44.71	45.69	45.83	46.09
Zone 3	51.88	49.94	51.02	51.18	51.45
Zone 4	66.45	63.97	65.35	65.55	65.90
Zone 5	109.30	105.23	107.51	107.85	108.44
Total	**374.29**	**360.37**	**368.18**	**369.36**	**371.37**

Notes:

1) Main Food Split derived from Barnsley Town Centre Retail Study Household Survey data as presented in Appendix 6 Table A

Table 3c - Top-Up Convenience Goods Expenditure

	2017	2018	2019	2020	2021
Zone 1	23.20	26.43	24.81	25.20	25.50
Zone 2	10.75	12.25	11.49	11.67	11.81
Zone 3	12.01	13.68	12.83	13.04	13.19
Zone 4	15.39	17.52	16.44	16.70	16.89
Zone 5	25.31	28.82	27.05	27.47	27.79
Total	**86.66**	**98.70**	**92.62**	**94.08**	**95.18**

Notes:

1) Top-up Food Split derived from Barnsley Town Centre Retail Study Household Survey data as presented in Appendix 6 Table A

Table 3d - Total Comparison Goods Expenditure

	2017	2018	2019	2020	2021
Zone 1	192.08	194.04	198.52	204.48	211.85
Zone 2	103.09	104.13	106.51	109.70	113.65
Zone 3	97.43	98.39	100.64	103.64	107.35
Zone 4	128.77	130.05	133.01	136.97	141.87
Zone 5	200.66	202.67	207.30	213.49	221.14
Total	**722.03**	**729.27**	**745.97**	**768.28**	**795.86**

Notes:

1) Table 1 multiplied by Table 2b

Table 3e - Comparison Goods per Capita Expenditure by type of goods (£m)

	2017						2020					
Zone	Clothing & Footwear	Furniture & Carpets	DIY & Hardware	Electrical Goods	Other non-food goods	Total	Clothing & Footwear	Furniture & Carpets	DIY & Hardware	Electrical Goods	Other non-food goods	Total
Zone 1	52.60	17.35	7.85	33.84	80.44	**192.08**	55.99	18.47	8.36	36.03	85.63	**204.48**
Zone 2	26.15	9.74	4.76	18.65	43.78	**103.09**	27.83	10.37	5.07	19.85	46.59	**109.70**
Zone 3	26.87	8.81	3.98	16.36	41.40	**97.43**	28.59	9.37	4.23	17.40	44.04	**103.64**
Zone 4	35.06	11.57	5.29	22.79	54.07	**128.77**	37.29	12.30	5.62	24.24	57.51	**136.97**
Zone 5	55.15	17.95	8.01	35.46	84.08	**200.66**	58.68	19.10	8.52	37.73	89.46	**213.49**
Total	**195.84**	**65.42**	**29.89**	**127.11**	**303.78**	**722.03**	**208.38**	**69.61**	**31.81**	**135.25**	**323.23**	**768.28**

Notes:

1) Table 1 multiplied by Table 2d

Table 4a - Main Food Shopping Market Share (%)

Centre	Street Address	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Total
Zone 1							
Barnsley Town Centre							
	Barnsley Town Centre	0.0%	1.0%	0.0%	0.0%	0.3%	0.1%
	Iceland, 13-17 Peel Street, Barnsley	0.4%	0.0%	0.0%	0.0%	0.0%	0.1%
	Iceland, 8/9 The Alhambra Centre, Cheapside, Barnsley	1.1%	0.0%	0.8%	0.6%	0.3%	0.6%
	Lidl, Peel Street, Barnsley	1.1%	0.0%	0.0%	0.0%	0.0%	0.3%
	Marks & Spencer, 7 Queen Street, Barnsley	2.3%	7.8%	0.0%	0.6%	0.3%	1.5%
Stairfoot Local Centre							
	Aldi, Doncaster Road, Barnsley	3.4%	9.7%	5.3%	2.2%	5.1%	4.8%
Worsbrough Local Centre	Worsbrough Local Centre	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Asda, Thomas Street, Worsbrough	1.9%	1.0%	0.8%	0.0%	0.3%	0.7%
	Co-op, 75 High Street, Worsbrough	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Barnsley Out of Centre							
	Morrisons, Lower Thomas Street, Off Westway, Barnsley	29.1%	14.6%	4.6%	11.2%	2.6%	13.0%
	Aldi, Claycliffe Road, Barugh Green	8.3%	2.9%	5.3%	6.7%	1.3%	4.9%
	Asda, Old Mill Lane, Barnsley	37.7%	13.6%	3.1%	30.9%	13.5%	21.9%
	Sainsbury's Local, 4 St Helens Way, Monk Bretton	0.4%	0.0%	0.0%	0.0%	0.0%	0.1%
	Tesco Express, Carlton Road, Smithies, Barnsley	0.4%	0.0%	0.0%	0.0%	0.3%	0.1%
	Tesco Express, Huddersfield Road, Barnsley	1.5%	0.0%	0.0%	0.0%	0.6%	0.6%
	Tesco (One Stop), 3-23 Neville Avenue, Kendray, Barnsley	0.0%	0.0%	0.8%	0.0%	0.0%	0.1%
	Tesco Extra, Wombwell Lane, Barnsley	7.9%	2.9%	11.5%	9.6%	13.2%	10.0%
	Costcutter, Dodworth Road, Barnsley	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Costcutter, Pogmore Road, Barnsley	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Iceland, Castle Close, Barnsley	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Sainsbury's Local, Redbrook Road, Barnsley	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Co-op, 59 Green Spring Avenue, Birdwell	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Barugh Green Village Centre	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Kendray Local Centre	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 2							
Penistone District Centre							
	Co-op, 26 Market Street, Penistone	0.0%	1.0%	0.0%	0.0%	0.0%	0.1%
	Tesco Superstore, Market Lane, Penistone	0.0%	29.1%	0.0%	0.0%	0.0%	3.1%
	Penistone District Centre Other	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Dodworth Local Centre							
	Dodworth Local Centre	0.4%	1.0%	0.0%	0.0%	0.0%	0.2%
Zone 2 Out-of-Centre							
	Co-op, The Cross, Silkstone	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Cawthorne Local Centre	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Silkstone Common Local Centre	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 3							
Hoyland District Centre							
	Co-op, King Street, Hoyland	0.0%	0.0%	0.8%	0.0%	0.0%	0.1%
	Hoyland District Centre	0.0%	0.0%	0.8%	0.0%	0.0%	0.1%
Wombwell District Centre							
	Tesco Express, High Street, Wombwell	0.0%	1.0%	0.8%	0.0%	0.3%	0.2%
	Wombwell District Centre	0.0%	0.0%	1.5%	0.0%	0.3%	0.3%
Hoyland Common Local Centre							
	Co-op, Hoyland Road, Hoyland	0.0%	0.0%	3.1%	0.0%	0.0%	0.4%
	Hoyland Common Local Centre	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 3 Out-of-Centre							
	Tesco Express, 148 West Street, Hoyland	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Elsecar Local Centre	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Hemingfield Local Centre	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Morrisons, Cortonwood, Brampton	0.8%	1.9%	34.4%	0.6%	10.6%	8.5%
Zone 4							
Royston District Centre							
	Asda, Midland Road, Royston	0.4%	0.0%	0.0%	10.1%	0.3%	1.9%
	Co-op, High Street, Royston	0.0%	0.0%	0.0%	2.8%	0.0%	0.5%
	Royston District Centre	0.0%	0.0%	0.0%	0.6%	0.0%	0.1%
	Sainsbury's Local, 125-127 Midland Road, Royston, Barnsley	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 4 Local Centres							
	Athersley Local Centre						
	Co-op, Wakefield Road, New Lodge	0.0%	0.0%	0.0%	0.6%	0.0%	0.1%
	Co-op, Church Street, Darton	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Darton Local Centre	0.0%	0.0%	0.0%	0.6%	0.0%	0.1%
	Co-op, Blacker Road, Mapplewell	0.4%	0.0%	0.0%	1.7%	0.0%	0.3%
	Mapplewell Local Centre	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 5							
Cudworth District Centre							
	Cudworth District Centre	0.0%	0.0%	0.0%	0.0%	0.6%	0.2%
	Co-op, Barnsley Road, Cudworth	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Goldthorpe District Centre							
	Asda, High Street, GOLDTHORPE	0.0%	0.0%	0.0%	0.0%	5.8%	1.8%
	Co-op, 1 Doncaster Road, Goldthorpe	0.0%	0.0%	0.0%	0.0%	0.3%	0.1%
	Goldthorpe District Centre	0.0%	0.0%	0.0%	0.0%	0.3%	0.1%
Hemsworth Centre							
	Hemsworth Town Centre	0.0%	0.0%	0.0%	0.6%	0.0%	0.1%
	Farmfoods, Southmoor Road, Hemsworth	0.4%	0.0%	0.0%	0.0%	0.3%	0.1%
	Iceland, 210/214 Soho road, Bank Street, Hemsworth	0.0%	0.0%	0.0%	0.0%	0.3%	0.1%
	Tesco Superstore, Market Street, Hemsworth, Pontefract	0.0%	0.0%	0.0%	1.7%	12.2%	4.2%
Zone 5 Local Centres							
	Co-op, Carr Head Lane, St Andrews Square, Bolton-Upon-Dearne	0.0%	0.0%	0.0%	0.0%	0.3%	0.1%
	Darfield Local Centre	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Asda, High Street, GRIMETHORPE	0.0%	0.0%	0.0%	0.0%	1.3%	0.4%
	Iceland, Pontefract Road, Barnsley	0.0%	0.0%	0.0%	0.0%	0.6%	0.2%
	Asda, Welfare Road, Thurnscoe	0.0%	0.0%	0.0%	0.0%	4.5%	1.4%
	Thurnscoe (Houghton Road) Local Centre	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Thurnscoe (Shepherd Lane) Local Centre	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Co-op, 11 White Apron Street, South Kirkby, Pontefract	0.0%	0.0%	0.0%	0.0%	0.3%	0.1%
Zone 5 Out-of-Centre							
	Co-op, 12-14 Cemetary Road, Grimethorpe	0.0%	0.0%	0.0%	0.0%	0.3%	0.1%
	Co-op, 166 Barnsley Road, Darfield	0.0%	0.0%	0.0%	0.0%	0.3%	0.1%
	Sainsbury's Local, Units 2-4 High Street, Shafton	0.0%	0.0%	0.0%	0.0%	1.9%	0.6%
	Tesco Express, 105-109 Furlong Road, Bolton on Dearne	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Brierley Town Centre	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Shafton Local Centre	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Co-op, 6a Rotherham Road, Great Houghton	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Outside Study Area							
	Aldi, Colliery Avenue, Wath Upon Dearne	0.0%	0.0%	3.1%	0.0%	2.6%	1.2%
	Aldi, Fitzwilliam Road, Rotherham	0.0%	0.0%	5.3%	0.0%	0.0%	0.7%
	Aldi, Park Street, Masbrough, Rotherham	0.4%	0.0%	1.5%	0.0%	0.3%	0.3%
	Aldi, Sandal Castle Centre, Wakefield	0.4%	0.0%	0.0%	0.6%	0.6%	0.4%
	Aldi, South Baileygate, Pontefract	0.0%	0.0%	0.0%	0.0%	0.3%	0.1%
	Aldi, Wakefield Road Retail Park, Wakefield Road, Huddersfield	0.0%	1.0%	0.0%	0.0%	0.0%	0.1%
	Asda, 1 Market Street, Chapeltown, Sheffield	0.0%	5.8%	7.6%	0.0%	0.0%	1.6%
	Asda, Asdale Road, Sandal, Wakefield	0.4%	0.0%	0.0%	14.0%	0.6%	2.9%
	Asda, Barnsley Road, Moorthorpe, South Elmsall	0.0%	0.0%	0.0%	0.0%	1.0%	0.3%
	Asda, Dewsbury Road, Wakefield	0.0%	0.0%	1.5%	1.7%	0.3%	0.5%
	Asda, High Street, Carcroft, Doncaster	0.0%	0.0%	0.0%	0.0%	0.3%	0.1%
	Asda, Wheatley Shopping Centre, Wheatley Hall Road, Doncaster	0.0%	0.0%	0.0%	0.0%	0.3%	0.1%
	Farmfoods, Taylors Lane, Parkgate, Rotherham	0.0%	0.0%	0.0%	0.0%	0.3%	0.1%
	Lidl, 443 Manchester Road, Stocksbridge	0.0%	1.9%	0.0%	0.0%	0.0%	0.2%
	Marks & Spencer, 1 The Arcade, Meadowhall Centre, Sheffield	0.0%	0.0%	0.8%	0.0%	0.0%	0.1%
	Marks & Spencer, 18 Kirkgate, Wakefield	0.4%	0.0%	0.0%	0.0%	0.0%	0.1%
	Morrisons, 299 The Common, Ecclesfield, Sheffield	0.4%	1.0%	0.8%	0.0%	0.0%	0.3%
	Morrisons, Dewsbury Road, Wakefield	0.0%	0.0%	0.0%	0.6%	0.6%	0.3%
	Morrisons, Penny Lane, Penistone Road, Huddersfield	0.0%	1.0%	0.0%	0.0%	0.0%	0.1%
	Morrisons, Retail World, Parkgate, Rotherham	0.0%	0.0%	0.8%	0.0%	0.3%	0.1%
	Morrisons, Stuart Road, Pontefract	0.0%	0.0%	0.0%	0.6%	0.3%	0.2%
	Morrisons, York Road, Doncaster	0.0%	0.0%	0.0%	0.0%	1.0%	0.3%
	Other						
	Sainsbury's Superstore, 50 Ings Road, Wakefield	0.4%	1.0%	0.0%	1.1%	2.6%	1.3%
	Sainsbury's Superstore, Southgate, Huddersfield	0.0%	1.0%	0.0%	0.0%	0.0%	0.1%
	Tesco Express, Wortley Road, Fenton, Rotherham	0.0%	0.0%	0.0%	0.0%	2.3%	0.7%
	Tesco Extra, Biscay Way, Wath-upon-Dearne, Rotherham	0.0%	0.0%	3.1%	0.0%	6.1%	2.2%
	Tesco Metro, 1 York Square, High Street, Mexborough	0.0%	0.0%	0.0%	0.0%	0.3%	0.1%
	Tesco Superstore, Church View, Doncaster	0.0%	0.0%	0.0%	0.0%	0.3%	0.1%
	Tesco Superstore, Forge Island, Market Street, Rotherham	0.0%	0.0%	2.3%	0.6%	0.0%	0.4%

Notes:

1) Market Share Figures excluding SFT and 'don't know/varies' derived from Barnsley Town Centre Retail Study 2014 Household Survey Appendix 3

2) 2012 Prices

Table 4b - Main Food Shopping Turnovers at 2017 and 2020

Centre	Street Address	2017						2020					
		Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Total	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Total
Zone 1													
Barnsley Town Centre													
	Barnsley Town Centre	0.00	0.45	0.00	0.00	0.35	0.80	0.00	0.44	0.00	0.00	0.35	0.79
	Iceland, 13-17 Peel Street, Barnsley	0.38	0.00	0.00	0.00	0.00	0.38	0.37	0.00	0.00	0.00	0.00	0.37
	Iceland, 8/9 The Alhambra Centre, Cheapside, Barnsley	1.13	0.00	0.40	0.37	0.35	2.26	1.12	0.00	0.39	0.37	0.35	2.23
	Lidl, Peel Street, Barnsley	1.13	0.00	0.00	0.00	0.00	1.13	1.12	0.00	0.00	0.00	0.00	1.12
	Marks & Spencer, 7 Queen Street, Barnsley	2.27	3.61	0.00	0.37	0.35	6.60	2.24	3.56	0.00	0.37	0.35	6.52
Stairfoot Local Centre													
	Aldi, Doncaster Road, Barnsley	3.40	4.51	2.77	1.49	5.62	17.80	3.36	4.45	2.73	1.47	5.55	17.57
Worsborough Local Centre	Worsbrough Local Centre	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Asda, Thomas Street, Worsbrough	1.89	0.45	0.40	0.00	0.35	3.09	1.87	0.44	0.39	0.00	0.35	3.05
	Co-op, 75 High Street, Worsbrough	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Barnsley Out of Centre													
	Morrisons, Lower Thomas Street, Off Westway, Barnsley	29.12	6.76	2.38	7.47	2.81	48.54	28.75	6.67	2.34	7.37	2.77	47.91
	Aldi, Claycliffe Road, Barugh Green	8.32	1.35	2.77	4.48	1.41	18.33	8.21	1.33	2.73	4.42	1.39	18.09
	Asda, Old Mill Lane, Barnsley	37.82	6.31	1.58	20.53	14.76	81.01	37.34	6.23	1.56	20.26	14.57	79.95
	Sainsbury's Local, 4 St Helens Way, Monk Bretton	0.38	0.00	0.00	0.00	0.00	0.38	0.37	0.00	0.00	0.00	0.00	0.37
	Tesco Express, Carlton Road, Smithies, Barnsley	0.38	0.00	0.00	0.00	0.35	0.73	0.37	0.00	0.00	0.00	0.35	0.72
	Tesco Express, Huddersfield Road, Barnsley	1.51	0.00	0.00	0.00	0.70	2.22	1.49	0.00	0.00	0.00	0.69	2.19
	Tesco (One Stop), 3-23 Neville Avenue, Kendray, Barnsley	0.00	0.00	0.40	0.00	0.00	0.40	0.00	0.00	0.39	0.00	0.00	0.39
	Tesco Extra, Wombwell Lane, Barnsley	7.94	1.35	5.94	6.35	14.41	35.99	7.84	1.33	5.86	6.26	14.22	35.52
	Costcutter, Dodworth Road, Barnsley	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Costcutter, Pogmore Road, Barnsley	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Iceland, Castle Close, Barnsley	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Sainsbury's Local, Redbrook Road, Barnsley	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Co-op, 59 Green Spring Avenue, Birdwell	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Barugh Green Village Centre	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Kendray Local Centre	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Zone 2													
Penistone District Centre													
	Co-op, 26 Market Street, Penistone	0.00	0.45	0.00	0.00	0.00	0.45	0.00	0.44	0.00	0.00	0.00	0.44
	Tesco Superstore, Market Lane, Penistone	0.00	13.53	0.00	0.00	0.00	13.53	0.00	13.35	0.00	0.00	0.00	13.35
	Penistone District Centre Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Dodworth Local Centre													
	Dodworth Local Centre	0.38	0.45	0.00	0.00	0.00	0.83	0.37	0.44	0.00	0.00	0.00	0.82
Zone 2 Out-of-Centre													
	Co-op, The Cross, Silkstone	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Cawthorne Local Centre	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Silkstone Common Local Centre	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Zone 3													
Hoyland District Centre													
	Co-op, King Street, Hoyland	0.00	0.00	0.40	0.00	0.00	0.40	0.00	0.00	0.39	0.00	0.00	0.39
	Hoyland District Centre	0.00	0.00	0.40	0.00	0.00	0.40	0.00	0.00	0.39	0.00	0.00	0.39
Wombwell District Centre													
	Tesco Express, High Street, Wombwell	0.00	0.45	0.40	0.00	0.35	1.20	0.00	0.44	0.39	0.00	0.35	1.18
	Wombwell District Centre	0.00	0.00	0.79	0.00	0.35	1.14	0.00	0.00	0.78	0.00	0.35	1.13
Hoyland Common Local Centre													
	Co-op, Hoyland Road, Hoyland	0.00	0.00	1.58	0.00	0.00	1.58	0.00	0.00	1.56	0.00	0.00	1.56
	Hoyland Common Local Centre	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Zone 3 Out-of-Centre													
	Tesco Express, 148 West Street, Hoyland	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Elsecar Local Centre	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Hemingfield Local Centre	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Morrisons, Cortonwood, Brampton	0.76	0.90	17.82	0.37	11.60	31.45	0.75	0.89	17.58	0.37	11.44	31.03
Zone 4													
Royston District Centre													
	Asda, Midland Road, Royston	0.38	0.00	0.00	6.72	0.35	7.45	0.37	0.00	0.00	6.63	0.35	7.35
	Co-op, High Street, Royston	0.00	0.00	0.00	1.87	0.00	1.87	0.00	0.00	0.00	1.84	0.00	1.84
	Royston District Centre	0.00	0.00	0.00	0.37	0.00	0.37	0.00	0.00	0.00	0.37	0.00	0.37
	Sainsbury's Local, 125-127 Midland Road, Royston, Barnsley	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Zone 4 Local Centres													
	Athersley Local Centre	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Co-op, Wakefield Road, New Lodge	0.00	0.00	0.00	0.37	0.00	0.37	0.00	0.00	0.00	0.37	0.00	0.37
	Co-op, Church Street, Darton	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Darton Local Centre	0.00	0.00	0.00	0.37	0.00	0.37	0.00	0.00	0.00	0.37	0.00	0.37
	Co-op, Blacker Road, Mapplewell	0.38	0.00	0.00	1.12	0.00	1.50	0.37	0.00	0.00	1.10	0.00	1.48
	Mapplewell Local Centre	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Zone 5													
Cudworth District Centre													
	Cudworth District Centre	0.00	0.00	0.00	0.00	0.70	0.70	0.00	0.00	0.00	0.00	0.69	0.69
	Co-op, Barnsley Road, Cudworth	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Goldthorpe District Centre													
	Asda, High Street, GOLDTHORPE	0.00	0.00	0.00	0.00	6.33	6.33	0.00	0.00	0.00	0.00	6.24	6.24
	Co-op, 1 Doncaster Road, Goldthorpe	0.00	0.00	0.00	0.00	0.35	0.35	0.00	0.00	0.00	0.00	0.35	0.35
	Goldthorpe District Centre	0.00	0.00	0.00	0.00	0.35	0.35	0.00	0.00	0.00	0.00	0.35	0.35
Hemsworth Centre													
	Hemsworth Town Centre	0.00	0.00	0.00	0.37	0.00	0.37	0.00	0.00	0.00	0.37	0.00	0.37
	Farmfoods, Southmoor Road, Hemsworth	0.38	0.00	0.00	0.00	0.35	0.73	0.37	0.00	0.00	0.00	0.35	0.72
	Iceland, 210/214 Soho road, Bank Street, Hemsworth	0.00	0.00	0.00	0.00	0.35	0.35	0.00	0.00	0.00	0.00	0.35	0.35
	Tesco Superstore, Market Street, Hemsworth, Pontefract	0.00	0.00	0.00	1.12	13.36	14.48	0.00	0.00	0.00	1.10	13.18	14.28
Zone 5 Local Centres													
	Co-op, Carr Head Lane, St Andrews Square, Bolton-Upon-Dearne	0.00	0.00	0.00	0.00	0.35	0.35	0.00	0.00	0.00	0.00	0.35	0.35
	Darfield Local Centre	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Asda, High Street, GRIMETHORPE	0.00	0.00	0.00	0.00	1.41	1.41	0.00	0.00	0.00	0.00	1.39	1.39
	Iceland, Pontefract Road, Barnsley	0.00	0.00	0.00	0.00	0.70	0.70	0.00	0.00	0.00	0.00	0.69	0.69
	Asda, Welfare Road, Thurnscoe	0.00	0.00	0.00	0.00	4.92	4.92	0.00	0.00	0.00	0.00	4.86	4.86
	Thurnscoe (Houghton Road) Local Centre	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Thurnscoe (Shepherd Lane) Local Centre	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Co-op, 11 White Apron Street, South Kirkby, Pontefract	0.00	0.00	0.00	0.00	0.35	0.35	0.00	0.00	0.00	0.00	0.35	0.35
Zone 5 Out-of-Centre													
	Co-op, 12-14 Cemetary Road, Grimethorpe	0.00	0.00	0.00	0.00	0.35	0.35	0.00	0.00	0.00	0.00	0.35	0.35
	Co-op, 166 Barnsley Road, Darfield	0.00	0.00	0.00	0.00	0.35	0.35	0.00	0.00	0.00	0.00	0.35	0.35
	Sainsbury's Local, Units 2-4 High Street, Shafton	0.00	0.00	0.00	0.00	2.11	2.11	0.00	0.00	0.00	0.00	2.08	2.08
	Tesco Express, 105-109 Furlong Road, Bolton on Dearne	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Brierley Town Centre	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Shafton Local Centre	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Co-op, 6a Rotherham Road, Great Houghton	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Outside Study Area													
	Aldi, Colliery Avenue, Wath Upon Dearne	0.00	0.00	1.58	0.00	2.81	4.40	0.00	0.00	1.56	0.00	2.77	4.34
	Aldi, Fitzwilliam Road, Rotherham	0.00	0.00	2.77	0.00	0.00	2.77	0.00	0.00	2.73	0.00	0.00	2.73
	Aldi, Park Street, Masbrough, Rotherham	0.38	0.00	0.79	0.00	0.35	1.52	0.37	0.00	0.78	0.00	0.35	1.50
	Aldi, Sandal Castle Centre, Wakefield	0.38	0.00	0.00	0.37	0.70	1.45	0.37	0.00	0.00	0.37	0.69	1.44
	Aldi, South Baileygate, Pontefract	0.00	0.00	0.00	0.00	0.35	0.35	0.00	0.00	0.00	0.00	0.35	0.35
	Aldi, Wakefield Road Retail Park, Wakefield Road, Huddersfield	0.00	0.45	0.00	0.00	0.00	0.45	0.00	0.44	0.00	0.00	0.00	0.44
	Asda, 1 Market Street, Chapeltown, Sheffield	0.00	2.71	3.96	0.00	0.00	6.67	0.00	2.67	3.91	0.00	0.00	6.58
	Asda, Asdale Road, Sandal, Wakefield	0.38	0.00	0.00	9.33	0.70	10.41	0.37	0.00	0.00	9.21	0.69	10.27
	Asda, Barnsley Road, Moorthorpe, South Elmsall	0.00	0.00	0.00	0.00	1.05	1.05	0.00	0.00	0.00	0.00	1.04	1.04
	Asda, Dewsbury Road, Wakefield	0.00	0.00	0.79	1.12	0.35	2.26	0.00	0.00	0.78	1.10	0.35	2.23
	Asda, High Street, Carcroft, Doncaster	0.00	0.00	0.00	0.00	0.35	0.35	0.00	0.00	0.00	0.00	0.35	0.35
	Asda, Wheatley Shopping Centre, Wheatley Hall Road, Doncaster	0.00	0.00	0.00	0.00	0.35	0.35	0.00	0.00	0.00	0.00	0.35	0.35
	Farmfoods, Taylors Lane, Parkgate, Rotherham	0.00	0.00	0.00	0.00	0.35	0.35	0.00	0.00	0.00	0.00	0.35	0.35
	Lidl, 443 Manchester Road, Stocksbridge	0.00	0.90	0.00	0.00	0.00	0.90	0.00	0.89	0.00	0.00	0.00	0.89
	Marks & Spencer, 1 The Arcade, Meadowhall Centre, Sheffield	0.00	0.00	0.40	0.00	0.00	0.40	0.00	0.00	0.39	0.00	0.00	0.39
	Marks & Spencer, 18 Kirkgate, Wakefield	0.38	0.00	0.00	0.00	0.00	0.38	0.37	0.00	0.00	0.00	0.00	0.37
	Morrisons, 299 The Common, Ecclesfield, Sheffield	0.38	0.45	0.40	0.00	0.00	1.23	0.37	0.44	0.39	0.00	0.00	1.21
	Morrisons, Dewsbury Road, Wakefield	0.00	0.00	0.00	0.37	0.70	1.08	0.00	0.00	0.00	0.37	0.69	1.06
	Morrisons, Penny Lane, Penistone Road, Huddersfield	0.00	0.45	0.00	0.00	0.00	0.45	0.00	0.44	0.00	0.00	0.00	0.44
	Morrisons, Retail World, Parkgate, Rotherham	0.00	0.00	0.40	0.00	0.35	0.75	0.00	0.00	0.39	0.00	0.35	0.74
	Morrisons, Stuart Road, Pontefract	0.00	0.00	0.00	0.37	0.35	0.72	0.00	0.00	0.00	0.37	0.35	0.72
	Morrisons, York Road, Doncaster	0.00	0.00	0.00	0.00	1.05	1.05	0.00	0.00	0.00	0.00	1.04	1.04
	Other	0.00	0.00	0.00	0.00	0.35	0.35	0.00	0.00	0.00	0.00	0.35	0.35
	Sainsbury's Superstore, 50 Ings Road, Wakefield	0.38	0.45	0.00	0.75	2.81	4.39	0.37	0.44	0.00	0.74	2.77	4.33
	Sainsbury's Superstore, Southgate, Huddersfield	0.00	0.45	0.00	0.00	0.00	0.45	0.00	0.44	0.00	0.00	0.00	0.44
	Tesco Express, Wortley Road, Fenton, Rotherham	0.00	0.00	0.00	0.00	2.46	2.46	0.00	0.00	0.00	0.00	2.43	2.43
	Tesco Extra, Biscay Way, Wath-upon-Dearne, Rotherham	0.00	0.00	1.58	0.00	6.68	8.26	0.00	0.00	1.56	0.00	6.59	8.15
	Tesco Metro, 1 York Square, High Street, Mexborough	0.00	0.00	0.00	0.00	0.35	0.35	0.00	0.00	0.00	0.00	0.35	0.35
	Tesco Superstore, Church View, Doncaster	0.00	0.00	0.00	0.00	0.35	0.35	0.00	0.00	0.00	0.00	0.35	0.35
	Tesco Superstore, Forge Island, Market Street, Rotherham	0.00	0.00	1.19	0.37	0.00	1.56	0.00	0.00	1.17	0.37	0.00	1.54

Notes:

1) Table 4a multiplied by Table 3b

2) 2012 Prices

Table 5a - Top-up Food Shopping Market Share (%)

Centre	Street Address	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Total
Zone 1							
Barnsley Town Centre							
	Barnsley Town Centre	16.8%	1.5%	5.3%	4.0%	6.3%	8.5%
	Iceland, 13-17 Peel Street, Barnsley	1.0%	0.0%	0.0%	0.0%	0.0%	0.3%
	Iceland, 8/9 The Alhambra Centre, Cheapside, Barnsley	4.6%	1.5%	0.0%	0.0%	0.8%	1.6%
	Lidl, Peel Street, Barnsley	2.6%	0.0%	0.0%	0.0%	0.0%	0.7%
	Marks & Spencer, 7 Queen Street, Barnsley	1.0%	4.5%	0.0%	1.6%	0.4%	1.3%
Stairfoot Local Centre							
	Aldi, Doncaster Road, Barnsley	2.6%	1.5%	0.0%	1.6%	3.8%	2.3%
Worsbrough Local Centre	Worsbrough Local Centre	0.5%	0.0%	0.0%	0.0%	0.0%	0.1%
	Asda, Thomas Street, Worsbrough	9.2%	4.5%	0.0%	0.0%	0.4%	3.1%
	Co-op, 75 High Street, Worsbrough	0.0%	0.0%	1.1%	0.0%	0.0%	0.1%
Zone 1 Out of Centre							
	Morrisons, Lower Thomas Street, Off Westway, Barnsley	6.1%	1.5%	2.1%	0.0%	1.7%	2.5%
	Aldi, Claycliffe Road, Barugh Green	5.6%	3.0%	0.0%	11.2%	1.7%	4.2%
	Asda, Old Mill Lane, Barnsley	13.8%	1.5%	0.0%	1.6%	2.1%	4.8%
	Sainsbury's Local, 4 St Helens Way, Monk Bretton	5.6%	0.0%	0.0%	0.0%	0.4%	1.7%
	Tesco Express, Carlton Road, Smithies, Barnsley	4.1%	0.0%	0.0%	0.0%	0.4%	1.1%
	Tesco Express, Huddersfield Road, Barnsley	5.1%	0.0%	0.0%	0.0%	0.0%	1.4%
	Tesco (One Stop), 3-23 Neville Avenue, Kendray, Barnsley	0.5%	0.0%	0.0%	0.0%	0.0%	0.1%
	Tesco Extra, Wombwell Lane, Barnsley	0.5%	0.0%	4.3%	0.8%	6.7%	3.0%
	Costcutter, Dodworth Road, Barnsley	0.5%	1.5%	0.0%	0.0%	0.0%	0.1%
	Costcutter, Pogmore Road, Barnsley	0.0%	0.0%	0.0%	5.6%	0.0%	1.0%
	Iceland, Castle Close, Barnsley	0.5%	0.0%	0.0%	0.0%	0.4%	0.1%
	Sainsbury's Local, Redbrook Road, Barnsley	1.0%	0.0%	0.0%	0.0%	0.0%	0.3%
	Co-op, 59 Green Spring Avenue, Birdwell	0.5%	0.0%	0.0%	0.0%	0.0%	0.1%
	Barugh Green Village Centre	1.5%	0.0%	0.0%	0.8%	0.0%	0.6%
	Kendray Local Centre	5.1%	0.0%	0.0%	0.0%	0.0%	1.4%
Zone 2							
Penistone District Centre							
	Co-op, 26 Market Street, Penistone	0.0%	6.1%	0.0%	0.0%	0.0%	0.6%
	Tesco Superstore, Market Lane, Penistone	0.0%	24.2%	0.0%	0.0%	0.0%	2.3%
	Penistone District Centre	0.0%	7.6%	0.0%	0.0%	0.0%	0.7%
Dodworth Local Centre							
	Dodworth Local Centre	1.5%	9.1%	0.0%	0.0%	0.4%	1.3%
Zone 2 Out-of-Centre							
	Co-op, The Cross, Silkstone	0.0%	12.1%	0.0%	0.0%	0.0%	1.1%
	Cawthorne Local Centre	0.0%	1.5%	0.0%	0.8%	0.0%	0.1%
	Silkstone Common Local Centre	0.0%	1.5%	0.0%	0.0%	0.0%	0.1%
Zone 3							
Hoyland District Centre							
	Co-op, King Street, Hoyland	1.0%	0.0%	7.4%	0.0%	0.0%	1.3%
	Hoyland District Centre	0.0%	0.0%	14.9%	0.0%	0.0%	2.0%
Wombwell District Centre							
	Tesco Express, High Street, Wombwell	0.0%	0.0%	3.2%	0.0%	0.4%	0.6%
	Wombwell District Centre	0.0%	0.0%	14.9%	0.0%	1.7%	2.5%
Hoyland Common Local Centre							
	Co-op, Hoyland Road, Hoyland	0.0%	3.0%	6.4%	0.0%	0.0%	1.1%
	Hoyland Common Local Centre	0.0%	0.0%	2.1%	0.0%	0.0%	0.3%
Zone 3 Out-of-Centre							
	Tesco Express, 148 West Street, Hoyland	0.0%	0.0%	7.4%	0.0%	0.0%	1.0%
	Elsecar Local Centre	0.0%	0.0%	7.4%	0.0%	0.0%	1.0%
	Hemingfield Local Centre	0.0%	0.0%	1.1%	0.0%	0.0%	0.1%
	Morrisons, Cortonwood, Brampton	0.0%	1.5%	5.3%	0.0%	1.7%	1.3%
Zone 4							
Royston District Centre							
	Asda, Midland Road, Royston	1.0%	0.0%	0.0%	16.8%	0.4%	3.5%
	Co-op, High Street, Royston	0.0%	0.0%	0.0%	8.0%	0.0%	1.4%
	Royston District Centre	0.0%	0.0%	0.0%	7.2%	0.0%	1.3%
	Sainsbury's Local, 125-127 Midland Road, Royston, Barnsley	0.0%	0.0%	0.0%	1.6%	0.0%	0.3%
Zone 4 Local Centres							
	Athersley Local Centre	0.0%	0.0%	0.0%	3.2%	0.0%	0.6%
	Co-op, Wakefield Road, New Lodge	0.0%	0.0%	0.0%	3.2%	0.0%	0.6%
	Co-op, Church Street, Darton	0.0%	0.0%	0.0%	1.6%	0.0%	0.3%
	Darton Local Centre	0.5%	0.0%	0.0%	0.8%	0.0%	0.3%
	Co-op, Blacker Road, Mapplewell	0.0%	1.5%	0.0%	15.2%	0.0%	2.8%
	Mapplewell Local Centre	0.0%	0.0%	0.0%	5.6%	0.0%	1.0%
Zone 5							
Cudworth District Centre							
	Cudworth District Centre	0.0%	0.0%	0.0%	0.0%	4.2%	1.4%
	Co-op, Barnsley Road, Cudworth	0.0%	0.0%	0.0%	0.0%	2.1%	0.7%
Goldthorpe District Centre							
	Asda, High Street, GOLDTHORPE	0.0%	0.0%	0.0%	0.0%	8.3%	2.8%
	Co-op, 1 Doncaster Road, Goldthorpe						
	Goldthorpe District Centre	0.5%	0.0%	0.0%	0.0%	2.1%	0.8%
Hemsworth Centre							
	Hemsworth Town Centre	0.0%	0.0%	0.0%	0.0%	1.3%	0.4%
	Farmfoods, Southmoor Road, Hemsworth	0.0%	0.0%	0.0%	0.0%	0.4%	0.1%
	Iceland, 210/214 Soho road, Bank Street, Hemsworth	0.0%	0.0%	0.0%	1.6%	0.8%	0.6%
	Tesco Superstore, Market Street, Hemsworth, Pontefract	0.0%	0.0%	0.0%	1.6%	7.5%	2.8%
Zone 5 Local Centres							
	Co-op, Carr Head Lane, St Andrews Square, Bolton-Upon-Dearne	0.0%	0.0%	0.0%	0.0%	0.8%	0.3%
	Darfield Local Centre	0.0%	0.0%	0.0%	0.0%	0.4%	0.1%
	Asda, High Street, GRIMETHORPE	0.0%	0.0%	0.0%	0.0%	6.7%	2.3%
	Iceland, Pontefract Road, Barnsley	2.6%	0.0%	0.0%	0.0%	1.3%	1.0%
	Asda, Welfare Road, Thurnscoe	0.0%	0.0%	0.0%	0.0%	5.8%	2.0%
	Thurnscoe (Houghton Road) Local Centre	0.0%	0.0%	0.0%	0.0%	3.3%	1.1%
	Thurnscoe (Shepherd Lane) Local Centre	0.0%	0.0%	0.0%	0.0%	0.4%	0.1%
Zone 5 out-of-centre							
	Co-op, 12-14 Cemetary Road, Grimethorpe	0.0%	0.0%	0.0%	0.0%	0.4%	0.1%
	Co-op, 166 Barnsley Road, Darfield	0.0%	0.0%	0.0%	0.0%	4.2%	1.4%
	Sainsbury's Local, Units 2-4 High Street, Shafton	0.0%	0.0%	0.0%	0.0%	2.1%	0.7%
	Tesco Express, 105-109 Furlong Road, Bolton on Dearne	0.0%	0.0%	0.0%	0.0%	0.4%	0.1%
	Brierley Town Centre	0.0%	0.0%	0.0%	0.0%	3.3%	1.1%
	Shafton Local Centre	0.0%	0.0%	0.0%	0.0%	0.4%	0.1%
	Co-op, 6a Rotherham Road, Great Houghton	0.0%	0.0%	0.0%	0.0%	0.8%	0.3%
Outside Study Area							
	Aldi, Colliery Avenue, Wath Upon Dearne	0.0%	0.0%	2.1%	0.0%	1.7%	0.7%
	Aldi, Park Street, Masbrough, Rotherham	0.5%	0.0%	0.0%	0.0%	2.5%	1.0%
	Aldi, Sandal Castle Centre, Wakefield	0.0%	0.0%	0.0%	0.8%	0.0%	0.1%
	Asda, 1 Market Street, Chapeltown, Sheffield	0.5%	0.0%	1.1%	0.0%	0.0%	0.1%
	Asda, 107-111 High Street, Wath-Upon-Dearne	0.0%	0.0%	2.1%	0.0%	0.4%	0.4%
	Asda, Aldwarke Lane, off Doncaster Road, Rotherham	0.0%	0.0%	0.0%	0.0%	0.4%	0.1%
	Asda, Asdale Road, Sandal, Wakefield	0.0%	1.5%	0.0%	0.8%	0.4%	0.4%
	Asda, Barnsley Road, Moorthorpe, South Elmsall	0.0%	0.0%	0.0%	0.0%	0.4%	0.1%
	Asda, Dewsbury Road, Wakefield	0.0%	0.0%	0.0%	1.6%	0.0%	0.3%
	Co-op, 11 White Apron Street, South Kirkby, Pontefract	0.0%	0.0%	0.0%	0.0%	1.3%	0.4%
	Co-op, 18 Barnsley Road, Moortop, Ackworth	0.0%	0.0%	0.0%	0.0%	0.4%	0.1%
	Doncaster Town Centre	0.0%	0.0%	1.1%	0.0%	0.0%	0.1%
	Lidl, 443 Manchester Road, Stocksbridge	0.0%	1.5%	0.0%	0.0%	0.0%	0.1%
	Lidl, Bypass Road, Mexborough	0.0%	0.0%	0.0%	0.0%	0.4%	0.1%
	Marks & Spencer, 1 The Arcade, Meadowhall Centre, Sheffield	0.5%	0.0%	0.0%	0.0%	0.0%	0.1%
	Morrisons, York Road, Doncaster	0.0%	0.0%	1.1%	0.0%	0.0%	0.1%
	Other	2.0%	7.6%	5.3%	2.4%	0.4%	2.5%
	Rotherham Town Centre	0.0%	0.0%	1.1%	0.0%	0.0%	0.1%
	South Kirkby Town Centre	0.0%	0.0%	0.0%	0.0%	2.9%	1.0%
	Tesco Express, Wortley Road, Fenton, Rotherham	0.5%	0.0%	0.0%	0.0%	0.4%	0.1%
	Tesco Extra, Biscay Way, Wath-upon-Dearne, Rotherham	0.0%	0.0%	0.0%	0.0%	1.7%	0.6%
	Tesco Superstore, Forge Island, Market Street, Rotherham	0.0%	0.0%	3.2%	0.0%	0.0%	0.4%

Notes:

1) Market Share Figures excluding SFT and 'don't know/varies' derived from Barnsley Town Centre Retail Study 2014 Household Survey Appendix 3

2) 2012 Prices

Table 5b - Top-up Food Shopping Turnovers at 2017 and 2020

Centre	Street Address	2017						2020					
		Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Total	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Total
Zone 1													
Barnsley Town Centre													
	Barnsley Town Centre	3.91	0.16	0.64	0.62	1.58	6.91	4.24	0.18	0.69	0.67	1.72	7.50
	Iceland, 13-17 Peel Street, Barnsley	0.24	0.00	0.00	0.00	0.00	0.24	0.26	0.00	0.00	0.00	0.00	0.26
	Iceland, 8/9 The Alhambra Centre, Cheapside, Barnsley	1.07	0.16	0.00	0.00	0.21	1.44	1.16	0.18	0.00	0.00	0.23	1.56
	Lidl, Peel Street, Barnsley	0.59	0.00	0.00	0.00	0.00	0.59	0.64	0.00	0.00	0.00	0.00	0.64
	Marks & Spencer, 7 Queen Street, Barnsley	0.24	0.49	0.00	0.25	0.11	1.08	0.26	0.53	0.00	0.27	0.11	1.17
Stairfoot Local Centre													
	Aldi, Doncaster Road, Barnsley	0.59	0.16	0.00	0.25	0.95	1.95	0.64	0.18	0.00	0.27	1.03	2.12
Worsbrough Local Centre	Worsbrough Local Centre	0.12	0.00	0.00	0.00	0.00	0.12	0.13	0.00	0.00	0.00	0.00	0.13
	Asda, Thomas Street, Worsbrough	2.13	0.49	0.00	0.00	0.11	2.73	2.31	0.53	0.00	0.00	0.11	2.96
	Co-op, 75 High Street, Worsbrough	0.00	0.00	0.13	0.00	0.00	0.13	0.00	0.00	0.14	0.00	0.00	0.14
Zone 1 Out of Centre													
	Morrisons, Lower Thomas Street, Off Westway, Barnsley	1.42	0.16	0.26	0.00	0.42	2.26	1.54	0.18	0.28	0.00	0.46	2.46
	Aldi, Claycliffe Road, Barugh Green	1.30	0.33	0.00	1.72	0.42	3.77	1.41	0.35	0.00	1.87	0.46	4.10
	Asda, Old Mill Lane, Barnsley	3.20	0.16	0.00	0.25	0.53	4.13	3.47	0.18	0.00	0.27	0.57	4.49
	Sainsbury's Local, 4 St Helens Way, Monk Bretton	1.30	0.00	0.00	0.00	0.11	1.41	1.41	0.00	0.00	0.00	0.11	1.53
	Tesco Express, Carlton Road, Smithies, Barnsley	0.95	0.00	0.00	0.00	0.11	1.05	1.03	0.00	0.00	0.00	0.11	1.14
	Tesco Express, Huddersfield Road, Barnsley	1.18	0.00	0.00	0.00	0.00	1.18	1.29	0.00	0.00	0.00	0.00	1.29
	Tesco (One Stop), 3-23 Neville Avenue, Kendray, Barnsley	0.12	0.00	0.00	0.00	0.00	0.12	0.13	0.00	0.00	0.00	0.00	0.13
	Tesco Extra, Wombwell Lane, Barnsley	0.12	0.00	0.51	0.12	1.69	2.44	0.13	0.00	0.55	0.13	1.83	2.65
	Costcutter, Dodworth Road, Barnsley	0.12	0.16	0.00	0.00	0.00	0.28	0.13	0.18	0.00	0.00	0.00	0.31
	Costcutter, Pogmore Road, Barnsley	0.00	0.00	0.00	0.86	0.00	0.86	0.00	0.00	0.00	0.94	0.00	0.94
	Iceland, Castle Close, Barnsley	0.12	0.00	0.00	0.00	0.11	0.22	0.13	0.00	0.00	0.00	0.11	0.24
	Sainsbury's Local, Redbrook Road, Barnsley	0.24	0.00	0.00	0.00	0.00	0.24	0.26	0.00	0.00	0.00	0.00	0.26
	Co-op, 59 Green Spring Avenue, Birdwell	0.12	0.00	0.00	0.00	0.00	0.12	0.13	0.00	0.00	0.00	0.00	0.13
	Barugh Green Village Centre	0.36	0.00	0.00	0.12	0.00	0.48	0.39	0.00	0.00	0.13	0.00	0.52
	Kendray Local Centre	1.18	0.00	0.00	0.00	0.00	1.18	1.29	0.00	0.00	0.00	0.00	1.29
Zone 2													
Penistone District Centre													
	Co-op, 26 Market Street, Penistone	0.00	0.65	0.00	0.00	0.00	0.65	0.00	0.71	0.00	0.00	0.00	0.71
	Tesco Superstore, Market Lane, Penistone	0.00	2.61	0.00	0.00	0.00	2.61	0.00	2.83	0.00	0.00	0.00	2.83
	Penistone District Centre	0.00	0.81	0.00	0.00	0.00	0.81	0.00	0.88	0.00	0.00	0.00	0.88
Dodworth Local Centre													
	Dodworth Local Centre	0.36	0.98	0.00	0.00	0.11	1.44	0.39	1.06	0.00	0.00	0.11	1.56
Zone 2 Out-of-Centre													
	Co-op, The Cross, Silkstone	0.00	1.30	0.00	0.00	0.00	1.30	0.00	1.42	0.00	0.00	0.00	1.42
	Cawthorne Local Centre	0.00	0.16	0.00	0.12	0.00	0.29	0.00	0.18	0.00	0.13	0.00	0.31
	Silkstone Common Local Centre	0.00	0.16	0.00	0.00	0.00	0.16	0.00	0.18	0.00	0.00	0.00	0.18
Zone 3													
Hoyland District Centre													
	Co-op, King Street, Hoyland	0.24	0.00	0.89	0.00	0.00	1.13	0.26	0.00	0.97	0.00	0.00	1.23
	Hoyland District Centre	0.00	0.00	1.79	0.00	0.00	1.79	0.00	0.00	1.94	0.00	0.00	1.94
Wombwell District Centre													
	Tesco Express, High Street, Wombwell	0.00	0.00	0.38	0.00	0.11	0.49	0.00	0.00	0.42	0.00	0.11	0.53
	Wombwell District Centre	0.00	0.00	1.79	0.00	0.42	2.21	0.00	0.00	1.94	0.00	0.46	2.40
Hoyland Common Local Centre													
	Co-op, Hoyland Road, Hoyland	0.00	0.33	0.77	0.00	0.00	1.09	0.00	0.35	0.83	0.00	0.00	1.19
	Hoyland Common Local Centre	0.00	0.00	0.26	0.00	0.00	0.26	0.00	0.00	0.28	0.00	0.00	0.28
Zone 3 Out-of-Centre													
	Tesco Express, 148 West Street, Hoyland	0.00	0.00	0.89	0.00	0.00	0.89	0.00	0.00	0.97	0.00	0.00	0.97
	Elsecar Local Centre	0.00	0.00	0.89	0.00	0.00	0.89	0.00	0.00	0.97	0.00	0.00	0.97
	Hemingfield Local Centre	0.00	0.00	0.13	0.00	0.00	0.13	0.00	0.00	0.14	0.00	0.00	0.14
	Morrisons, Cortonwood, Brampton	0.00	0.16	0.64	0.00	0.42	1.22	0.00	0.18	0.69	0.00	0.46	1.33
Zone 4													
Royston District Centre													
	Asda, Midland Road, Royston	0.24	0.00	0.00	2.58	0.11	2.93	0.26	0.00	0.00	2.81	0.11	3.18
	Co-op, High Street, Royston	0.00	0.00	0.00	1.23	0.00	1.23	0.00	0.00	0.00	1.34	0.00	1.34
	Royston District Centre	0.00	0.00	0.00	1.11	0.00	1.11	0.00	0.00	0.00	1.20	0.00	1.20
	Sainsbury's Local, 125-127 Midland Road, Royston, Barnsley	0.00	0.00	0.00	0.25	0.00	0.25	0.00	0.00	0.00	0.27	0.00	0.27
Zone 4 Local Centres													
	Athersley Local Centre	0.00	0.00	0.00	0.49	0.00	0.49	0.00	0.00	0.00	0.53	0.00	0.53
	Co-op, Wakefield Road, New Lodge	0.00	0.00	0.00	0.49	0.00	0.49	0.00	0.00	0.00	0.53	0.00	0.53
	Co-op, Church Street, Darton	0.00	0.00	0.00	0.25	0.00	0.25	0.00	0.00	0.00	0.27	0.00	0.27
	Darton Local Centre	0.12	0.00	0.00	0.12	0.00	0.24	0.13	0.00	0.00	0.13	0.00	0.26
	Co-op, Blacker Road, Mapplewell	0.00	0.16	0.00	2.34	0.00	2.50	0.00	0.18	0.00	2.54	0.00	2.71
	Mapplewell Local Centre	0.00	0.00	0.00	0.86	0.00	0.86	0.00	0.00	0.00	0.94	0.00	0.94
Zone 5													
Cudworth District Centre													
	Cudworth District Centre	0.00	0.00	0.00	0.00	1.05	1.05	0.00	0.00	0.00	0.00	1.14	1.14
	Co-op, Barnsley Road, Cudworth	0.00	0.00	0.00	0.00	0.53	0.53	0.00	0.00	0.00	0.00	0.57	0.57
Goldthorpe District Centre													
	Asda, High Street, GOLDTHORPE	0.00	0.00	0.00	0.00	2.11	2.11	0.00	0.00	0.00	0.00	2.29	2.29
	Co-op, 1 Doncaster Road, Goldthorpe	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Goldthorpe District Centre	0.12	0.00	0.00	0.00	0.53	0.65	0.13	0.00	0.00	0.00	0.57	0.70
Hemsworth Centre													
	Hemsworth Town Centre	0.00	0.00	0.00	0.00	0.32	0.32	0.00	0.00	0.00	0.00	0.34	0.34
	Farmfoods, Southmoor Road, Hemsworth	0.00	0.00	0.00	0.00	0.11	0.11	0.00	0.00	0.00	0.00	0.11	0.11
	Iceland, 210/214 Soho road, Bank Street, Hemsworth	0.00	0.00	0.00	0.25	0.21	0.46	0.00	0.00	0.00	0.27	0.23	0.50
	Tesco Superstore, Market Street, Hemsworth, Pontefract	0.00	0.00	0.00	0.25	1.90	2.14	0.00	0.00	0.00	0.27	2.06	2.33
Zone 5 Local Centres													
	Co-op, Carr Head Lane, St Andrews Square, Bolton-Upon-Dearne	0.00	0.00	0.00	0.00	0.21	0.21	0.00	0.00	0.00	0.00	0.23	0.23
	Darfield Local Centre	0.00	0.00	0.00	0.00	0.11	0.11	0.00	0.00	0.00	0.00	0.11	0.11
	Asda, High Street, GRIMETHORPE	0.00	0.00	0.00	0.00	1.69	1.69	0.00	0.00	0.00	0.00	1.83	1.83
	Iceland, Pontefract Road, Barnsley	0.59	0.00	0.00	0.00	0.32	0.91	0.64	0.00	0.00	0.00	0.34	0.99
	Asda, Welfare Road, Thurnscoe	0.00	0.00	0.00	0.00	1.48	1.48	0.00	0.00	0.00	0.00	1.60	1.60
	Thurnscoe (Houghton Road) Local Centre	0.00	0.00	0.00	0.00	0.84	0.84	0.00	0.00	0.00	0.00	0.92	0.92
	Thurnscoe (Shepherd Lane) Local Centre	0.00	0.00	0.00	0.00	0.11	0.11	0.00	0.00	0.00	0.00	0.11	0.11
Zone 5 out-of-centre													
	Co-op, 12-14 Cemetary Road, Grimethorpe	0.00	0.00	0.00	0.00	0.11	0.11	0.00	0.00	0.00	0.00	0.11	0.11
	Co-op, 166 Barnsley Road, Darfield	0.00	0.00	0.00	0.00	1.05	1.05	0.00	0.00	0.00	0.00	1.14	1.14
	Sainsbury's Local, Units 2-4 High Street, Shafton	0.00	0.00	0.00	0.00	0.53	0.53	0.00	0.00	0.00	0.00	0.57	0.57
	Tesco Express, 105-109 Furlong Road, Bolton on Dearne	0.00	0.00	0.00	0.00	0.11	0.11	0.00	0.00	0.00	0.00	0.11	0.11
	Brierley Town Centre	0.00	0.00	0.00	0.00	0.84	0.84	0.00	0.00	0.00	0.00	0.92	0.92
	Shafton Local Centre	0.00	0.00	0.00	0.00	0.11	0.11	0.00	0.00	0.00	0.00	0.11	0.11
	Co-op, 6a Rotherham Road, Great Houghton	0.00	0.00	0.00	0.00	0.21	0.21	0.00	0.00	0.00	0.00	0.23	0.23
Outside Study Area													
	Aldi, Colliery Avenue, Wath Upon Dearne	0.00	0.00	0.26	0.00	0.42	0.68	0.00	0.00	0.28	0.00	0.46	0.74
	Aldi, Park Street, Masbrough, Rotherham	0.12	0.00	0.00	0.00	0.63	0.75	0.13	0.00	0.00	0.00	0.69	0.82
	Aldi, Sandal Castle Centre, Wakefield	0.00	0.00	0.00	0.12	0.00	0.12	0.00	0.00	0.00	0.13	0.00	0.13
	Asda, 1 Market Street, Chapeltown, Sheffield	0.12	0.00	0.13	0.00	0.00	0.25	0.13	0.00	0.14	0.00	0.00	0.27
	Asda, 107-111 High Street, Wath-Upon-Dearne	0.00	0.00	0.26	0.00	0.11	0.36	0.00	0.00	0.28	0.00	0.11	0.39
	Asda, Aldwarke Lane, off Doncaster Road, Rotherham	0.00	0.00	0.00	0.00	0.11	0.11	0.00	0.00	0.00	0.00	0.11	0.11
	Asda, Asdale Road, Sandal, Wakefield	0.00	0.16	0.00	0.12	0.11	0.39	0.00	0.18	0.00	0.13	0.11	0.42
	Asda, Barnsley Road, Moorthorpe, South Elmsall	0.00	0.00	0.00	0.00	0.11	0.11	0.00	0.00	0.00	0.00	0.11	0.11
	Asda, Dewsbury Road, Wakefield	0.00	0.00	0.00	0.25	0.00	0.25	0.00	0.00	0.00	0.27	0.00	0.27
	Co-op, 11 White Apron Street, South Kirkby, Pontefract	0.00	0.00	0.00	0.00	0.32	0.32	0.00	0.00	0.00	0.00	0.34	0.34
	Co-op, 18 Barnsley Road, Moortop, Ackworth	0.00	0.00	0.00	0.00	0.11	0.11	0.00	0.00	0.00	0.00	0.11	0.11
	Doncaster Town Centre	0.00	0.00	0.13	0.00	0.00	0.13	0.00	0.00	0.14	0.00	0.00	0.14
	Lidl, 443 Manchester Road, Stocksbridge	0.00	0.16	0.00	0.00	0.00	0.16	0.00	0.18	0.00	0.00	0.00	0.18
	Lidl, Bypass Road, Mexborough	0.00	0.00	0.00	0.00	0.11	0.11	0.00	0.00	0.00	0.00	0.11	0.11
	Marks & Spencer, 1 The Arcade, Meadowhall Centre, Sheffield	0.12	0.00	0.00	0.00	0.00	0.12	0.13	0.00	0.00	0.00	0.00	0.13
	Morrisons, York Road, Doncaster	0.00	0.00	0.13	0.00	0.00	0.13	0.00	0.00	0.14	0.00	0.00	0.14
	Other	0.47	0.81	0.64	0.37	0.11	2.40	0.51	0.88	0.69	0.40	0.11	2.61
	Rotherham Town Centre	0.00	0.00	0.13	0.00	0.00	0.13	0.00	0.00	0.14	0.00	0.00	0.14
	South Kirkby Town Centre	0.00	0.00	0.00	0.00	0.74	0.74	0.00	0.00	0.00	0.00	0.80	0.80
	Tesco Express, Wortley Road, Fenton, Rotherham	0.12	0.00	0.00	0.00	0.11	0.22	0.13	0.00	0.00	0.00	0.11	0.24
	Tesco Extra, Biscay Way, Wath-upon-Dearne, Rotherham	0.00	0.00	0.00	0.00	0.42	0.42	0.00	0.00	0.00	0.00	0.46	0.46
	Tesco Superstore, Forge Island, Market Street, Rotherham	0.00	0.00	0.38	0.00	0.00	0.38	0.00	0.00	0.42	0.00	0.00	0.42

Notes:

1) Table 5a multiplied by Table 3c

2) 2012 Prices

Table 6a - Total Comparison Goods Market Share (%)

Centre	Street Address	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Total
Zone 1							
Barnsley Town Centre							
	Barnsley Town Centre	44.8%	26.7%	17.5%	44.8%	26.2%	33.4%
Stairfoot Local Centre							
	Stairfoot Local Centre	0.8%	0.1%	0.6%	0.2%	2.1%	0.9%
Worsborough Local Centre							
	Worsborough Local Centre	0.4%	0.2%	0.0%	0.0%	0.0%	0.1%
Zone 1 Out-of-Centre							
	Morrisons, Lower Thomas Street, Off Westway, Barnsley	3.6%	3.5%	0.4%	0.3%	0.5%	1.7%
	Wickes, Old Mill Lane, Barnsley	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%
	Asda, Old Mill Lane, Barnsley	7.0%	1.9%	0.4%	4.2%	3.7%	4.0%
	Asda, Thomas Street, Worsbrough	0.0%	0.0%	0.0%	0.0%	0.2%	0.1%
	B&Q, Stairfoot Business Park, Beachcroft Way, Barnsley	1.5%	0.5%	0.0%	1.1%	0.2%	0.7%
	Birdwell Local Centre	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Barugh Green Local Centre	0.0%	0.0%	0.0%	0.1%	0.0%	0.0%
	Monk Bretton Local Centre	0.2%	0.0%	0.0%	0.0%	0.0%	0.1%
	Tesco Extra, Wombwell Lane, Barnsley	2.7%	1.3%	3.3%	0.6%	5.2%	2.9%
	The Peel Centre Retail Park, Barnsley	6.5%	6.6%	1.3%	5.6%	3.4%	4.8%
	Wombwell Lane Retail Park	0.4%	0.6%	0.8%	0.7%	0.8%	0.6%
Zone 2							
Penistone District Centre							
	Penistone District Centre	0.0%	1.9%	0.0%	0.0%	0.0%	0.3%
	Tesco, Market Lane, Penistone	0.0%	2.4%	0.0%	0.0%	0.0%	0.3%
Zone 2 Other Centres							
	Dodworth Local Centre	0.0%	0.7%	0.0%	0.1%	0.0%	0.1%
Zone 3							
Hoyland District Centre							
	Hoyland District Centre	0.0%	0.0%	2.5%	0.0%	0.3%	0.4%
Wombwell District Centre							
	Wombwell District Centre	0.1%	0.0%	3.5%	0.1%	0.3%	0.6%
Hoyland Common Local Centre							
	Hoyland Common Local Centre	0.0%	0.4%	0.5%	0.0%	0.0%	0.1%
Zone 3 Out-of-Centre							
	Elsecar Local Centre	0.0%	0.0%	0.7%	0.0%	0.0%	0.1%
	Brampton Local Centre	0.0%	0.0%	0.3%	0.0%	0.3%	0.1%
	Cortonwood Retail Park, Brampton	6.1%	8.0%	28.2%	4.6%	13.2%	11.1%
	Morrisons, Cortonwood, Brampton, Barnsley	0.0%	0.5%	3.8%	0.3%	1.2%	1.0%
Zone 4							
Royston District Centre							
	Asda, Midland Road, Royston	0.0%	0.0%	0.0%	0.9%	0.4%	0.3%
	Royston District Centre	0.0%	0.0%	0.0%	0.7%	0.0%	0.1%
Zone 4 Local Centres							
	Darton Local Centre	0.1%	0.0%	0.1%	0.3%	0.0%	0.1%
	Mapplewell Local Centre	0.0%	0.0%	0.0%	0.2%	0.0%	0.0%
Zone 5							
Cudworth District Centre							
	Cudworth District Centre	0.2%	0.0%	0.0%	0.0%	0.1%	0.1%
Goldthorpe District Centre							
	Asda, High Street, GOLDTHORPE	0.0%	0.0%	0.0%	0.0%	0.9%	0.2%
	Goldthorpe District Centre	0.0%	0.0%	0.0%	0.0%	0.4%	0.1%
Thurnscoe (Houghton Road) Local Centre							
	Asda, Welfare Road, Thurnscoe	0.0%	0.0%	0.0%	0.0%	0.9%	0.2%
	Thurnscoe (Houghton Road) Local Centre	0.0%	0.0%	0.0%	0.0%	0.6%	0.2%
Hemsworth Centre							
	Hemsworth Town Centre	0.0%	0.0%	0.0%	0.4%	0.8%	0.3%
	Tesco, Market Street, Hemsworth	0.0%	0.0%	0.0%	0.6%	0.8%	0.3%
Zone 5 Local Centres							
	Bolton on Dearne (St Andrew's Square) Local Centre	0.0%	0.0%	0.0%	0.0%	0.2%	0.1%
	Darfield Local Centre	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Asda, High Street, GRIMETHORPE	0.0%	0.0%	0.0%	0.0%	0.1%	0.0%
	Lundwood Local Centre	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%
	South Kirkby Town Centre	0.0%	0.0%	0.0%	0.0%	0.1%	0.0%
Zone 5 Out-of-Centre							
	Great Houghton Local Centre	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Outside Study Area							
	Abroad	0.0%	0.0%	0.2%	0.3%	0.3%	0.2%
	Armitage's Pennine Garden Centre, Huddersfield Road, Shelley	0.0%	0.1%	0.0%	0.0%	0.0%	0.0%
	Asda, 1 Market Street, Chapeltown, Sheffield	0.0%	1.9%	0.4%	0.0%	0.0%	0.3%
	Asda, Asdale Road, Sandal, Wakefield	0.2%	0.0%	0.0%	2.6%	0.0%	0.5%
	Banner District Centre	0.0%	0.0%	0.0%	0.0%	0.2%	0.1%
	Batley Town Centre	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%
	Birstall Retail Park, Holden Ing Way, Birstall	0.3%	0.2%	0.0%	0.2%	0.0%	0.1%
	Castleford Town Centre	0.1%	0.0%	0.0%	0.0%	0.1%	0.1%
	Cathedral Retail Park, Charlesworth Way, Wakefield	0.0%	0.0%	0.0%	0.2%	0.0%	0.0%
	Doncaster Town Centre	0.5%	0.2%	0.8%	0.5%	4.9%	1.7%
	Danum Retail Park, Doncaster	0.0%	0.0%	0.0%	0.0%	0.3%	0.1%
	Featherstone Town Centre	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Ings Road Retail Park, Wakefield	0.5%	0.0%	0.0%	3.3%	0.8%	0.9%
	Ikea, Holden Ing Way, Batley	0.1%	0.2%	0.0%	0.4%	0.0%	0.1%
	Junction 32 Outlet Shopping Village, Tomahawk Trail, Glasshoughton, Castleford	0.1%	0.5%	0.0%	0.4%	0.5%	0.3%
	Lakeside Village Outlet Shopping, White Rose Way, Doncaster	0.1%	0.0%	0.2%	0.1%	0.9%	0.3%
	Leeds City Centre	0.4%	0.5%	0.0%	0.9%	1.9%	0.9%
	McArthur Glen Designer Outlet, St Nicholas Avenue, York	0.0%	0.0%	0.0%	0.2%	0.0%	0.0%
	Meadowhall, Sheffield	16.4%	27.6%	17.7%	13.7%	13.0%	16.8%
	Meadowhall Retail Park, Sheffield	1.2%	2.7%	0.9%	0.8%	0.2%	1.0%
	Mexborough Town Centre	0.0%	0.0%	0.4%	0.0%	0.7%	0.3%
	Morrisons, 299 The Common, Ecclesfield, Sheffield	0.2%	0.5%	0.0%	0.0%	0.0%	0.1%
	Morrisons, Dewsbury Road, Wakefield	0.0%	0.0%	0.0%	0.0%	0.4%	0.1%
	Other	0.2%	1.6%	0.2%	0.5%	1.2%	0.8%
	Parkgate Shopping Retail Park, Rotherham	0.4%	2.3%	8.1%	0.2%	4.8%	2.9%
	Parkside Retail Park, Pontefract	0.0%	0.0%	0.0%	0.0%	0.3%	0.1%
	Parkway Central Retail Park, Sheffield	0.2%	0.0%	0.3%	0.0%	0.3%	0.2%
	Pontefract Town Centre	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Rotherham Town Centre	0.0%	0.0%	0.0%	0.1%	1.1%	0.3%
	Sheffield City Centre	2.7%	6.0%	2.7%	1.0%	0.8%	2.3%
	South Elmsall Town Centre	0.0%	0.0%	0.0%	0.0%	0.3%	0.1%
	Stainforth Town Centre	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Tesco Extra, Biscay Way, Wath-upon-Dearne, Rotherham	0.1%	0.0%	0.9%	0.0%	1.4%	0.5%
	Wakefield City Centre	0.9%	0.2%	2.9%	8.8%	2.4%	2.9%
	Wath-upon-Dearne Town Local Centre	0.0%	0.0%	0.4%	0.0%	0.0%	0.1%
	Wentworth Garden Centre, Hague Lane, Wentworth	0.0%	0.0%	0.0%	0.0%	0.1%	0.0%
	White Rose Shopping Centre, Dewsbury Road, Leeds	0.1%	0.0%	0.0%	0.2%	0.0%	0.1%
	York City Centre	0.1%	0.3%	0.0%	0.0%	0.1%	0.1%

Notes:

1) Market Share Figures derived from Barnsley Town Centre Retail Study Household Survey (Appendix 3)

2) 2012 Prices

Table 6b - Total Comparison Goods Shopping Turnovers at 2017 and 2020

Centre	Street Address	2017						2020					
		Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Total	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Total
Zone 1													
Barnsley Town Centre													
	Barnsley Town Centre	86.08	27.48	17.05	57.67	52.56	**240.84**	91.64	29.24	18.14	61.34	55.91	**256.27**
Stairfoot Local Centre													
	Stairfoot Local Centre	1.61	0.05	0.61	0.31	4.26	**6.85**	1.71	0.06	0.65	0.33	4.53	**7.28**
Worsborough Local Centre													
	Worsborough Local Centre	0.84	0.20	0.00	0.00	0.00	**1.04**	0.90	0.21	0.00	0.00	0.00	**1.11**
Zone 1 Out-of-Centre													
	Morrisons, Lower Thomas Street, Off Westway, Barnsley	6.92	3.63	0.37	0.38	0.95	**12.25**	7.36	3.86	0.40	0.41	1.01	**13.04**
	Wickes, Old Mill Lane, Barnsley	0.17	0.00	0.00	0.03	0.00	**0.20**	0.18	0.00	0.00	0.04	0.00	**0.21**
	Asda, Old Mill Lane, Barnsley	13.46	1.91	0.37	5.40	7.44	**28.58**	14.33	2.03	0.40	5.75	7.91	**30.41**
	Asda, Thomas Street, Worsbrough	0.00	0.00	0.00	0.00	0.39	**0.39**	0.00	0.00	0.00	0.00	0.42	**0.42**
	B&Q, Stairfoot Business Park, Beachcroft Way, Barnsley	2.97	0.55	0.00	1.42	0.34	**5.27**	3.16	0.58	0.00	1.51	0.36	**5.61**
	Birdwell Local Centre	0.07	0.00	0.00	0.00	0.00	**0.07**	0.07	0.00	0.00	0.00	0.00	**0.07**
	Barugh Green Local Centre	0.00	0.00	0.00	0.12	0.00	**0.12**	0.00	0.00	0.00	0.12	0.00	**0.12**
	Monk Bretton Local Centre	0.42	0.00	0.00	0.00	0.00	**0.42**	0.45	0.00	0.00	0.00	0.00	**0.45**
	Tesco Extra, Wombwell Lane, Barnsley	5.12	1.35	3.19	0.73	10.41	**20.81**	5.45	1.44	3.40	0.78	11.07	**22.15**
	The Peel Centre Retail Park, Barnsley	12.52	6.77	1.26	7.27	6.78	**34.60**	13.33	7.21	1.34	7.74	7.21	**36.82**
	Wombwell Lane Retail Park	0.85	0.60	0.76	0.84	1.61	**4.65**	0.90	0.64	0.81	0.89	1.71	**4.95**
Zone 2													
Penistone District Centre													
	Penistone District Centre	0.00	1.96	0.00	0.00	0.00	**1.96**	0.00	2.08	0.00	0.00	0.00	**2.08**
	Tesco, Market Lane, Penistone	0.00	2.46	0.00	0.00	0.00	**2.46**	0.00	2.62	0.00	0.00	0.00	**2.62**
Zone 2 Other Centres													
	Dodworth Local Centre	0.07	0.75	0.00	0.12	0.03	**0.96**	0.07	0.80	0.00	0.12	0.03	**1.03**
Zone 3													
Hoyland District Centre													
	Hoyland District Centre	0.00	0.00	2.42	0.00	0.56	**2.97**	0.00	0.00	2.57	0.00	0.59	**3.16**
Wombwell District Centre													
	Wombwell District Centre	0.18	0.00	3.44	0.12	0.62	**4.35**	0.19	0.00	3.65	0.12	0.66	**4.62**
Hoyland Common Local Centre													
	Hoyland Common Local Centre	0.00	0.40	0.50	0.00	0.00	**0.90**	0.00	0.42	0.54	0.00	0.00	**0.96**
Zone 3 Out-of-Centre													
	Elsecar Local Centre	0.00	0.00	0.64	0.00	0.00	**0.64**	0.00	0.00	0.68	0.00	0.00	**0.68**
	Brampton Local Centre	0.00	0.00	0.27	0.00	0.66	**0.93**	0.00	0.00	0.29	0.00	0.70	**0.99**
	Cortonwood Retail Park, Brampton	11.77	8.20	27.46	5.96	26.58	**79.97**	12.53	8.72	29.21	6.34	28.28	**85.09**
	Morrisons, Cortonwood, Brampton, Barnsley	0.00	0.55	3.73	0.38	2.37	**7.03**	0.00	0.59	3.97	0.41	2.52	**7.48**
Zone 4													
Royston District Centre													
	Asda, Midland Road, Royston	0.00	0.00	0.00	1.14	0.79	**1.93**	0.00	0.00	0.00	1.22	0.84	**2.06**
	Royston District Centre	0.00	0.00	0.00	0.91	0.00	**0.91**	0.00	0.00	0.00	0.97	0.00	**0.97**
Zone 4 Local Centres													
	Darton Local Centre	0.14	0.00	0.13	0.35	0.09	**0.71**	0.15	0.00	0.14	0.37	0.10	**0.76**
	Mapplewell Local Centre	0.00	0.00	0.00	0.30	0.00	**0.30**	0.00	0.00	0.00	0.32	0.00	**0.32**
Zone 5													
Cudworth District Centre													
	Cudworth District Centre	0.39	0.00	0.00	0.00	0.24	**0.64**	0.42	0.00	0.00	0.00	0.26	**0.68**
Goldthorpe District Centre													
	Asda, High Street, GOLDTHORPE	0.00	0.00	0.00	0.00	1.74	**1.74**	0.00	0.00	0.00	0.00	1.85	**1.85**
	Goldthorpe District Centre	0.00	0.00	0.00	0.00	0.89	**0.89**	0.00	0.00	0.00	0.00	0.94	**0.94**
Thurnscoe (Houghton Road) Local Centre													
	Asda, Welfare Road, Thurnscoe	0.00	0.00	0.00	0.00	1.74	**1.74**	0.00	0.00	0.00	0.00	1.85	**1.85**
	Thurnscoe (Houghton Road) Local Centre	0.00	0.00	0.00	0.00	1.13	**1.13**	0.00	0.00	0.00	0.00	1.20	**1.20**
Hemsworth Centre													
	Hemsworth Town Centre	0.00	0.00	0.00	0.50	1.70	**2.20**	0.00	0.00	0.00	0.53	1.81	**2.34**
	Tesco, Market Street, Hemsworth	0.00	0.00	0.04	0.76	1.61	**2.40**	0.00	0.00	0.04	0.81	1.71	**2.56**
Zone 5 Local Centres													
	Bolton on Dearne (St Andrew's Square) Local Centre	0.00	0.00	0.00	0.00	0.40	**0.40**	0.00	0.00	0.00	0.00	0.42	**0.42**
	Darfield Local Centre	0.00	0.00	0.00	0.00	0.09	**0.09**	0.00	0.00	0.00	0.00	0.10	**0.10**
	Asda, High Street, GRIMETHORPE	0.00	0.00	0.00	0.00	0.19	**0.19**	0.00	0.00	0.00	0.00	0.20	**0.20**
	Lundwood Local Centre	0.14	0.00	0.00	0.00	0.00	**0.14**	0.15	0.00	0.00	0.00	0.00	**0.15**
	South Kirkby Town Centre	0.00	0.00	0.00	0.00	0.12	**0.12**	0.00	0.00	0.00	0.00	0.13	**0.13**
Zone 5 Out-of-Centre													
	Great Houghton Local Centre	0.00	0.00	0.00	0.03	0.00	**0.03**	0.00	0.00	0.00	0.04	0.00	**0.04**
Outside Study Area													
	Abroad	0.00	0.00	0.24	0.38	0.60	**1.22**	0.00	0.00	0.25	0.41	0.64	**1.30**
	Armitage's Pennine Garden Centre, Huddersfield Road, Shelley	0.03	0.05	0.00	0.03	0.00	**0.12**	0.04	0.06	0.00	0.04	0.00	**0.13**
	Asda, 1 Market Street, Chapeltown, Sheffield	0.00	1.93	0.37	0.00	0.00	**2.30**	0.00	2.05	0.40	0.00	0.00	**2.45**
	Asda, Asdale Road, Sandal, Wakefield	0.42	0.00	0.00	3.36	0.09	**3.87**	0.45	0.00	0.00	3.57	0.10	**4.12**
	Banner District Centre	0.00	0.00	0.00	0.03	0.39	**0.43**	0.00	0.00	0.00	0.04	0.42	**0.46**
	Batley Town Centre	0.22	0.00	0.00	0.00	0.00	**0.22**	0.23	0.00	0.00	0.00	0.00	**0.23**
	Birstall Retail Park, Holden Ing Way, Birstall	0.57	0.20	0.00	0.23	0.00	**1.00**	0.61	0.21	0.00	0.25	0.00	**1.06**
	Castleford Town Centre	0.22	0.00	0.00	0.00	0.21	**0.42**	0.23	0.00	0.00	0.00	0.22	**0.45**
	Cathedral Retail Park, Charlesworth Way, Wakefield	0.00	0.00	0.00	0.28	0.00	**0.28**	0.00	0.00	0.00	0.29	0.00	**0.29**
	Doncaster Town Centre	1.00	0.20	0.74	0.59	9.74	**12.27**	1.07	0.21	0.79	0.63	10.37	**13.06**
	Danum Retail Park, Doncaster	0.00	0.00	0.00	0.00	0.61	**0.61**	0.00	0.00	0.00	0.00	0.65	**0.65**
	Featherstone Town Centre	0.03	0.00	0.00	0.03	0.00	**0.07**	0.04	0.00	0.00	0.04	0.00	**0.07**
	Ings Road Retail Park, Wakefield	1.00	0.00	0.00	4.23	1.56	**6.79**	1.06	0.00	0.00	4.50	1.66	**7.23**
	Ikea, Holden Ing Way, Batley	0.28	0.20	0.00	0.46	0.00	**0.95**	0.30	0.21	0.00	0.49	0.00	**1.01**
	Junction 32 Outlet Shopping Village, Tomahawk Trail, Glasshoughton, Castleford	0.22	0.53	0.00	0.53	0.97	**2.25**	0.23	0.57	0.00	0.56	1.03	**2.39**
	Lakeside Village Outlet Shopping, White Rose Way, Doncaster	0.22	0.00	0.18	0.12	1.73	**2.24**	0.23	0.00	0.19	0.12	1.84	**2.38**
	Leeds City Centre	0.86	0.55	0.00	1.12	3.76	**6.29**	0.91	0.59	0.00	1.19	4.00	**6.69**
	McArthur Glen Designer Outlet, St Nicholas Avenue, York	0.00	0.00	0.00	0.21	0.09	**0.30**	0.00	0.00	0.00	0.22	0.10	**0.32**
	Meadowhall, Sheffield	31.55	28.49	17.27	17.68	26.10	**121.08**	33.59	30.32	18.37	18.80	27.77	**128.84**
	Meadowhall Retail Park, Sheffield	2.26	2.82	0.84	0.97	0.46	**7.35**	2.40	3.00	0.90	1.03	0.49	**7.82**
	Mexborough Town Centre	0.00	0.00	0.37	0.00	1.44	**1.81**	0.00	0.00	0.40	0.00	1.53	**1.93**
	Morrisons, 299 The Common, Ecclesfield, Sheffield	0.42	0.55	0.00	0.00	0.00	**0.98**	0.45	0.59	0.00	0.00	0.00	**1.04**
	Morrisons, Dewsbury Road, Wakefield	0.00	0.00	0.00	0.00	0.79	**0.79**	0.00	0.00	0.00	0.00	0.84	**0.84**
	Other	0.39	1.68	0.24	0.71	2.44	**5.45**	0.41	1.78	0.25	0.75	2.60	**5.79**
	Parkgate Shopping Retail Park, Rotherham	0.86	2.36	7.91	0.21	9.57	**20.90**	0.91	2.51	8.41	0.22	10.18	**22.24**
	Parkside Retail Park, Pontefract	0.00	0.00	0.00	0.00	0.58	**0.58**	0.00	0.00	0.00	0.00	0.62	**0.62**
	Parkway Central Retail Park, Sheffield	0.32	0.00	0.26	0.00	0.56	**1.14**	0.34	0.00	0.28	0.00	0.59	**1.21**
	Pontefract Town Centre	0.00	0.00	0.00	0.03	0.03	**0.06**	0.00	0.00	0.00	0.04	0.03	**0.07**
	Rotherham Town Centre	0.00	0.00	0.00	0.12	2.26	**2.37**	0.00	0.00	0.00	0.12	2.40	**2.52**
	Sheffield City Centre	5.10	6.20	2.64	1.23	1.67	**16.85**	5.43	6.59	2.81	1.31	1.78	**17.93**
	South Elmsall Town Centre	0.00	0.00	0.00	0.00	0.52	**0.52**	0.00	0.00	0.00	0.00	0.55	**0.55**
	Stainforth Town Centre	0.03	0.00	0.00	0.00	0.03	**0.06**	0.04	0.00	0.00	0.00	0.03	**0.07**
	Tesco Extra, Biscay Way, Wath-upon-Dearne, Rotherham	0.18	0.00	0.91	0.00	2.84	**3.93**	0.19	0.00	0.97	0.00	3.02	**4.18**
	Wakefield City Centre	1.77	0.20	2.85	11.28	4.72	**20.82**	1.88	0.21	3.03	12.00	5.02	**22.15**
	Wath-upon-Dearne Town Local Centre	0.00	0.00	0.37	0.00	0.09	**0.46**	0.00	0.00	0.39	0.00	0.10	**0.49**
	Wentworth Garden Centre, Hague Lane, Wentworth	0.07	0.00	0.00	0.00	0.23	**0.29**	0.07	0.00	0.00	0.00	0.24	**0.31**
	White Rose Shopping Centre, Dewsbury Road, Leeds	0.22	0.00	0.00	0.21	0.09	**0.52**	0.23	0.00	0.00	0.22	0.10	**0.55**
	York City Centre	0.14	0.27	0.00	0.00	0.21	**0.62**	0.15	0.28	0.00	0.00	0.22	**0.66**
	Total	192.08	103.09	97.43	128.77	200.66	**722.03**	204.48	109.70	103.64	136.97	213.49	**768.28**

Notes:

1) Table 7a multiplied by Table 3e

2) 2012 Prices

Table 7a - Turnover of Proposed Development - Scenario 1 (Convenience Store)

	Gross Floorspace (sqm)	Total Net Floorspace (sqm)	Split of Net Floorspace (sqm)	Sales Density at 2017 (£ per sqm)	Turnover at 2017 (£m)	Turnover at 2020 (£m)
Convenience	1,532	1,149	977	8,128	7.94	7.89
Comparison			287	6,920	1.99	2.10
Total	**1,532**	**1,149**	**1,264**		**9.93**	**9.99**

Notes:

1) Net Floorspace calculated as 75% of gross floorspace based upon professional assumption for similar size stores

2) Split of Net Floorspace derived as 85% Convenience / 25% comparison (i.e. 110% of net floorspace). This method overestimates the total turnover to allow end user flexibility.

3) Sales Density derived from average of similar size operators (Iceland, Aldi, Lidl, Farmfoods)

4) Turnover efficiencies applied from base year in line with Retail Planner Briefing Note 14 Figures 4a and 4b.

5) 2012 Prices

Table 7b - Turnover of Proposed Development - Scenario 2 (Comparison Goods Store)

	Gross Floorspace (sqm)	Total Net Floorspace (sqm)	Sales Density at 2017 (£ per sqm)	Turnover at 2017 (£m)	Turnover at 2020 (£m)
Comparison	1,532	1,226	5,000	6.13	6.48
Total	**1,532**	**1,226**	**5,000**	**6.13**	**6.48**

Notes:

1) Sales Density derived from average figure relied upon within Barnsley Town Centre Retail Study 2014

2) Net floorspace of proposed devleopment assumed to be 80% of gross floorspace based on professional assumption. Barnsley TC Retail Study 2014 relies upon a 70% split.

3) Turnover efficiencies applied from base year in line with Retail Planner Briefing Note 14 Figures 4a and 4b.

4) 2012 Prices

Table 8 - Impact Assessment at 2020

					Proposed Development - Scenario 1						Proposed Development - Scenario 2			
Centre	Street Address	Convenience Goods Turnover at 2020 (£m)	Comparison Goods Turnover at 2020 (£m)	Total Turnover at 2020 (£m)	Convenience Trade Diversion (%)	Convenience Trade Diversion (£m)	Comparison Trade Diversion (%)	Comparison Trade Diversion (£m)	Turnover following Trade Diversion (£m)	Solus Impact (%)	Trade Diversion (%)	Trade Diversion (£m)	Turnover following Trade Diversion (£m)	Solus Impact (%)
Zone 1														
Barnsley Town Centre														
	Barnsley Town Centre	8.29	256.27	264.56	3.0%	0.24	3.0%	0.06	264.26	0.1%	20.0%	1.30	263.27	0.5%
	Iceland, 13-17 Peel Street, Barnsley	0.63		0.63					0.63	0.0%			0.63	0.0%
	Iceland, 8/9 The Alhambra Centre, Cheapside, Barnsley	3.79		3.79	1.0%	0.08			3.71	2.1%			3.79	0.0%
	Lidl, Peel Street, Barnsley	1.76		1.76	2.0%	0.16	2.0%	0.04	1.56	11.3%			1.76	0.0%
	Marks & Spencer, 7 Queen Street, Barnsley	7.68		7.68	1.0%	0.08			7.61	1.0%			7.68	0.0%
	Barnsley Town Centre Total	**22.16**	**256.27**	**278.43**	**7.0%**	**0.55**	**5.0%**	**0.11**	**277.77**	**0.2%**	**20.0%**	**1.30**	**277.14**	**0.5%**
Stairfoot Local Centre														
	Stairfoot Local Centre		7.28	7.28					7.28	0.0%			7.28	0.0%
	Aldi, Doncaster Road, Barnsley	19.68		19.68	12.5%	0.99	7.5%	0.16	18.54	5.8%			19.68	0.0%
	Stairfoot Local Centre Total	**19.68**	**7.28**	**26.97**	**12.5%**	**0.99**	**7.5%**	**0.16**	**25.82**	**4.2%**	**0.0%**	**0.00**	**26.97**	**0.0%**
Worsborough Local Centre	Worsbrough Local Centre	0.13	1.11	1.24					1.24	0.0%			1.24	0.0%
	Asda, Thomas Street, Worsbrough	6.01		6.01	2.0%	0.16	1.0%	0.02	5.83	3.0%			6.01	0.0%
	Co-op, 75 High Street, Worsbrough	0.14		0.14					0.14	0.0%			0.14	0.0%
	Worsborough Local Centre Total	**6.28**	**1.11**	**7.38**	**2.0%**	**0.16**	**1.0%**	**0.02**	**7.21**	**2.4%**	**0.0%**	**0.00**	**7.38**	**0.0%**
Zone 1 Out-of-Centre														
	Morrisons, Lower Thomas Street, Off Westway, Barnsley	50.36	13.04	63.40	15.0%	1.18	13.0%	0.27	61.94	2.3%			63.40	0.0%
	Aldi, Claycliffe Road, Barugh Green	22.19		22.19					22.19	0.0%			22.19	0.0%
	Asda, Old Mill Lane, Barnsley	84.44	30.41	114.85	17.5%	1.38	17.5%	0.37	113.10	1.5%	4.0%	0.26	114.59	0.2%
	Tesco Extra, Wombwell Lane, Barnsley	38.16	22.15	60.31	27.0%	2.13	27.0%	0.57	57.61	4.5%	5.0%	0.32	59.99	0.5%
	B&Q, Stairfoot Business Park, Beachcroft Way, Barnsley		5.61	5.61					5.61	0.0%			5.61	0.0%
	The Peel Centre Retail Park, Barnsley		36.82	36.82			10.0%	0.21	36.61	0.6%	23.0%	1.49	35.33	4.0%
	Other out of Centre	**11.43**	**6.23**	**17.66**			**10.0%**	**0.21**	**17.45**	**1.2%**	**20.0%**	**1.30**	**16.37**	**7.3%**
Zone 3														
Hoyland District Centre														
	Co-op, King Street, Hoyland	1.62		1.62					1.62	0.0%			1.62	0.0%
	Hoyland District Centre	2.33	3.16	5.49					5.49	0.0%			5.49	0.0%
	Hoyland District Centre Total	**3.95**	**3.16**	**7.11**	**0.0%**	**0.00**	**0.0%**	**0.00**	**7.11**	**0.0%**	**0.0%**	**0.00**	**7.11**	**0.0%**
Wombwell District Centre														
	Tesco Express, High Street, Wombwell	1.71		1.71	1.0%	0.08			1.63	4.6%			1.71	0.0%
	Wombwell District Centre	3.53	4.62	8.15	1.0%	0.08			8.07	1.0%	2.0%	0.13	8.02	1.6%
	Wombwell District Centre Total	**5.24**	**4.62**	**9.86**	**2.0%**	**0.16**	**0.0%**	**0.00**	**9.71**	**1.6%**	**2.0%**	**0.13**	**9.73**	**1.3%**
Hoyland Common Local Centre														
	Co-op, Hoyland Road, Hoyland	2.75		2.75					2.75	0.0%			2.75	0.0%
	Hoyland Common Local Centre	0.28	0.96	1.24					1.24	0.0%			1.24	0.0%
	Hoyland Common Local Centre Total	**3.03**	**0.96**	**3.99**	**0.0%**	**0.00**	**0.0%**	**0.00**	**3.99**	**0.0%**	**0.0%**	**0.00**	**3.99**	**0.0%**
Zone 3 Out-of-Centre														
	Morrisons, Cortonwood, Brampton	32.36	7.48	39.84	10.0%	0.79	7.0%	0.15	38.90	2.3%			39.84	0.0%
	Cortonwood Retail Park		85.09	85.09					85.09	0.0%	15.0%	0.97	84.11	1.1%
	Other out of Centre	**2.08**	**1.67**	**3.75**					**3.75**	**0.0%**			**3.75**	**0.0%**
Zone 4														
Royston District Centre														
	Asda, Midland Road, Royston	10.53	2.06	12.58		0.00		0.00	12.58	0.0%			12.58	0.0%
	Co-op, High Street, Royston	3.18		3.18					3.18	0.0%			3.18	0.0%
	Sainsbury's Local, 125-127 Midland Road, Royston, Barnsley	0.27		0.27					0.27	0.0%			0.27	0.0%
	Royston District Centre	1.57	0.97	2.54					2.54	0.0%			2.54	0.0%
	Royston District Centre Total	**15.54**	**3.02**	**18.56**	**0.0%**	**0.00**	**0.0%**	**0.00**	**18.56**	**0.0%**	**0.0%**	**0.00**	**18.56**	**0.0%**
Zone 5														
Cudworth District Centre														
	Cudworth District Centre	1.84	0.68	2.52					2.52	0.0%			2.52	0.0%
	Co-op, Barnsley Road, Cudworth	0.57		0.57					0.57	0.0%			0.57	0.0%
	Cudworth District Centre Total	**2.41**	**0.68**	**3.09**	**0.0%**	**0.00**	**0.0%**	**0.00**	**3.09**	**0.0%**	**0.0%**	**0.00**	**3.09**	**0.0%**
Goldthorpe District Centre														
	Asda, High Street, GOLDTHORPE	8.53	1.85	10.39	2.0%	0.16	1.0%	0.02	10.21	1.7%			10.39	0.0%
	Co-op, 1 Doncaster Road, Goldthorpe	0.35		0.35					0.35	0.0%			0.35	0.0%
	Goldthorpe District Centre	1.05	0.94	1.99					1.99	0.0%			1.99	0.0%
	Goldthorpe District Centre Total	**9.93**	**2.80**	**12.72**	**2.0%**	**0.16**	**1.0%**	**0.02**	**12.54**	**1.4%**	**0.0%**	**0.00**	**12.72**	**0.0%**
Hemsworth Town Centre														
	Hemsworth Town Centre	0.71	2.34	3.05					3.05	0.0%			3.05	0.0%
	Farmfoods, Southmoor Road, Hemsworth	0.83		0.83					0.83	0.0%			0.83	0.0%
	Iceland, 210/214 Soho road, Bank Street, Hemsworth	0.84		0.84					0.84	0.0%			0.84	0.0%
	Tesco Superstore, Market Street, Hemsworth, Pontefract	16.61	2.56	19.17					19.17	0.0%			19.17	0.0%
	Hemsworth Town Centre Total	**19.00**	**4.90**	**23.90**	**0.0%**	**0.00**	**0.0%**	**0.00**	**23.90**	**0.0%**	**0.0%**	**0.00**	**23.90**	**0.0%**
Thurnscoe (Houghton Road) Local Centre														
	Asda, Welfare Road, Thurnscoe	6.46	1.85	8.31	2.0%	0.16	1.0%	0.02	8.13	2.2%			8.31	0.0%
	Thurnscoe (Houghton Road) Local Centre	0.92	1.20	2.12					2.12	0.0%			2.12	0.0%
	Thurnscoe (Houghton Road) Local Centre Total	**7.37**	**3.06**	**10.43**	**2.0%**	**0.16**	**1.0%**	**0.02**	**10.25**	**1.7%**	**0.0%**	**0.00**	**10.43**	**0.0%**
Zone 5 Local Centres														
	Co-op, Carr Head Lane, St Andrews Square, Bolton-Upon-Dearne	0.58		0.58					0.58	0.0%			0.58	0.0%
	Bolton on Dearne (St Andrew's Square) Local Centre		0.42	0.42					0.42	0.0%			0.42	0.0%
	Darfield Local Centre	0.11	0.10	0.21					0.21	0.0%			0.21	0.0%
	Asda, High Street, GRIMETHORPE	3.22	0.20	3.42	1.0%	0.08			3.34	2.3%			3.42	0.0%
	Iceland, Pontefract Road, Barnsley	1.68		1.68	1.0%	0.08			1.60	4.7%			1.68	0.0%
	Lundwood Local Centre		0.15	0.15					0.15	0.0%			0.15	0.0%
	Thurnscoe (Shepherd Lane) Local Centre	0.11		0.11					0.11	0.0%			0.11	0.0%
	Co-op, 11 White Apron Street, South Kirkby, Pontefract	0.35		0.35					0.35	0.0%			0.35	0.0%
	South Kirkby Town Centre		0.13	0.13					0.13	0.0%			0.13	0.0%
Zone 5 Out-of-Centre														
	Other out of Centre	**5.98**	**0.04**	**6.01**					**6.01**	**0.0%**			**6.01**	**0.0%**
Outside Study Area														
	Asda, 1 Market Street, Chapeltown, Sheffield	6.84	2.45	9.29					9.29	0.0%			9.29	0.0%
	Asda, Asdale Road, Sandal, Wakefield	10.70	4.12	14.82					14.82	0.0%			14.82	0.0%
	Tesco Extra, Biscay Way, Wath-upon-Dearne, Rotherham	8.61	4.18	12.79					12.79	0.0%			12.79	0.0%
	Doncaster Town Centre		13.06	13.06					13.06	0.0%			13.06	0.0%
	Ings Road Retail Park, Wakefield		7.23	7.23					7.23	0.0%			7.23	0.0%
	Leeds City Centre		6.69	6.69					6.69	0.0%			6.69	0.0%
	Meadowhall, Sheffield		128.84	128.84					128.84	0.0%	2.0%	0.13	128.71	0.1%
	Meadowhall Retail Park, Sheffield		7.82	7.82					7.82	0.0%	2.0%	0.13	7.69	1.7%
	Parkgate Shopping Retail Park, Rotherham		22.24	22.24					22.24	0.0%	1.0%	0.06	22.17	0.3%
	Sheffield City Centre		17.93	17.93					17.93	0.0%	1.0%	0.06	17.86	0.4%
	Wakefield City Centre		22.15	22.15					22.15	0.0%			22.15	0.0%
	Other out of Study Area	**39.69**	**21.59**	**61.28**	**1.0%**	**0.08**			**61.21**	**0.1%**	**5.0%**	**0.32**	**60.96**	**0.5%**

Notes:

1) 2012 Prices

APPENDIX 4

HEALTH CHECKS



1.0 Stairfoot Local Centre

Description of Centre

1.1 Stairfoot lies within the main urban area of Barnsley, approximately 2.5 miles south-east of Barnsley Town Centre. Stairfoot Local Centre largely comprises of a parade of 22 shops along the northern side of Doncaster Road. The centre also includes a Frankie and Benny's Restaurant plus an Aldi store to the south of Doncaster Road. There is also an area of public open space with seating areas and a park located in the centre near School Street.

Diversity of Uses and Vacancies

1.2 The composition of Stairfoot Local Centre was surveyed by DPP based on Google Street View Data from July 2016 and a site visit in September 2017. The breakdown of uses is shown in Table 1.

Table 1 – Stairfoot Local Centre Breakdown of Uses

Use	Number of Units	Proportion of Units	National Average [1]
Convenience Retail	5	20%	8.7%
Retail Service	2	8%	14.4%
Other Retail	0	0%	0.1%
Comparison Retail	6	24%	31.2%
Leisure Services	9	36%	23.9%
Financial and Business Services	0	0%	10.4%
Vacant Outlets	3	12%	11.2%
Total	25		

1.3 There is a good mix of units within the centre with the majority being spilt between retail comparison goods, retail convenience goods and leisure services units.

1.4 The main convenience retailer in the centre is the Aldi store, however there are also various smaller convenience goods stores including two bakeries, an off licence and a McColl's convenience store. The proportion of convenience retailers is significantly higher than the national average although this is to be expected in a centre of this size and nature given its focus on serving more day-to-day, localised shopping needs.

[1] Based on GOAD data, 2017

1.5 There are also various comparison stores in the centre occupied by independent operators, including an adult store, an e-cigarette shop, furniture shop and spare motor parts shop, plus a Lloyd's Pharmacy.

1.6 Retail service uses in the centre are limited and comprise a hair salon and Post Office.

1.7 The highest percentage of units were classified as leisure services, the majority of which were fast food takeaways, but also included cafes and the Frankie and Benny's restaurant.

1.8 Our assessment identified three vacant units within Stairfoot Local Centre, including the Black Bull public house on Grange Lane which is currently being marketed for sale and a gun shop. The Gold Leaf Indian restaurant on Doncaster Road is also understood to be vacant following recent closure. At 12%, this percentage of vacant units is just above the national average, though two of these units have only very recently closed so are likely to be reoccupied in the near future.

Market Share

1.9 The Household Survey undertaken as part of the 2014 Barnsley Town Centre Retail Study identified the Aldi store as a convenience goods destination, with the store primarily performing a main food shopping role, attracting customers from across the study area with a convenience goods turnover of around £20 million. In terms of comparison goods market share, the smaller units in the centre primarily draw trade from Zones 1 and 5, with a total turnover of around £7 million.

Floorspace in, edge and out of centre

1.10 Stairfoot Local Centre is located to the north of Barnsley Retail Park on Wombwell Lane. Here, there are a number of retailers including a large Tesco Extra store and petrol station, B&M and several comparison retailers including Dunelm Mill, Carpetright and Harvey's furniture. The former B&Q store is also located outside the centre to the south.

Retailer Representations

1.11 The main national retailer in Stairfoot Local Centre is Aldi. There is also a Post Office and McColl's store, while the remainder of units are occupied by a range of independent retailers.

Potential for Growth and Change

1.12 Stairfoot Local Centre is a small centre, the outskirts of which are predominantly residential in nature, restricting further retail expansion. There are some smaller scale industrial uses surrounding the centre, though these are likely to remain in active use and would not necessarily be well-connected to the centre. There is however, potential for the occupation of the two vacant units.

Pedestrian Flows and Accessibility

1.13 Stairfoot Local Centre is accessible by several means. The centre is surrounded by a residential area meaning a number of local residents will access the centre and its facilities on foot. Residential roads leading into the centre are adequately paved. There is also a large amount of on street parking and parking laybys along Doncaster Road and surrounding streets, meaning that the centre is accessible by car. Furthermore, the Aldi store has its own designated car park for customers, as does the Frankie and Benny's restaurant.

1.14 In addition, there are bus stops within the centre along Doncaster Road which provide a regular service to Doncaster, Barnsley, Rotherham and surrounding areas.

1.15 There was no provision of designated cycle lanes or cycle racks identified within the centre.

1.16 Pedestrian flow was identified as low along the main parade of shops. Although the Aldi store appears to be well used and particularly busy at peak times, Doncaster Road is a busy dual carriageway which acts as a barrier to pedestrian movement, restricting the attractiveness for shoppers at Aldi to undertake a linked trip to other facilities in the centre on foot.

Environmental Quality and Crime

1.17 Environmental quality in Stairfoot was considered to be good as the shops on Doncaster Road appear to be Victorian/Edwardian in construction and are generally well-maintained. The busy nature of the dual carriageway means that there is moderate level of traffic and noise, meaning it is not an especially pleasant and calm shopping environment. However, the local centre does benefit from the area of public open space and park mentioned earlier around School Street.

1.18 The majority of the parade of shops in Stairfoot Local Centre is highly visible from cars passing on the new Doncaster Road dual carriageway, therefore this area appears relatively safe for shoppers, as does the area around the Aldi store, given the number of people using the facility. There is a part of the centre along the old Doncaster Road to the rear of Frankie and Benny's which is quieter and less visible which may feel less safe for visitors to the centre.

1.19 Based on crime statistics from Police.uk [2], there were some incidents of crime in and around Stairfoot Local Centre between September 2016 and August 2017. Table 2 below shows the breakdown of recorded crimes by type.

[2] Police.uk Crime Statistics, 2017

Table 2 - Crimes in and around Stairfoot Local Centre, September 2016 – August 2017

Crime Type	Total	Percentage
Anti-social behaviour	67	31.31%
Bicycle theft	3	1.40%
Burglary	16	7.48%
Criminal damage and arson	20	9.35%
Drugs	2	0.93%
Other crime	5	2.34%
Other theft	15	7.01%
Possession of weapons	1	0.47%
Public order	9	4.21%
Robbery	1	0.47%
Shoplifting	36	16.82%
Theft from the person	1	0.47%
Vehicle crime	10	4.67%
Violence & sexual offences	28	13.08%

1.20 Most crimes reported were incidents of anti-social behaviour and shoplifting, which is unsurprising given the uses in the centre. In addition, most non-shoplifting incidents were concentrated in areas outside of the defined centre rather than in the main shopping area. As such, crime is not considered a significant issue in and around Stairfoot Local Centre.

Commercial Yields

1.21 Based on data from the Valuation Office Agency (VOA), 76% of retail units within Stairfoot Local Centre have a Zone A business rate of £200 per m^2 per unit. The other unit rates ranged from £29 per m^2 to £300 per m^2. This suggests that there is demand for floorspace in the area and that rental rates are at an appropriate level for a centre of this type.

Summary

1.22 In summary, it is considered that Stairfoot Local Centre is vital and viable, providing a good mix of convenience, comparison and retail service/ food and drink units. The health of the centre is highlighted by the limited number of vacant units, two of which have only recently become vacant, and the presence of national multiple retailers within the centre.

2.0 Lundwood Local Centre

Description of Centre

2.1 Lundwood lies within the main urban area of Barnsley, approximately 2.8 miles east of Barnsley Town Centre. Lundwood Local Centre is a linear centre focused along Pontefract Road comprising a range of small units along with a large Iceland store that was previously occupied by Netto. Many of the shop units have flats above and there are also a range of residential properties interspersed within the centre.

Diversity of Uses and Vacancies

2.2 The composition of Lundwood Local Centre was surveyed by DPP using Google Street View Data from July 2016 and following a site visit in September 2017. The breakdown of uses is shown in Table 1.

Table 1 – Lundwood Local Centre Breakdown of Uses

Use	Number of Units	Proportion of Units	National Average [3]
Convenience Retail	3	12.5%	8.7%
Retail Service	4	16.7%	14.4%
Other Retail	0	0%	0.1%
Comparison Retail	2	8.3%	31.2%
Leisure Services	12	50%	23.9%
Financial and Business Services	1	4.2%	10.4%
Vacant Outlets	2	8.3%	11.2%
Total	24		

2.3 Our assessment identified that within Lundwood Local Centre the majority of facilities in the area were classified as leisure services. These included cafes, a betting shop and a social club, however most of the units in this category (9 in total) were fast food takeaways.

2.4 The main convenience retailer identified in the centre was Iceland, although there is also a Premier store and a bakery.

2.5 Only two comparison retailers were identified which were an electrical shop and e-cigarette shop.

[3] Based on GOAD data, 2017

2.6 Retail services in Lundwood Local Centre include a Post Office, two hair salons and a tanning salon.

2.7 Our assessment identified two vacant units within Lundwood Local Centre, both of which are small retail units. At 8.3%, this percentage is below the national average. This level of vacancy is expected and forms part of the natural turnover in retail units.

Market Share

2.8 Given the limited number of retail units in the centre, it is unsurprising that the centre has a limited convenience and comparison goods market share based on the 2014 Household Survey. The majority of the centre's convenience goods turnover is drawn from Zones 1 and 5, whilst all of the centre's comparison goods turnover is drawn from Zone 5 which the centre is located within. This highlights the limited catchment that the centre serves.

Floorspace in, edge and out of centre

2.9 As the area is predominantly residential in nature, there is very little retail presence in the surrounding area. There is a small retail unit, occupied by Mc Carpets and Vinyls and Wilco Motosave, a vehicle accessories store, further north of the centre on Pontefract Road, however both units are a substantial distance away from the centre. There are also some retail units to the south end of Pontefract Road, including Barnsley Plumbing Centre, a sign and banner shop and a takeaway.

Retailer Representations

2.10 As mentioned, the main national retailer in the centre is Iceland. There is also a Premier convenience store and Betfred betting shop. The remainder of the retailers in Lundwood are independent.

Potential for Growth and Change

2.11 Lundwood Local Centre is a small centre bounded by residential properties which restricts future retail expansion. There is, however, potential for the occupation of the two vacant units on Pontefract Road.

Pedestrian Flows and Accessibility

2.12 Lundwood Local Centre is accessible by several means. The centre is surrounded by a residential area, meaning a number of local residents will access the centre and its facilities on foot. Residential roads leading into the centre are adequately paved and there are several pedestrian crossings along Pontefract Road. There is also a large amount of on street parking and parking laybys along Pontefract Road and surrounding streets, meaning that the centre is accessible by car. Furthermore, the Iceland store has its own designated car park for customers.

2.13 In addition, there are bus stops within the centre along Doncaster Road which provide a regular service to Barnsley Town Centre and surrounding areas, including Cudworth, Grimethorpe and Wombwell.

2.14 Whilst there are no designated cycle lanes within the centre, cycle racks are provided outside the Iceland store.

Environmental Quality and Crime

2.15 Within Lundwood Local Centre there are limited public spaces or areas of soft landscaping and no buildings of historic merit. Though most retail units are well maintained and presented, a few appear run down and poorly maintained. The number of external roller shutters within the centre does detract from the environmental quality of the centre although this is only outside of the units' opening hours.

2.16 Based on crime statistics from Police.uk[4], there were few incidents of crime in Lundwood Local Centre between September 2016 and August 2017. Table 2 below shows the breakdown of recorded crimes by type.

Table 2 – Crimes in Lundwood Local Centre, September 2016 – August 2017

Crime Type	Total	Percentage
Anti-social behaviour	10	35.71%
Burglary	2	7.14%
Criminal damage and arson	1	3.57%
Other theft	2	7.14%
Public order	3	10.71%
Shoplifting	7	25%
Violence and sexual offences	3	10.71%

2.17 Most crimes reported were incidents of anti-social behaviour and shoplifting, which is unsurprising given the uses in the centre. As such, crime is not considered a significant issue in Lundwood Local Centre.

Commercial Yields

2.18 Based on data from the Valuation Office Agency (VOA), 88% of retail units within Lundwood Local Centre have a Zone A business rate of £115 per m^2 per unit. Other units vary between £27 per m^2

[4] Police.uk Crime Statistics, 2017

and £75 per m^2. This suggests that there is demand for floorspace in the area and that rental rates are at an appropriate level for a centre of this type.

Summary

2.19 In summary, it is considered that Lundwood Local Centre is a vital and viable centre. Whilst there were two vacant units within the centre, this is below the national average and forms part of the natural turnover of retail floorspace. The Iceland store is well situated in proximity to additional retail units and has a customer car park, allowing visitors to make linked trips to the centre. Whilst the comparison goods offer of the centre is limited, this is to be expected given the scale of the centre which is focused on serving the day-to-day retail and service needs of the local population. Whilst the number of fast food takeaways within the centre is a concern, it does not significantly detract from the vitality and viability of the centre.