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1.0 INTRODUCTION

1.1 This report has been prepared as part of an outline planning application for a mixed use residential redevelopment of the former William Freemans factory, Wakefield Road, Staincross/Mapplewell. This report forms part of the formal planning application. A separate Design and Access Statement provides specific information on the application site, and the design justification of the proposal.

1.2 This report incorporates an assessment of the sustainability of the site and looks at the principle of the re-use of the application site for residential and employment use as opposed to solely employment use; based on an assessment of the employment land availability, need and demand, and the suitability of this site for residential redevelopment.

1.3 Therefore the key issues which are addressed in this statement are:

The re-use of an employment policy area: The statement takes into consideration the requirements of SPG24, the results of a marketing exercise, the assessment of current employment land supply in the district and the take up rate, and the potential for retaining the site in some form of B1, B2 and B8 use.

The suitability of the site for housing re-development: This is based loosely on a PAN30 assessment of the site, looking at the sustainability of the site and suitability of the site for residential development in the context of PPS3. The statement covers the appropriateness of housing development on the site.

1.4 This report (along with information contained within the Design and Access Statement) provides information on the sustainability of the site and the justification for partial residential redevelopment of the site taking into account; current and emerging planning policy; the annual housing requirement in Barnsley; and the housing land supply position.

1.5 We conclude that it is both appropriate and desirable to secure a residential re-use of part of the site for the following key reasons:

- The site is a vacant previously developed site in a sustainable location within the Darton Community Area and on the edge of Barnsley Urban Area in the adopted UDP.
- The site has been vacant for 3 years and there has been no market interest in a continued employment use of the site following a lengthy marketing process.
- The partial loss of the site for employment use would not adversely affect the available supply of employment land and premises, either in Barnsley District or within a sustainable travel to work area around the site.

- The site is in a sustainable location, is suitable and deliverable for housing in accordance with PPS3 and is therefore appropriate for housing re-development.
- The re-development of this site for a mixed residential and employment use would offer support for the local facilities in Mapplewell, Staincross and Darton.

1.6 At the time of producing this statement, we are aware the Council have released for consultation their LDF Core Strategy Preferred Options Paper. This consultation document promotes the extension of the Barnsley Main Urban Area to include the settlements of Dodworth and Darton (including Mapplewell). The extended 'Urban Barnsley' is intended to be for the focus for significant residential and employment growth with 21% added housing in the period 2008 to 2017 to reflect the Growth Point status. The proposal to re-develop the William Freeman site, clear the dereliction and replace with 50% residential and 50% prepared for employment purposes fits well with this emerging strategy.

2.0 SITE DESCRIPTION

2.1 The application site lies within Darton Community Area, adjacent to the Barnsley Urban Area. The site fronts on to Wakefield Road (A61), in between Barnsley and Wakefield, within the Darton Community Area of Barnsley Metropolitan Borough. The site is some 4.5km north of Barnsley Town Centre; 13km south of Wakefield; 36km south of Leeds; and 38km north of Sheffield.

2.2 The application site lies close to the local facilities of Mapplewell and Staincross. Mapplewell is a former mining village which has grown in size and has effectively now merged with Staincross. The site is essentially rectangular, with a 230m frontage onto Wakefield Road.

2.3 The site is relatively flat, approximately 5.0ha in size, and comprises the redundant buildings of the former William Freeman's Rubber Factory. William Freeman's went into administration and ceased trading in May 2006. The factory building and the site has been vacant and neglected since this time.

2.4 William Freeman founded the company in 1936. Company details of William Freeman Ltd prior to its administration stated that:

> "William Freeman Ltd researched and developed rubber and plastic sealing devices for glass containers and rapidly established itself as a market leader for the manufacture of rubber and plastic moulding. Two operating divisions cover 'retail' and 'technical' products. Our retail business includes products for the automotive and personnel healthcare industries. We are one of Europe's largest hot water bottle manufacturers. The Technical Division covers many designs and types of Suba Seal closures, stoppers and Freeflex containers. These are used by universities, breweries, food preparation companies, hospitals, blood transfusion."

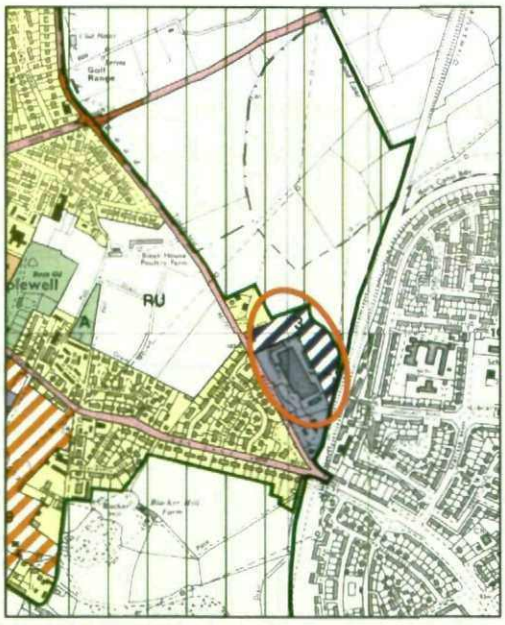
2.5 At its peak, it is understood the factory employed 99 people. Attempts have been made to market the site since its closure, but these have been unsuccessful. Further details of the marketing to date can be found at section 4.

2.6 The application site surrounding area is a mix of uses, although predominantly residential. Residential properties lie on the opposite side of Wakefield Road, which do not access onto Wakefield Road, and are instead accessed off Bar Lane (Eastfield Crescent). There is a small group of residential properties immediately north of the site (Tipsey Court) on the same side of Wakefield Road as the application site. The Eastfield Arms Public House is located to the south west of the site at the junction of Wakefield Road and Bar Lane. A nursery (Wonderland), Tandoori restaurant and commercial garages are located to the immediate south of the site. A new building is currently under construction within this collection of buildings to the south of the application site, which is understood to be a new Tandoori Restaurant. Additionally, and of relevance is that planning permission was granted in 2007 for 1 dwelling at the garage adjacent to the application site (Ref 2007/1125).

2.7 A disused railway runs along part of the eastern boundary, and this forms the boundary between Darton Community and Barnsley Urban Area. Photographs at Appendix 1 reveal the site frontage in its current form, the adjacent building under construction, and the Nursery.

2.8 The site is accessible by public transport, it being located within very close walking distance to bus stops (approximately 350 metres), with frequent services into Barnsley Town Centre and the centre of Mapplewell/Staincross.

2.9 The site is considered to be Brownfield, as it comprises the former factory building and its curtilage. The factory building is a designated existing employment policy area (shown in purple below) and the rear part of the site is designated as a proposed employment site (shown in purple striped below) in the Barnsley Unitary Development Plan (December 2000). There are no physical boundaries within the site separating the undeveloped part of the site from the buildings. The land to the rear of the factory buildings, within the Proposed Employment Site has a history of being used as a tip, and indeed the land has a license to tip. The extract from the UDP proposals map below, highlights the site within the red circle. The black line denotes the edge of Darton Community Area. The housing to the south and east are within a designated Housing Policy Area, and the disused railway to the immediate east is designated Urban Greenspace and a Multi-user Recreational Routeway.



2.10 The application site is not within a flood risk area and there is no known planning history at the site other than the previous factory use.

3.0 POLICY BACKGROUND

NATIONAL POLICY

3.1 The National policy context for the consideration of the residential redevelopment of this site is contained within the following documents:

- PPS1 – Delivering Sustainable Development (2005)
- PPS3 – Housing (November 2006)
- PPG4 – Industrial, commercial development and small firms (November 1992)
- Consultation Draft PPS4 – Planning for Sustainable Economic Development (December 2007)
- PPG13 – Transport (2001)
- PPG14 – Unstable Land (1990)
- PPS23 – Planning & Pollution Control (2004)
- PPG24 – Noise (1994)

PPS 1: Delivering Sustainable Development – February 2005.

3.2 This Planning Policy Statement replaces PPG1 and provides general guidance on achieving good planning and design as well as sustainable development. Planning is expected to facilitate and promote sustainable and inclusive patterns of urban and rural development. Good planning should also protect and enhance the natural and historic environment, the quality and character of the countryside and existing communities. High quality development is sought through good design and the efficient use of resources. Good access to jobs and services should be available to all members of the community.

3.3 Applications for development should be determined in accordance with the development plan unless material considerations indicate otherwise. Local planning authorities' roles now include facilitating and promoting good quality development. This PPS provides specific guidance on the achievement of high quality design. "Design which fails to take the opportunities available for improving the character and quality of an area should not be accepted."

3.4 Paragraphs 33 – 39 deal specifically with design issues, stating that "good design ensures attractive usable, durable and adaptable places and is a key element in achieving sustainable development ... High quality and inclusive design should create well-mixed and integrated developments which avoid segregation and have well-planned public spaces that bring people together and provide opportunities for physical activity and recreation."

3.5 It goes on to state specific factors that a good design should incorporate. These are that good design should:

"- address the connections between people and places by considering the needs of people to access jobs and key services;

- be integrated into the existing urban form and the natural and built environments;
- be an integral part of the processes for ensuring successful, safe and inclusive villages, towns and cities;
- create an environment where everyone can access and benefit from the full range of opportunities available to members of society; and
- consider the direct and indirect impacts on the natural environment."

3.6 This PPS seeks to ensure that Local Authorities protect and enhance the quality, character and amenity value of the countryside and urban areas as a whole.

PPS3: Housing – November 2006

3.7 PPS3 was published at the end of November 2006 and came into force on 1st April 2007. It replaces PPG3 – Housing (2000).

3.8 PPS3 states that the Government's key objectives for planning for housing are to ensure that everyone has the opportunity of living in a decent home, which they can afford, in a community where they want to live. In order to achieve this PPS3 (paragraph 9) sets out 4 strategic housing policy objectives whereby the Government is seeking:

- To achieve a wide choice of high quality homes, both affordable and market housing, to address the requirements of the community;
- To widen opportunities for home ownership and ensure high quality housing for those who cannot afford market housing, in particular those who are vulnerable or in need;
- To improve affordability across the housing market, including by increasing the supply of housing;
- To create sustainable, inclusive, mixed communities in all areas, both urban and rural.

3.9 In achieving the strategic housing policy objectives, Paragraph 10 of PPS3 informs the outcome of the planning system is envisaged to deliver:

- High quality housing that is well-designed and built to a high standard.
- A mix of housing, both market and affordable, particularly in terms of tenure and price, to support a wide variety of households in all areas, both urban and rural.
- A sufficient quantity of housing taking account of need and demand and seeking to improve choice.
- Housing developments in suitable locations, which offer a good range of community facilities and with good access to jobs, key services and infrastructure.
- A flexible, responsive supply of land – managed in a way that makes efficient and effective use of land, including re-use of previously-developed land, where appropriate.

3.10 Paragraphs 12 to 19 deal with design and very much reflects the policy in PPS1 on good design. Paragraph 16 highlights various matters to consider when assessing design quality which includes the extent to which proposed development:

- Is easily accessible and well-connected to public transport and community facilities and services, and is well laid out so that all the space is used efficiently, is safe, accessible and user-friendly.
- Provides, or enables good access to, community and green and open amenity and recreational space (including play space) as well as private outdoor space such as residential gardens, patios and balconies.
- Is well integrated with, and complements, the neighbouring buildings and the local area more generally in terms of scale, density, layout and access.

3.11 PPS3 advises on the form and content of housing polices in the two tiers of the new development plan system. Regional Spatial Strategies (RSS) should set out:

- the level of housing provision for at least 15 years broadly illustrated in a housing delivery trajectory and distributed amongst constituent housing market and LPA areas;
- broad strategic locations for new housing developments;
- the region's Brownfield target;
- the region's density target and/or the region's density range/s;
- the region's approach to meeting affordable housing needs including the affordable housing target for the region and each sub regional housing market area;
- the approach to achieving an appropriate mix of household types to meet need and demand; and
- the approach to meeting rural housing and rural affordable housing needs.

3.12 In order to achieve the above, Regional Planning Bodies (RPBs) should take account of a number of indicators including; sub regional housing market assessments and sub regional housing land availability assessments, the environmental, social and economic implications of development and the impact of development on existing or planned infrastructure.

3.13 There is increased emphasis in PPS3 on ensuring that housing is developed in suitable locations in terms of sustainability. Paragraph 36 states:

> "The Government's policy is to ensure that housing is developed in suitable locations which offer a range of community facilities and with good access to jobs, key services and infrastructure. This should be achieved by making effective use of land... The priority for development should be previously developed land, in particular vacant and derelict sites and buildings."

3.14 Particular circumstances influence the distribution of housing development and paragraph 37 includes reference to the fact that "where need and demand are high, it will be necessary to identify and explore a range of options for distributing

housing including considerations of the role of growth areas, growth points, new free-standing settlements, major urban extensions and the managed growth of settlements in urban and rural areas and/or where necessary, review of any policy constraints. Where need and demand are low, it may be necessary to renew or replace the existing housing stock in particular locations in both urban and rural areas."

3.15 At the local level, LDD's should set out a strategy for the planned location of new housing which contributes to the achievement of sustainable development. This will take into account the availability of suitable land for housing using Strategic Housing Land Availability Assessments. LDD's should include a local previously-developed land target and trajectory, and should develop housing density policies having regard to using land efficiently. PPS3 advises that LPA's may wish to set out a range of densities with the national indicative minimum being 30 dwellings per hectare.

3.16 In terms of achieving sustainable development through the location of new housing PPS3 provides for options for accommodating new growth.

> "Options may include, for example, re-use of vacant and derelict sites or industrial land and commercial sites for providing housing as part of mixed-use town centre development..."

3.17 In terms of making effective use of land, PPS3 paragraph 44 states that "In developing their previously-developed land strategies, Local Planning Authorities should consider a range of incentives or interventions that could help to ensure that previously developed land is developed in line with the trajectory/ies. This should include:

- Planning to address obstacles to the development of vacant and derelict sites and buildings, for example, use of compulsory purchase powers where that would help resolve land ownership or assembly issues.
- Considering whether sites that are currently allocated for industrial or commercial use could be more appropriately re-allocated for housing development.
- Encouraging innovative housing schemes that make effective use of public sector previously-developed land." (underlining our emphasis)

3.18 Paragraph 53 states that "LDD's should set out their policies and strategies for delivering the level of housing provision, including identifying broad locations and specific sites that will enable continuous delivery of housing for at least 15 years from the date of adoption." This includes the need to identify sufficient specific deliverable sites to deliver housing in the first 5 years; identify a further supply of specific, developable sites for years 6-10 and where possible for years 11-15; and where it is not possible to identify specific sites for years 11-15, identify broad locations for future growth. Deliverable sites are considered to be those which are available, suitable and achievable.

3.19 In relation to the sequential/sustainability assessment of the application site in Darton community area, and in particular the Council's PAN30 Assessment requirement, PPS3 no longer includes a sequential approach, which was previously included within PPG3. Of particular relevance to this application is PPS3 paragraph 69, which states that in deciding planning applications LPA's should have regard to:

- Achieving high quality housing
- Ensuring developments achieve a good mix of housing reflecting the accommodation requirements of specific groups, in particular, families and older people
- The suitability of a site for housing, including its environmental sustainability
- Using land effectively and efficiently
- Ensuring the proposed development is in line with planning for housing objectives e.g. addressing housing market renewal issues.

3.20 If local planning authorities cannot demonstrate an up-to-date five year supply of deliverable sites paragraph 71 states that authorities should "consider favourably planning applications for housing" having regard in particular to the considerations in paragraph 69.

3.21 In order to reflect 'Plan, Monitor, Manage' LDD's should set out a housing implementation strategy that describes the approach to managing delivery of the housing and previously-developed land targets and trajectories.

PPG4: Industrial, commercial development and small firms – November 1992

3.22 PPG4 while still the only extant national guidance on industrial and commercial development and employment land is now dated and has to some extent been superseded by later PPG advice. A Draft PPS4: Planning for Sustainable Economic Development was published for consultation in December 2007. Once adopted, this will replace PPG4. PPG4 considers the mixing of residential and industrial uses and while it advises that many businesses can be carried out in residential areas without causing disturbance this should be considered in terms of the scale, nature of the use and the specific location (paragraph 14). Industrial uses should not adversely affect residential amenity (paragraph 15).

3.23 Paragraph 21 of the PPG states that "Many urban areas contain large amounts of land, once used for industrial purposes but now under-used or vacant. Getting this land back into beneficial use is important to the regeneration of towns and cities. Optimum use should be made of potential sites and existing premises in inner cities and other urban areas, taking into account such factors as accessibility by public transport, particularly in the case of labour-intensive uses."

Consultation Draft PPS4: Planning for Sustainable Economic Development – December 2007

3.24 Set to replace PPG4, the consultation Draft PPS4 states that economic development covers a wide range of development – including Housing (paragraph 13). It states:

> "Regional planning bodies and local planning authorities should plan positively and proactively to encourage economic development, in line with the principles of sustainable development. In particular they should develop flexible policies which are able to respond to economic change and the need for co-ordination with infrastructure and housing provision."

3.25 Paragraph 14 states that "proactive planning and a shared vision will help deliver homes and jobs, coordinate infrastructure investment and improve productivity, as well as a just society that promotes social inclusion, community cohesion and personal well-being."

3.26 The consultation draft states that regional planning bodies and *local planning* authorities should "use a wide evidence base to understand both existing business needs and likely changes in the market, to prepare policies to support sustainable economic development in their area."

3.27 In terms of recognising the needs of business the consultation draft states:

> "Recognising that they will not be able to anticipate all changes in the economic climate, local planning authorities should plan for, and facilitate a supply of land which will be able to cater for the differing needs of businesses and the expected employment needs of the whole community but which is flexible enough to be responsive to a changing economy or new business requirements. Local authorities should avoid designating sites for single or restricted use classes wherever possible and avoid carrying forward existing allocations where this cannot be justified."

3.28 *Emphasis is* placed on the efficient and effective use of land, given the increasing demands on the land available for development. The draft PPS *states that* "local planning authorities should seek to make the most efficient and effective use of land and buildings, especially vacant or derelict buildings (including historic buildings). They should also take into account changing working patterns, economic data including price signals and the need for policies which reflect local circumstances."

3.29 In relation to achieving the most efficient and effective use of land, points of relevance at Paragraph 25 state that local planning authorities should:

> " - Take a constructive approach to changes of use where there is no likelihood of demonstrable harm
> - Encourage new uses for vacant or derelict buildings, including historic buildings and buildings in rural areas, as this can contribute positively

to an area's regeneration, provide wider economic benefits, help to preserve historic assets and also reduce the need for Greenfield development."

3.30 A high quality of design is encouraged for all economic development:

> "Local planning authorities should seek to ensure that economic development, regardless of location, is of high quality and inclusive design which improves the character and quality of an area and the way it functions."

PPG13: Transport – 2001

3.31 This guidance aims to promote more sustainable transport choices, promote accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling and to reduce the need to travel, especially by the private car (Paragraph 4).

3.32 In order to achieve these aims and objectives, local authorities must, through the preparation of development plans, manage urban growth; locate facilities in local centres accessible by walking and cycling and offer a realistic choice of access, (Paragraph 6).

3.33 Paragraphs 64-80 provide specific guidance on traffic management, walking, cycling and public transport and Paragraphs 87-91 stress the importance of Travel Plans.

PPG14: Unstable Land – 1990

3.34 This national guidance briefly explains the effects of instability on development and land use and is relevant given that part of the application site has in the past has had licensed tipping and a valid license to tip exists. A Phase 1 Ground Investigation report forms formal part of the planning application.

3.35 Dealing with unstable land, the responsibility for determining whether land is suitable for a particular purpose rests primarily with the developer (paragraph 16). The guidance suggests that a thorough investigation and assessment of the ground is undertaken. Paragraph 17 states that:

> "Where there are reasons for suspecting instability, the developer should determine by appropriate site investigations and geotechnical appraisal whether:-
> - the land is capable of supporting the loads to be imposed;
> - the development will be threatened by unstable slopes on or adjacent to the site;
> - the development will initiate slope instability which may threaten its neighbours;

- the site could be affected by ground movements due to natural cavities; and
- the site could be affected by ground movements due to past, present and foreseeable future mining activities."

3.36 Paragraph 18 goes on to state that "if this investigation and appraisal indicates that the ground is unstable or may become unstable due to the development proposed of for any other reason, the developer and/or his consultants should then assess the suitability and sufficiency of the proposed precautions to overcome the actual or potential instability.... The developer should also provide at his own expense such evidence as is required by regulatory authorities to indicate clearly that the problem has been addressed satisfactorily."

3.37 Paragraph 31 of the guidance states that:

> "The handling of individual applications for development on land which is known or suspected to be unstable or potentially unstable will need to take account of the potential hazard that such instability could create both to the development itself and to the neighbouring area. Whilst there is scope for flexibility and each application must be treated on its merits, it is important that a local planning authority should be satisfied by the developer that any instability has been taken into account."

3.38 The emphasis of the guidance is to ensure that applications are decided on the basis of adequate information. The use of planning conditions can be appropriate, with conditions specifying the measures to be carried out in order to overcome an identified instability.

PPS23 - Planning and Pollution Control – 2004

3.39 PPS23 states that any form of development possibly leading to an impact on health is capable of being a material planning consideration. This PPS advises that the presence of contamination in land can present risks to human health and the environment, which adversely affect or restrict the beneficial use of land but development presents an opportunity to deal with these risks successfully.

3.40 In considering proposals for development, it is the role of the local planning authority to take account of the risks of and from pollution and land contamination, and how these can be managed or reduced.

3.41 A balanced approach is required which addresses the risk of pollution, whilst recognising the benefits of recycling previously developed land and the damage to community and business confidence caused by failing to remediate contaminated land.

3.42 It remains the responsibility of the landowner/developer to identify land affected by contamination and to ensure that remediation is undertaken to secure a safe development. The remediation of land affected by contamination through the

granting of planning permission should secure the removal of unacceptable risk and make the site suitable for its new use.

PPG24: Noise – 1994

3.43 This PPG gives guidance to local authorities on their planning powers to minimize the adverse impact of noise and outlines the considerations to be taken into account in determining planning applications both for noise-sensitive developments and for those activities which generate noise. Paragraph 2 of PPG24 states that noise can be a material consideration in the determination of planning applications and recognises the difficulties of competing land uses and the desire to separate noise sensitive environments such as housing, hospitals or schools from other activities which generate high levels of noise.

3.44 Paragraph 12 advises Local Authorities to carefully consider in each case whether proposals for new noise-sensitive development would be incompatible with existing activities. Such development should not normally be permitted in areas which are, or are expected to become, subject to unacceptably high levels of noise.

REGIONAL POLICY

Regional Spatial Strategy

3.45 The Yorkshire and Humber Plan (RSS) was adopted in May 2008. This provides a new spatial policy framework for the Region to 2026 and sets an increased annual housing provision in Barnsley of 1,135 units (gross) from 2008 – 2026.

3.46 The RSS takes a different spatial approach to that outlined in RPG12 in that the RSS adopts a 'City Region' approach as advised by the Northern Way Growth Agenda. This City Region approach seeks to generate additional employment growth in the main centres of population and aims to locate new homes to match those growing economies.

3.47 Barnsley is identified in both the Leeds City Region and South Yorkshire sub region key diagrams. Barnsley itself is identified as a Sub Regional Town, and Darton is identified in the 2004 Regional Settlement Study as a Local Service Centre (more specifically a linked settlement and stable in terms of prosperity).

3.48 The spatial distribution of growth (including housing) is focused on Regional Cities and Sub Regional Cities and Towns, then to Principal Towns and finally to Local Service Centres. In terms of locating development within the region, RSS Policy YH7 states that:

> "A) After determining the distribution of development between cities and towns in accordance with policies YH4, YH5 and YH6, local planning authorities should allocate sites by giving:
>
> i) First priority to the re-use of previously developed land and buildings and the more effective use of existing developed areas within the relevant city or town; (underlining our emphasis)

ii) Second priority to other suitable infill opportunities within the relevant city or town;
iii) Third priority to extensions to the relevant city or town.

B) In identifying sites for development, local planning authorities should adopt a transport-orientated approach to ensure that development:

i) Makes the best use of existing transport infrastructure and capacity;
ii) Complies with the public transport accessibility criteria set out in Tables 13.8 and 13.9 and maximises accessibility by walking and cycling;
iii) Maximises the use of rail and water for uses generating large freight movements."

3.49 RSS Policy YH6 deals with Local Service Centres and states that:

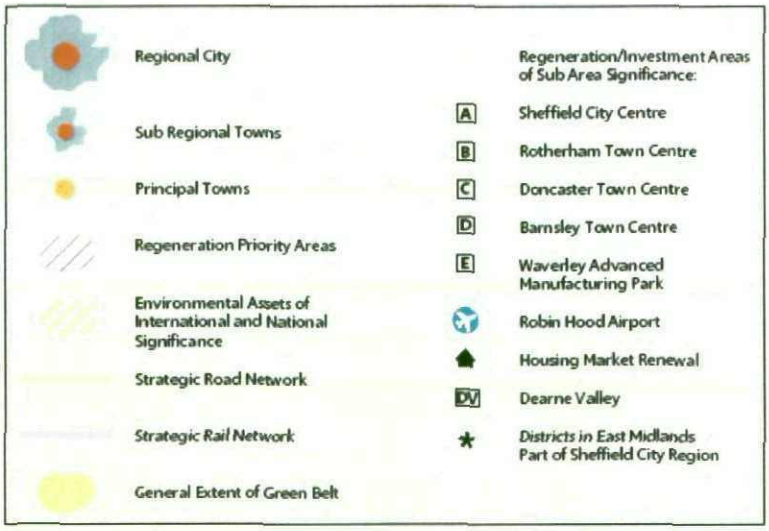
"Local Service Centres and rural and coastal areas will be protected and enhanced as attractive and vibrant places and communities, providing quality of place and excellent environment, economic and social resource. Plans, strategies, investment decisions and programmes should:

1. Achieve a high standard of design that protects and enhances settlement and landscape diversity and character;
2. Support innovate means of accessing and delivering services;
3. Retain and improve local services and facilities, particularly in Local Service Centres;
4. Support economic diversification;
5. Meet locally generated needs for both market and affordable housing."

3.50 The RSS sets a regional target in Policy H2 of prioritising housing development on Brownfield land and through conversions to contribute to a regional target of at least 65%. Policy H2 also states that LPA's should adopt a "flexible approach to delivery by not treating housing figures as ceilings whilst ensuring that development is focussed on locations that deliver the Plan's Core Approach and Sub-Area policies."

3.51 The RSS identifies specific Regeneration Priority Areas (see below RSS South Yorkshire context diagram). The application site falls within a regeneration priority area that centres on Barnsley Town as shown in the RSS extract below. The Dearne Valley Development Zone is the main regeneration area in Barnsley, which is broadly to the south east between Barnsley and Doncaster.





3.52 Policy SY1, the South Yorkshire Sub Area Policy, states that in terms of strategic patterns of development, plans, strategies, investment decisions and programmes for the South Yorkshire sub area should: "*encourage* appropriate development in Local Service Centres, particularly where this helps to regenerate former coalfield settlements in the Dearne Valley." This policy highlights regionally significant investment priorities, which includes continued regeneration in the Dearne Valley and other former coalfield areas.

3.53 *In terms of the Economy, the RSS* provides guidance on land for industrial and storage/distribution uses for 2006 – 2021 for Barnsley, based on potential job growth. The potential annual job growth for Barnsley is specified as 1,430 in RSS table 11.1. Table 11.3 identifies 130ha of employment land allocated in 2006 with the net change for these uses 2006 – 2021 of 110ha. RSS table 11.3 refers to the "need to review current allocations in South Yorkshire to accommodate

growth while taking account of the continuing restructuring of the Sheffield City Region economy and adjust the spatial pattern of activity. Employment land reviews will need to take account of the limited net increase expected in the amount of land used for industry, while reflecting requirements arising from relocation/expansion of existing firms and redevelopment of historic employment sites for alternative uses as part of the transformational agenda."

3.54 RSS Policy E3 specifies that local employment land reviews informing LDF's should take account of potential job growth and the guidance on employment land set out in the RSS, but also more detailed sub regional or local forecasts or more up to date information about land needs. It specifically states that "Sites no longer needed or those that would undermine the delivery of the Core Approach should be considered for alternative uses."

3.55 Paragraph 11.15 refers to table 11.3 and states that "at a simplistic level, this suggests that the Region has more land allocated for industrial and storage/distribution uses than is likely to be required in the future. This is not discounting the importance of providing the market with choice and flexibility in their site selection, and also to allow for a certain amount of 'churn' as sites necessarily stay vacant for a period of time."

3.56 Policy E5 relates to safeguarding employment land and states

> "LDFs should define criteria or areas where it is considered necessary to offer special protection to designated employment sites. This approach should be applied when it can be shown that:
> 1. It is necessary to safeguard employment land on the basis of the demonstrable level of competing demand from other land uses; and
> 2. The employment land so identified is necessary to support Policies YH4, YH5 and YH6; and
> 3. A review of employment land has been carried out in accordance with Policies E1 – E4 or the sites are part of an area subject to an agreed masterplan."

3.57 An interpretation of RSS Policy in a recent Appeal Decision states that "RSS Policy E3 seeks to encourage LPAs to keep a portfolio of best sites representing at least a five-year supply, but the RSS is not specific and the protection afforded by Policy E5 amounts to strategic guidance for LDF preparation, not protection for sites in itself." (Appeal APP/C2741/A/08/2070408).

3.58 The annual net housing requirement in Barnsley from 2008 – 2026 is 1,015 dwellings and a gross requirement of 1,135. This is some 25% higher than the previous regional guidance, which was an annual average of 810 dwellings between 1998 and 2016.

3.59 At this point, it must be remembered the application of a 50:50 housing and employment proposal will bring an employment site back to the market where currently no demand for this site exists in its current form.

LOCAL POLICY

3.60 There are a number of local documents, many of which are now out of date. The statutory development plan for Barnsley MBC is Barnsley Unitary Development Plan 2000. There have been various studies undertaken since the adoption of the UDP, and the LDF preparation is underway.

Barnsley Unitary Development Plan – December 2000

3.61 The Barnsley UDP was adopted in December 2000, and although it is the current development plan for the Borough, it is to a certain extent dated, as it pre-dates PPS3 Housing (2006) and the recently adopted RSS (May 2008).

3.62 Within the UDP, Darton is located within the Barnsley Central Housing Strategy Area. Darton is identified in diagram 4 as one of 5 main new housing locations within the Barnsley Central Housing Strategy Area (the other 4 locations being Dodworth, Royston, Shafton and Monk Bretton).

3.63 Within the UDP, the application site is a designated Employment Policy Area and Proposed Employment Site, within Darton Community Area, however on the edge and immediately adjacent to Barnsley Urban Area. The specific wording of the designation states:

> *Proposed Employment Site.*
> *DT3/3 – William Freemans, Wakefield Road, Staincross*
> *2.9 hectares*
> *This site provides expansion land for an existing manufacturing business, or provided the existing access is used, potential for other industrial development. B1, B2 and B8 uses are appropriate.*
>
> *Employment Policy Areas.*
> *DT4/3 – William Freemans, Wakefield Road, Staincross*
> *2.0 hectares*
> *This area consists of a single developed manufacturing premises together with land, within the apex of Wakefield Road and the disused railway, in commercial uses.*

Safeguarded Land:

3.64 There are a number of sites within the Darton Community Area that are identified as safeguarded sites or sites safeguarded to remain undeveloped. These are at land to the south of Bloomhouse Lane; Land to the rear of Mapplewell Business Park – Former Gauber Colliery; and land on the opposite side of the A61 than the application site, at Bleak House Poultry Farm.

Employment Land:

3.65 There are also 3 further employment sites, with proposed employment sites associated with them. These are Mapplewell Business Park; Dearne Mills / Darton Business Park, and Birthwaite Business Park, Darton.

3.66 Policy ED2 relates to uses on proposed employment sites and states that development will normally be permitted for business, industry and storage and distribution.

3.67 Policy ED7 relates to existing employment areas stating that these defined areas will remain in employment use. The justifying text to this policy refers to existing employment uses within residential or rural areas that my cause adverse consequences. It states that "Where such premises become vacant, insofar as the Council has powers to control future use, redevelopment will be restricted to uses which are appropriate to the area."

3.68 The Policy ED7 justification goes on to state that "only exceptionally will it be appropriate for an Employment Policy Area to be redeveloped for a use other than those set out in Policy ED7 in order to achieve overall environmental benefits which outweigh the loss of jobs from the site."

The application site has been vacant for over 3 years, there is therefore no-one currently employed at the site. This application seeks to create a significant amount of employment land that will be attractive to the market.

3.69 As part of the UDP monitoring, following the adoption of the UDP in 2000, an Employment Land Monitoring Report was prepared annually. The last report was published in 2004, which is now out of date, however it includes some useful information, which has been referred to in Section 4.

3.70 A further document published was an 'Employment Land Requirement in Barnsley to 2016' statement. The date this document was published is unknown, however it appears to be in 2003. The RSS employment land requirements, based on potential job growth are more up to date, and are also based on the RSS AMR 2006, which has direct input from Barnsley MBC. It is therefore considered that this report is also out of date.

3.71 An Employment Site Assessment was published in 2003, which looked at scoring allocated employment sites and undertook an employment site assessment in terms of sites contribution towards the employment needs of the Borough. The employment sites assessed were agreed by the Barnsley Development Agency and BMBC. The sites chosen were a combination of existing UDP employment sites (including potential extensions to these) and other sites that may be considered for employment development through the UDP review. The document did not assess the application site, which could be due to the fact that it is not deemed to be a key employment site.

3.72 The study identified a number of existing employment allocations that were considered to be key employment sites in terms of their contribution to meeting the employment needs of the Borough. These sites are as follows:

- Claycliffe Business Park.
- Dodworth Adjacent to j37.

- Park Springs-Grimethorpe.
- Park Springs-Houghton Main.
- Thurnscoe Business Park.
- Goldthorpe Industrial Estate: Extension to the West and Potential Further Expansion to the West (north and south).
- Rockingham.
- Ashroyd.
- Shortwood.
- Laithes Lane
- Bleachcroft Way

Supplementary Planning Guidance 24 – Re-Use of Employment Policy Areas – May 2003

3.73 Although outdated, this local guidance note provides supplementary guidance to the UDP and is therefore still relevant. The SPG provides criteria for assessing alternative uses on existing and proposed employment sites and is particularly relevant in the case of the proposed residential development. It states:

"Proposals for uses other than those set out in Policy ED7 will generally only be granted planning permission when the following three criteria are satisfied:

1. Re-development of the site for non-employment uses would not result in any significant loss of existing jobs.
2. The proposed development will have an acceptable relationship with surrounding land uses and comply with other relevant policies in the UDP.

Consequently, re-use for housing will only be accepted where the site:

- Is located within an area with adequate service infrastructure in terms of schools, shopping and other facilities, which are easily accessible from the site by a variety of modes of transport and not just the car – or where adequate infrastructure does not exist they would be funded by development.
- Has an acceptable relationship with neighbouring uses such that the occupants of new housing will not suffer unsatisfactory living conditions.
- Is able to meet the requirements of UDP policies ES7 or ES8 where it is known or suspected that the land is contaminated.

3. There will still be an adequate supply of employment land in the relevant Community Area, Areas or part of Area as appropriate, in terms of the overall scale, range and availability of employment land, if the site is released for an alternative use.

This will be a matter of judgement depending on the location of the site and other relevant factors. In parts of the Borough where the potential for new employment development is constrained by a shortage of suitable land, the need to retain older Employment policy area sites will be greater

than in areas where there is a greater supply of more recently allocated Employment Proposal Sites."

3.74 The criteria set out in this SPG, forms the basis of the Employment Assessment in Section 4.

Planning Advice Note 30 – Sequential Approach to Determining Planning Applications for Residential Development. – January 2004. (PAN30)

3.75 In 2004 the Council published Planning Advice Note 30 (PAN30). This document was prepared prior to the publication of PPS3 and therefore is based on the predecessor to PPS3 – PPG3 Housing (2000). PAN30 outlines the requirements for undertaking a sequential approach and sustainability assessment for a proposed residential scheme on Greenfield land above 0.4 ha. Despite our own opinion that the consideration that the whole of the application site constitutes Brownfield land it is considered prudent to undertake a sustainability assessment of the site, and an assessment of the appropriateness for bringing this site forward now for residential development in light of the shift in planning policy since the publication of PAN30.

3.76 The sequential approach to the release of land for housing in PPG3 no longer forms part of national housing policy. Instead PPS3 promotes sustainable development for locating housing schemes, taking into account PPS1 and prioritising the re-use of previously developed land with emphasis on the sustainability of a location.

3.77 PAN30 remains an interim statement of policy prior to the adoption of the LDF. The aim of PAN30 is to ensure that an adequate level of housebuilding is maintained while giving appropriate focus to the development of sustainable, previously-developed sites and that where appropriate to release sustainable greenfield sites. Given that the application site is a Brownfield site within the settlement limit of Darton, Mapplewell and Staincross, it is not necessary to stringently follow the PAN30 sequential approach in establishing the acceptability in principle of the redevelopment of the application site, however it is necessary to complete a Sustainability Checklist. The Sustainability Checklist is enclosed at Appendix 5 and detailed further in Section 5. It highlights that the site is classed as a sustainable location in the overall score of the PAN30 Sustainability Checklist.

3.78 In relation to PAN30, an update of available previously developed sites was released by the Council with a base date of 31 March 2008. This schedule of available previously developed sites is enclosed at Appendix 7. There are 34 sites identified in this schedule with full or outline planning permission, broken down into PAN30 category of sites. In total the sites amount to 1,784 dwellings, which is a 1.5 year supply for the District at the RSS post 2008 gross housing requirement. Of the 1,784 dwellings, 1,141 are in Urban Barnsley (Category 3 sites); 489 are within urban settlements within the Dearne Valley Development Zone (Category 4 sites); and 113 are in other urban settlements (Category 5 sites) which includes Darton. Incidentally, there are two sites in Darton with

residential planning permission, one at Booth Bros, Station Garage, Staincross, which is next to the application site, and is a full planning permission for 1 dwelling (2007/1125) and the other at land off Wentworth Road, Mapplewell, which is an outline consent for 17 dwellings (2007/0051).

Barnsley Settlement Study

3.79 Barnsley Settlement Study was published in February 2003, and includes an assessment of individual settlements within the Borough. The below is an extract from the study, which is out of date in part:

> **Darton (including Mapplewell and Kexbrough and Staincross)**
> Darton is located between Barnsley and Wakefield. The Darton Community Area is split into four communities, which are Darton, Mapplewell, Kexbrough and Staincross.
>
> **Existing Settlement Capital**
> The pedestrian survey confirms that the area has strong links to Barnsley Town Centre, although Wakefield City Centre is also within easy reach, particularly from the communities of Darton and Kexbrough. The area is well served by both bus and rail links, which not only serve Barnsley Town Centre but also serve Wakefield, Leeds and Sheffield.
>
> In terms of existing services, there is a local shopping centre at Darton and a district centre in Mapplewell. The town is well served in terms of health facilities although it does not have a leisure centre. In terms of schools, primary school places are forecast to have a surplus of over 200 places by 2005 whereas the secondary school is forecast to have a deficit of places.
>
> Although Darton has some local employment opportunities, its accessibility means that it is an attractive location for commuters, particular to other centres along the M1 corridor.
>
> **Identified Opportunities**
> The A61 bus corridor is the only committed Quality Bus Corridor (QBC) in the Borough and upgrading and improving the Sheffield-Barnsley-Leeds rail corridor has also been identified as a regional priority. Darton is also close to the M1 and access to j38 of the motorway is provided by the recently improved A637.
>
> **Constraints**
> Further expansion of the town is constrained by an Area of Borough Landscape Value to the west and the areas to the south of Darton and between Mapplewell and Darton is within the flood plain. Therefore development in this area should be avoided.

Potential Benefits of Growth

Housing: In terms of housing growth, Darton has experienced the highest growth of any part of the Borough during the UDP period. Much of this growth has occurred on green field sites, although there is potential for some development on 'previously developed' sites such as the former North Gawber Colliery.

As Darton is one of the most accessible parts of the Borough in terms of public transport and strategic road provision, the potential for growth to contribute towards accessibility improvements, is limited particularly as other public transport initiatives are already planned for the settlement. As Darton is relatively prosperous and has experienced considerable population increase in recent years, the need for regeneration, is less of a priority compared to other parts of the Borough. Although the area has strong links to Barnsley Town Centre, based on analysis of past developments it is likely that additional growth would encourage further out commuting from the settlement to other centres.

Employment: There are few local employment opportunities in Darton and it is primarily a commuting settlement. Therefore, further employment development may be suitable should the opportunities arise, as this would help to reduce out commuting.

RPG

Darton is not a priority for regeneration and has a reasonable level of services and accessibility. It is not, therefore, a priority for growth.

Conclusion

Darton is not a priority for growth in terms of RPG and as indicated by the scoring, it already has a fair range of services and good accessibility to Barnsley. It is not, compared to other settlements in the Borough, in need of significant regeneration and therefore it scores low in terms of the benefits of growth. Landscape issues also limit the capacity of the town to expand beyond its current boundaries. Significant growth could also lead to a significant increase in car commuting along the M1.

Some limited growth could, however, contribute towards filling surplus primary school places and financial contributions towards providing more secondary school places could be sought. Limited growth may also help to maintain the viability of existing services.

Emerging Local Development Framework

3.80 In June 2009, Barnsley Council published their LDF Core Strategy Revised Preferred Options consultation document. When adopted, this document will replace the core policies of the adopted UDP and will reflect the latest position of

the Council. As currently written, the Revised Preferred Options paper differs significantly from the UDP in the following aspects:-

- The Core Strategy reflects the Core Approach of the Regional Spatial Strategy 2008 and higher housing requirements.
- The Core Strategy conforms with new planning policy statements on design (PPS1), housing (PPS3), Energy (PPS22) and Flood Risk (PPS25) and seeks to deliver a more sustainable pattern to development and growth.
- The Core Strategy takes on the challenge of City Region Growth Point and its newly appointed Growth Point status which requires an additional 21% uplift in housing delivery in the period 2008 to 2017 over and above the RSS rate in return for infrastructure funding.

3.81 Having regard to the shift into the policy landscape, the manner in which this application is to be considered is significantly different to that of the UDP. Firstly, the Revised Preferred Options paper accepts the UDP Main Urban Area is unable to cope with the RSS requirement and as a result, logically extends the UDP definition to include the settlements of Dodworth and Darton (including Mapplewell) such that additional growth can be accommodated without the need to develop in the Green Belt. This approach then lifts the location of the application site from Local Service Centre (RSS Policy YH6) to that of a Regional Town (RSS Policy YH4). As such, the site falls within the top tier of locational priority for housing and employment.

3.82 Secondly, the scale of housing delivery and the timescale in which it needs to be delivered is significantly different to that envisaged in the UDP. The UDP policies were formulated on the previous RPG12 which envisaged 810 dwellings per annum. The emerging Core Strategy policies now need to deliver at a rate of 1,228 units per annum in the period up to 2017, this will require the Council to adopt a pro-active role in unlocking undeveloped sites to deliver more housing. When developing LDF's, Policy YH7 of the RSS requires local authorities to give priority to re-using previously developed land and buildings within the relevant city or town, this applies to this site.

3.83 Policy CSP25 and supporting text of the Revised Preferred Options paper informs the Council are currently working on an Employment Land Review and states the Council will endeavour to retain employment sites unless demonstrated that the premises or land cannot satisfactorily support new employment uses and this can be demonstrated through a lack of demand. The policy additionally states that where these circumstances exist, **redevelopment will be supported where it involves a mixed use proposal including new appropriate employment uses.**

This mixed use proposal for the William Freeman site clearly fits the emerging policy.

3.84 As part of the LDF monitoring process (and the PPS3 and RSS requirement of identifying a 5 year supply of housing sites) the Council produced a Housing

Land Availability Assessment in 2009, looking at a 5 year housing land supply from 1st April 2009 to 31st March 2014 (See Appendix 2).

3.85 The Council's Housing Land Availability Assessment (2009) identifies a supply of 9,203 dwellings (including sites under construction, sites with planning permission and UDP allocations). However, not all of this supply is identified as deliverable within 5 years. The total supply equates to an 6.2 year supply at the gross RSS and Growth Point rate (1,484). The amount of supply within the Council's 5 year assessment is 7,421 units. This equates to 5 years supply at the gross requirement and 6 years of supply at the net rate assuming no demolitions occur.

3.86 It should be noted that with falling house prices and studies we have undertaken elsewhere in the Leeds City Region, there is now considerable doubt over the deliverability of a large proportion of high density (apartment) schemes and delayed delivery on a number of large regeneration and housing renewal projects. This is likely to impact upon the supply side in Barnsley District over the next two years as developer preference shifts towards lower risk, medium sized schemes where small family homes dominate the layout.

3.87 Of the PAN30 category 5 settlements in Table 2 of the housing land availability assessment, (Darton, Dodworth, Hoyland, Penistone and Royston) Darton has a below average supply compared with the other category 5 settlements (see summary table below).

Category 5 Settlement	**All sites with full and outline permission, and UDP Allocations (as at 1 April 2009)**
Darton	202
Dodworth	50
Hoyland	628
Penistone	443
Royston	260

3.88 There is a gap in evidence base, which is particularly relevant to this planning application. The Council do not have an up to date Employment Land Review, the last monitoring report being the Employment Land Monitoring Report in 2004. It is understood the Council are undertaking an Employment Land Review shortly and are due to complete that document later in 2009.

4.0 EMPLOYMENT LAND AVAILABILITY - ASSESSMENT

4.1 Following the criteria in SPG24 for the assessment of alternative uses for existing and proposed employment sites, this section primarily deals with Criterion 3, in terms of the availability of employment land within the vicinity. In the absence of an up to date Employment Land Review, Dacres Commercial have undertaken a mini review of employment land, within the vicinity of the Application site.

4.2 As previously noted in paragraph, 3.73 SPG243 sets out three principal assessment criteria for proposals involving alternative uses within Employment Policy Areas. Each of these criteria are addressed below.

Criterion 1: Impact on existing jobs

4.3 The proposed re-development will not result in the loss of any existing jobs. The site has no existing employment use and has been vacant for over three years.

Criterion 2: Relationship with surrounding land uses and compliance with UDP Policies

4.4 The proposed development will be well related to surrounding land uses. The site is within the Barnsley Urban Area and Darton Community Area and located adjacent to existing residential areas. As discussed in Section 5, the proposed site is sustainable and has good accessibility to existing services, facilities and public transport infrastructure. No adverse impact arising from adjacent land uses or contamination are anticipated.

4.5 As demonstrated within this Section and Section 5, the proposal is compliant with relevant policy set out in the UDP.

Criterion 3: Employment Land Supply:

4.6 Criterion 3 indicates that proposed re-uses should not prejudice the employment land supply within the relevant community area. This is assessed below in terms of the existing employment land market, available land supply and the strategic context of the site.

A) Assessment of the Employment Land Market and Available Sources of Employment.

4.7 In terms of the assessment of available employment land a 5km buffer zone has been adopted as an appropriate area for this assessment. This covers the majority of the Barnsley Urban Area and Darton Community Area, and also includes Royston, and the southern edge of Wakefield MDC, although no employment sites have been identified in Wakefield MDC.

4.8 A Travel to Work – Personal Travel Factsheet – July 2007 uses data from National Statistics and reveals that the average travel time to work is 27 minutes and the average travel to work distance is 8.7 miles in 2005 in Great Britain.

4.9 The Council's Annual Monitoring Report states that "Census data tells us that Barnsley is more reliant on driving to get to and from work than the nation as a whole, with 79% of workers reliant on motorised road transport in the Borough compared to 71% nationally."

4.10 The chosen 5km employment land assessment falls short of the average travel to work distance, however will provide a picture of available employment land within the local vicinity and local market. The catchment identified is considered to ensure identified sites are accessible taking local conditions into consideration and at a shorter travel distance, the sites identified will support sustainable transport objectives in encouraging shorter journeys.

4.11 Additionally, SPG24 Criterion 3 refers to the supply of employment land in "the relevant Community Area, Areas or part of Area as appropriate, in terms of the overall scale, range and availability of employment land, if the site is released for an alternative use." This does not set a specific rule to adhere to in terms of a catchment area, and it is considered that the 5km catchment area, which covers the majority of Darton Community Area; Barnsley Community Area and the whole of Barnsley Town Centre is an adequate and appropriate area for the scale of the application site.

4.12 All available employment sites within the catchment area were taken from the UDP proposals maps. Each employment site has been given a 'site number' and marked up on the Employment sites map and tabulated, which are both enclosed at Appendix 3. This includes details of each specific allocation. The assessment of specific sites did not include land within the town centre of Barnsley, as there are numerous employment opportunities within the town centre including retail and office uses.

4.13 The plan shows a slight concentration of sites around the edge of Barnsley Town Centre, but generally there is no specific pattern of employment land in the catchment area, and it is fairly dispersed. The identified sites on the map are not necessarily single sites, and are in some instances combinations of existing employment policy areas, and proposed employment designations. This is explained further on the schedule of sites at Appendix 3.

B) Available Employment Land.

4.14 Within the catchment area, there are a number of UDP proposed employment sites that have been developed therefore these are not technically available. That said, of those that have been developed, there are some units available for sale or to let. There are also a number of existing designated employment policy areas that are partially vacant, and have units available within them. It is therefore difficult to calculate the total available supply of employment land within the catchment area to establish any meaningful accurate supply.

4.15 There are a number of units available and being marketed on the existing designated employment policy areas (details of these are enclosed at Appendix 4). There are clearly a number of existing sites available, however the size of the existing employment policy areas that are currently available is unknown, as these areas form only part of designated employment policy areas. All of the existing designated employment areas within Darton Community Area have units available.

4.16 The 2004 Employment Land Monitoring Report included an Employment Land Schedule. This included the proposed employment site at the Application Site, which referred to this land as "Site not available (e.g. development / ownership constraints)" and states that this is expansion land for existing firm.

4.17 The 2004 Employment Land Monitoring Report refers a total supply of 364 ha of proposed employment land, with 120.3ha having been completed and 243.7ha remaining to be developed (this included the 2.2ha proposed employment site at the Application Site).

4.18 The LDF Annual Monitoring Report 2007 (monitoring period = 1 April 2006 – 31 March 2007) reveals that "by April 2007, 187 hectares of land designated as an employment development proposal policy in the UDP had been developed, with 39 hectares under construction and 86 hectares remaining available."

C) Employment Land Take Up

4.19 Employment land take up rates identified in the Council's LDF Annual Monitoring Report 2007 reveal that in:

> "2007/08 saw 105,385 square metres of new commercial floor space developed in Barnsley on 38.1 hectares of land. Approximately 73% of all completed floorspace for class B employment use was speculatively built rather than being purpose built for a specific company.

4.20 At April 2008, there were some 67 hectares of employment land available. The LDF Core Strategy seeks to allocate some 350 hectares of land for employment purposes and accepts that 5 hectares of employment land will be lost to housing each year.

D) Employment Opportunities – Strategic and Local Market Locations

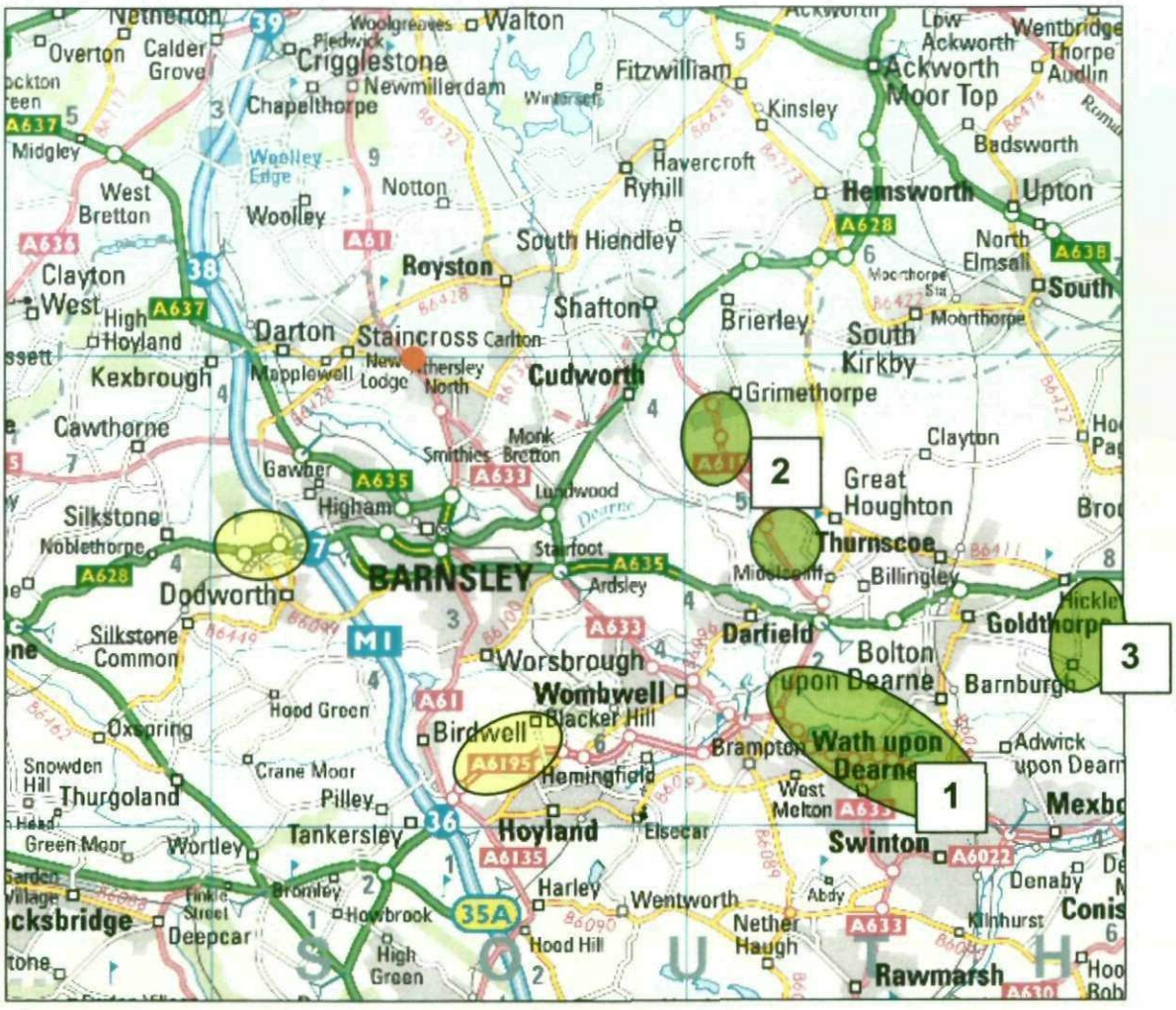
4.21 From a basic appraisal of vacant industrial property that has been undertaken within the catchment area, and within the district, there is generally a good supply of modern property for B1, B2 and B8 uses in a good choice of locations. The Barnsley Development Agency is a useful source of information on available employment land, and following a search of the Development Agency's property database, there are a number of identified sites that are available, including local and strategic sites. Details of existing vacant premises within the catchment area

and land/premises currently being marketed through the Barnsley Development Agency property database are enclosed at Appendix 4.

4.22 Within the identified 5km catchment area there are several concentrations of existing employment and locations of job vacancies available for the economically active population. These include:

- Barnsley Town Centre.
- Barnsley District Hospital.
- Concentrations of employment at Carlton Industrial Estate / Wharncliffe Business Park / St Helen's.
- Ardugh Glass Group – A significant employer in Barnsley.
- Concentrations of employment around Dearne Valley Park / Hoyle Mill – Grange Lane Industrial Estate / Oaks Business Park, to the east of Barnsley Town Centre.
- Concentrations of employment at Barugh Green – Metro Trading Centre, Claycliffe Business Park, South Yorkshire Industrial Estate.

4.23 There are a number of strategic locations of recent new employment land that have come onto the market, having been constructed in the last few years. This is reflected in the particularly high employment land take up in 2007/08. There are two strategic locations adjacent to the M1 – Capitol Park Junction 37 and Dearne Valley Parkway, close to Junction 36. These are strategic gateway sites have attracted significant investment, some of which has been speculative build. A third strategic location of recent employment expansion is various sites within the Dearne Valley Development Zone, which is regeneration driven and has received significant funding from Yorkshire Forward Europe Fund. New infrastructure has been put in place and significant grant incentives have been made available to attract new business to the area. Details of these sites, including available units are enclosed at Appendix 5. The plan overleaf identifies these strategic employment locations.



Junction 36 – Dearne Valley Parkway
Junction 37 – Capitol Park

Dearne Vallley Development Zone – including the main Dearne Valley location [1]; 'Northern' Dearne Valley sites – Park Springs [2]; and Goldthorpe / Hickleton / Highgate Colliery sites [3].

4.24 The application site (highlighted in red on the above plan) is not comparable to these strategic sites and very much relates to the more immediate local market, where there is a supply of available employment premises. The application site is not in a strategic location or of a significant scale to attract large investment and be classed as a strategic employment site. It is isolated from other large industrial premises and expansion areas.

SPG24 – Additional Criteria

4.25 SPG24 requires additional criteria to be taken into account should a proposal for an alternative use other than employment satisfy the previous 3 criteria. There are 4 further criteria, which will be dealt with in turn.

A. The existence of significant existing buildings on the site which are genuinely capable of accommodating the needs of modern employment users in terms of design, layout and condition.

4.26 The application site comprises a large, purpose built two storey building. Structurally, the condition of the building is sound, however it has been vacant for over three years, and there are obvious signs that the site has been subject to vandalism, evidenced by the fact that the majority of the windows are smashed and there is barbed wire securing the gates into the site. The Council do not consider the site to be a significant employment site (based on the 2003 Employment Site Assessment), and while the premises could be attractive to a specific user, there are an ample supply of alternative sites within a short distance and strategic locations attractive for businesses.

B. The potential for significant environmental benefits for local residents or the visual amenities of the area likely to result from the redevelopment of the site for alternative uses.

4.27 While the Design and Access Statement will deal with the benefits that the proposal provides, there is a clear visual benefit to the redevelopment of this site on a main route between Barnsley and Wakefield.

C. The suitability of the sites access to the Strategic Highway Network for continued employment use.

4.28 The site is accessible to the Strategic Highway Network, it being located off the A61. However the connection to the M1 is not particularly good by road, as it either involves travelling on the B6131 through Mapplewell and Darton and joining to A637 which links to Junction 38 of the M1. Alternatively it requires travelling from the application site north on the A61, through Newmillerdam, turning onto the A6186, then the A636 through Durkar to join the M1 at Junction 39. These journeys are approximately 6.5km and 11.25km respectively.

D. The attraction of the site to the market in terms of re-development for employment use in the medium to long term.

4.29 The Application Site has been marketed since the administration of William Freeman Ltd in Easter 2006. The application site was initially marketed in Easter 2006 when the William Freeman business went into administration. It was marketed for approximately 3 months whereby no offers were received.

4.30 The site has remained vacant (the machinery was sold off) since Easter 2006 and a second marketing exercise commenced in August 2008. This marketing exercise is still ongoing (a copy of the marketing particulars is enclosed at Appendix 6). There have been 21 expressions of interest since the site has been re-marketed, and two offers have been received, both of which have been for residential development. A copy of the enquiry schedule is also enclosed at Appendix 6. The commercial land value guide price attached to the site is £200,000 per acre.

4.31 The marketing exercises carried out reveal that there is little demand for this site for commercial re-use.

Summary:

4.32 Following the assessment of available land; land being marketed; and undeveloped proposed employment sites, there is an adequate supply of alternative employment sites; a good range of vacant industrial property and a wide choice of alternative sources of employment.

4.33 The economic restructuring over the last two decades has resulted in shifts in the national and local economies and as a result there has been a decline in traditional manufacturing and growth in the expansion of job opportunities in services and new technologies. Although the future of Barnsley is looking to grow the economy, create more jobs and attract more businesses to the Borough, this will occur at strategic locations, where there are expansion opportunities, infrastructure links, and regeneration benefits. The application site does not fall into this strategic category.

4.34 The loss of employment use at the application site as a result of the proposed residential redevelopment will not cause a significant loss to the overall supply of employment land. The proposed residential redevelopment satisfies the specific criteria set out in SPG24.

4.35 In response to more detailed policy discussions with the Council and Barnsley Development Agency in Spring 2009, we are aware that the Council are concerned about the loss of this employment site. In response to the policy stance of the Council, the application has been modified to create a mixed use scheme comprising 50% employment, 50% residential. The scheme is in outline form with the layout for the employment land being indicative only. The employment area layout shows the most likely scenario, that being smaller workshop units. Through this application, the owners have committed to clear the site, create the access and market the area for employment uses for an agreed period.

5.0 SUSTAINABILITY ASSESSMENT AND SEQUENTIAL APPROACH – SUSTAINABILITY OF ALTERNATIVE SITES

5.1 This section looks at the appropriateness of the site for residential use in terms of the sustainability of the site and the assessment of alternative sites, based loosely on the requirements of PAN30.

5.2 PAN30 was prepared in accordance with PPG3, and pre-dates PPS3 the RSS and the Council's Growth Point status. PAN30 outlines the requirements for undertaking an old style PPG3 sequential approach and sustainability assessment for a proposed residential scheme on Greenfield land above 0.4 ha. Despite our own opinion that the application site constitutes Brownfield land (see section 2) it is considered prudent to undertake a sustainability assessment of the site, and an assessment of the appropriateness for bringing this site forward now for residential development in light of the shift in planning policy since the publication of PAN30.

5.3 The Application Site is located in the Staincross / Mapplewell, within the built up area and is designated in the current UDP within as an employment policy area and an employment proposal. As detailed in Section 2, the site is a 5.0ha (approximate) Brownfield site comprising an existing redundant factory and its associated land, including an area to the rear which has a history of licensed tipping and maintains a current license to tip.

5.4 Within the requirements of PAN30, applications for Brownfield or greenfield development over 0.4 ha are required to complete a Sustainability Checklist. The completed sustainability checklist for this site is enclosed at Appendix 8. This section provides information and justification for the site appraisal.

5.5 Firstly, the site is considered to be Brownfield (See section 2) and is located on the edge of the settlement but does not project into the open countryside. It therefore scores 8 out of 10 in terms of Site Prioritisation.

5.6 In terms of the site appraisal and access to local services and public transport accessibility the site scores reasonably well. The site is located off Wakefield Road within the Darton Community Area however immediately adjacent to the Barnsley Urban Area. The application site is 800 metres west of the retail shops at the junction of the A61 and Laithes Lane. The shops here include a Post Office, grocery, bakers, frozen food (Jack Fulton), Co-op, off licence beauty salon, and betting shop.

5.7 The site is within 800metres of Public open green space, as a disused railway runs along the eastern boundary of the site which is designated urban greenspace and a multi-user recreational routeway.

5.8 The site falls just short of the 800m threshold to a primary school as Athersley North Primary School is located approximately 940 metres away. The site

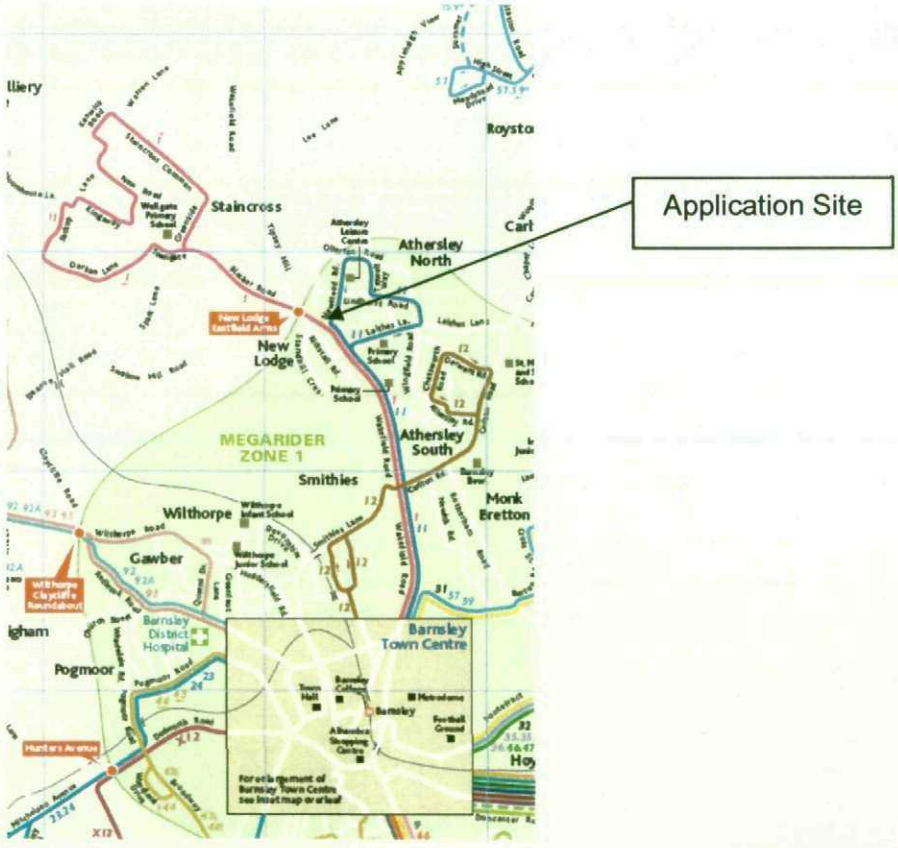
therefore scores only 1 out of 5 in terms of access to essential facilities, as other facilities are located beyond the 800m threshold.

5.9 The site is 1.1km away from a large Co-op supermarket, off Blacker Road, Mapplewell, which is on the edge of Mapplewell Business Park. Within the business park are the following businesses.

5.10 The application site is approximately 1.3km from the centre of Mapplewell where there is a large variety of shops and services including a police station, church, bakers, butchers, banks, post office, pharmacy, public houses, food takeaways, beauty salons, off license, and various specialist shops.

5.11 The application site is also to the immediate north of the Eastfield Arms public house.

5.12 In terms of public transport accessibility, the site is within 350 metres of bus stops on either side of Bar Lane (outside the Eastfield Arms) with services every 10 minutes into Barnsley town centre, or into the centre of Mapplewell/Staincross/Darton. The extract below indicates the bus route and further details of bus routes and timetables are enclosed with the Site Sustainability Checklist at Appendix 7.



5.13 The frequency of service and the fact that the buses serve local facilities at Mapplewell as well as direct services to Barnsley Transport Interchange, the score attributed to the application site is 5.

5.14 The overall score of the site, adding the 'Site Prioritisation' and 'Site Appraisal' results in the site being classed as a sustainable location.

Overall Score/Percentage		
Site Prioritisation	**Site Appraisal**	**Significance**
	4 or less	Unsustainable Location
8 or more	5 or more	Sustainable Location
	5 or less	Unsustainable Location
4 to 7	6 or more	Sustainable Location
	7 or less	Unsustainable Location
2 or less	8 or more	Unsustainable

Sequential Approach – Sustainability of Alternative Settlements

5.15 An assessment of sustainability of the settlements where consents exist in the PAN30 2008 update has been undertaken. An assessment of Urban Barnsley (Category 3) has not been undertaken, as this is defined as a Sub Regional Town where the focus for development is encouraged in the RSS. Overall in Urban Barnsley there is permission for 1,141 dwellings according to the PAN30 2008 update. This includes 4 sites of over 120 units (120, 160, 200 and 350 units). These 4 sites represent over 70% of the supply in Urban Barnsley. There is no guarantee that all the sites with permission will be delivered. The on-going market decline does cast doubt as to the delivery of, in particular, the larger high density sites with permission. However in terms of the PPS3 definition of availability, the sites with planning permission in the PAN30 2008 update are 'available'.

5.16 The suitability of the sites outside Urban Barnsley in comparison with the application site in Darton in terms of sustainability is questionable. Therefore a brief assessment of locations with planning permission has been undertaken. The locations that have been considered in terms of their sustainability are:

Goldthorpe
Darfield
Wombwell
Hoyland
Dodworth

5.17 Goldthorpe, Darfield and Wombwell are located within the Dearne Valley Development Zone, which are categorised as Category 4 sites in PAN30. All of

the settlements are categorised as Local Service Centres in the Regional Settlement Study (2004).

5.18 Looking first at the Dearne Valley Development Zone settlements there is a total of 489 permissions on 10 sites (177 units in Goldthorpe, 60 in Darfield and 252 in Wombwell). Of the 10 sites with permission, 4 sites are over 60 units and half of the supply is in Wombwell.

5.19 The Barnsley Settlement Assessment (2003) identifies Goldthorpe as a key settlement within the DVDZ. Of all the settlements looked at for this assessment, Goldthorpe is the only settlement identified in the LDF Preferred Options Housing Background Paper as an area for high level of new housing.

5.20 Darfield is a large settlement, however it does not have a particularly strong service role, as identified in the Barnsley Settlement Assessment and has no retail centre. It does however have a secondary school and range of health provision. The Barnsley Settlement Assessment does not consider Darfield to be suitable for significant additional growth. The LDF Preferred Options Housing Background Paper identifies Darfield as a Small Town suitable for a medium level of new housing growth.

5.21 Wombwell has limited capacity to expand beyond its current boundaries due to environmental and Green Belt constraints. It is the second largest shopping centre in the Borough. The Settlement Assessment identifies it has having experienced fairly high levels of housing growth and it scores well in terms sustainability and public transport accessibility. Given the environmental constraints the Settlement Assessment considers it not suitable for significant growth, however mentions that growth would "help to diversify and improve housing choice, maintain existing services, reverse the trend of population decline and may improve its function in terms of the services it provides for surrounding settlements." The Preferred Options Housing Background Paper identifies Wombwell as a Main Town with a medium level of new housing growth.

5.22 The settlements in the same PAN30 category as Darton, that have available previously-developed sites according to the PAN30 2008 Update are Hoyland and Dodworth (67 units in Hoyland and 28 in Dodworth). Hoyland is considered to be a settlement suitable for limited growth in the Settlement Assessment. It is described as the largest settlement outside Urban Barnsley. The Settlement Assessment concludes that Hoyland is only considered to be suitable for limited growth as the scoring shows that it already has a strong service role and it is not in need of significant regeneration. It recognises that as a commuter settlement, growth could contribute towards increasing out commuting and would not necessarily lead to a sustainable pattern of development. The LDF Preferred Options Housing Background Paper identifies Hoyland as a Main Town with a medium level of new housing growth.

5.23 The LDF Preferred Options Housing Background Paper identifies Dodworth as a Small town with a medium level of new housing growth.

5.24 Dodworth has one available previously developed site (according to the PAN30 2008 Update) for 28 dwellings. Dodworth is recognised in the Settlement Assessment as having good public transport links. Dodworth is recognised as not being in great need of renewal or diversification, however it is acknowledged that further growth could upgrade the general service role of the settlement. The LDF Preferred Options Housing Background Paper identifies Dodworth as a Small Town with a medium level of new housing growth.

5.25 Darton is not identified as a priority for growth in the Barnsley Settlement Assessment. It has a good range of services and has very good public transport accessibility. The Settlement Assessment concludes that "some limited growth could, however, contribute towards filling surplus primary school places and financial contributions towards providing more secondary school places could be sought. Limited growth may also help to maintain the viability of existing services." The LDF Preferred Options Housing Background Paper identifies Darton as a Main Town with a medium level of new housing growth.

5.26 It should be noted that both Dodworth and Darton are identified in the LDF Core Strategy Revised Preferred Options (July 2009) as part of the Main Urban Area and as such are identified as being areas for significant employment and residential development as part of the Council's Growth Point status.

6.0 CONCLUSIONS

6.1 This report establishes that the redevelopment to an mixed use scheme comprising 50% employment and 50% residential within a highly sustainable catchment area to residential development will not have an adverse impact on the overall supply of employment sites within the area and will not prejudice future employment related development. The site has been marketed with no interest for a continued employment use or redevelopment and it is concluded that no market interest for the site exists. The residential redevelopment therefore satisfies SPG24.

6.2 The development of residential units on part of this Brownfield site would be wholly appropriate in this location. The application site is in an accessible and sustainable location and its development accords with the Council's PAN30 Assessment. In accordance with PPS3, it is available for development now, it being a vacant, redundant employment site; it is in a highly sustainable location as established following the PAN30 Sustainability Checklist and is therefore suitable; and it would contribute to the creation of sustainable, mixed communities, and there is a very reasonable prospect that should planning permission be granted, housing will be delivered within the next five years, therefore making the site achievable.

6.3 The residential redevelopment on part of this site will make affective use of Brownfield land, in accordance with PPS3, where LPA's are encouraged to consider the potential of re-allocating currently allocated industrial sites. The application site, is an example of where it would be appropriate to consider the residential redevelopment of a redundant employment site, in an essentially residential area.

6.4 The consultation Draft PPS4 encourages new uses for vacant or derelict buildings, stating that this can contribute positively to regeneration and provide wider economic benefits. The residential redevelopment of this site will bring social and environmental benefits, through the provision of a supply of affordable housing, and the design, incorporating landscaped areas and an area of public open space will create a positive more open aesthetic compared to the existing derelict utilitarian industrial nature of the site.

6.5 The development of this site will not undermine the spatial growth focus of the Borough, and accords with the adopted RSS, the emerging Core Strategy and the existing Local Plan. Although Mapplewell/Staincross is not within the DVDZ, the residential proposal will not undermine the regeneration benefits of other identified sites, and offers an alternative location for development in a highly sustainable location on the edge of Barnsley Urban Area.

6.6 The proposed development is not premature. There is no guarantee that the sites with existing planning permission within Urban Barnsley, the DVDZ or other urban settlements will necessary be developed – particularly in the current market downturn. There is concern within the housebuilding industry that schemes with permission are no longer viable or deliverable. Even if all of the

identified available previously developed permissions were developed (PAN30 2008 Update) the Council do not have a little more than 5 year housing land supply. The proposed residential development will make efficient use of Brownfield land within Darton Community Area, in a highly sustainable location.

6.7 The application site is not an important strategic employment site. There are other key strategic locations where employment land is concentrated. There are a number of other employment sites within a 5 km catchment area that are vacant and in use but with a high turnover. The site has been unsuccessfully marketed for over 2 years, and clearly, the residential redevelopment of part of the site and the subsequent loss of some employment land in this part of the Borough is not inappropriate and will not result in a shortage of available employment sites.

6.8 In light of further discussion with Council Officers and the BDA in Spring 2009, initial plans for the redevelopment of this site were modified to allow the concerns of the BDA over the loss of this site. The proposal as submitted offers a mixed use scheme comprising 83 dwellings and potentially 64,500 sq.ft of commercial space if laid out in the manner shown on the indicative sketch.

6.9 The proposal is therefore compliant with the LDF Core Strategy Revised Preferred Option policies for housing and employment land.

6.10 There are no technical or material planning reasons why planning permission should not be granted for the residential redevelopment of this sustainable site.

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APPENDIX ONE



Marketing Board outside the application site (19-09-08)




AM FREEMAN


LTD.





Building – under construction, immediately adjacent to the Application Site.



View from Wakefield Road to the east of the site. The tall Leylandii reveal the Application Site.

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APPENDIX TWO

Barnsley Housing Land Availability Assessment 2008

5 Year Housing Land Supply 2008 – 2013 Report

BARNSLEY
Metropolitan Borough Council

PREPARED BY BARNSLEY METROPOLITAN BOROUGH COUNCIL

Barnsley Housing Land Availability Assessment 2008
5 Year Housing Land Supply

1. Introduction

Planning Policy Statement 3: Housing (PPS3) states that local planning authorities should set out in Development Plan Documents (DPD) policies and strategies for delivering the level of housing provision that will enable a continuous delivery of housing for at least 15 years from the date of adoption of the relevant DPD. Authorities should identify sufficient specific deliverable sites to deliver housing in the first five years, and, where possible, for years 6-10. Where specific sites cannot be identified for years 6-15, broad locations for future growth can be included.

This is a follow up to the earlier report for the period 2007-2012. This report demonstrates that there is a sufficient land supply for the 5 year period from 1 April 2008 to 31 March 2013 which satisfies the requirements of PPS3.

2. Policy Context

PPS3

PPS3 was published in November 2006 and outlines the Government's objective of ensuring that the planning system delivers a flexible, responsive supply of land. It states that local planning authorities should draw on 'information from Strategic Housing Land Availability Assessments (SHLAA) and or other relevant evidence' to identify sufficient specific deliverable sites to deliver housing in the first five years.

The Council is currently finalising a detailed SHLAA, in collaboration with stakeholders, which will be available soon. This is being carried out in line with practice guidance on SHLAA which was published by CLG in July 2007. The SHLAA will set out the 'forward look' with regard to the borough's housing land supply. This report informs the SHLAA. A five year supply report will be published annually.

Regional Spatial Strategy (RSS)

The RSS sets out the housing requirement for each local planning authority within its area. The RSS was approved by Government in May 2008 and became part of the development plan for the borough. The housing requirement for Barnsley is for 1015 dwellings net per annum between 2008 and 2026.

Growth Point

In July 2008 the Council was awarded Growth Point status by the Government for the period 1st April 2008 to 31st March 2017. In practice this means that the Council has committed to delivering an uplift of 21% on its RSS housing provision figures.

Barnsley is a partner in two Growth Point Partnerships. These are the Doncaster and South Yorkshire Growth Point and the Leeds City Region Growth Point.

Table 1 below shows the housing trajectory for the borough. The trajectory starts in 2004 to conform to the period from which the RSS applies.

Table 1 – Housing trajectory for period 1st April 2008 to 31st March 2013 in context of RSS and Barnsley Growth Point*

Year	New Dwellings	Demolitions	Net Dwellings	Target	Difference
2004	1426	192	1234	840	394
2005	1497	166	1331	840	491
2006	1111	177	934	840	94
2007	1115	171	944	840	104
2008	1509	355	1154	840	314
2004-2008	6658	1061	5597	4200	1397
2009	1463	419	1044	1015 (*1228**)	29 (*-184**)
2010	1430	282**	1148	1015 (*1228**)	133 (*-80**)
2011	1398	250**	1148	1015 (*1228**)	133 (*-80**)
2012	1482	250**	1232	1015 (*1228**)	217 (*4**)
2013	1543	250**	1293	1015 (*1228**)	278 (*65**)
2009-2013	7316	1451	5865	5075(*6140**)	790 (*-275**)
2004-2013	13974	2512	11462	9275 (10340*)	2187 (*1122**)

* Growth point target for period 1st April 2008-31st March 2017 is to achieve 21% uplift on RSS target of 1015 homes pa.
** These demolition numbers are assumptions based on averages of past clearances.

The level of demolition of housing is associated with available funding for housing market renewal (HMR) activity. There is no long term clearance programme for Barnsley. At this time funding is available until 31st March 2011.

DCLG Advice to Government Offices and the Planning Inspectorate (April 2007)

This advice outlines for Government Offices and the Planning Inspectorate guidance issued for local authorities in PPS3. It elaborates on guidance in paragraph 54 on assessing deliverability.

3. Windfalls

The Council has not included any windfall sites without planning permission or included any assumed forward supply that may be provided by windfalls in the five year housing land supply demonstrated by this report. An analysis of the contribution that windfalls have made historically to the housing supply in the borough can be found in Appendix 3 of the SHLAA Methodology which is available on the Councils website.

4. Demolitions

Recent clearance in HMR areas has generally resulted in a net increase in housing by way of replacement on site. Consequently the HMR programme has not required additional housing sites and this is likely to be the case for future clearance activity.

As a result there is no provision required in the 5 year supply for a reduction of supply due to HMR activities.

The level and timing of clearance is dependent on the availability of government funding for housing market renewal activity, together with the progress of renewal implementation programmes. Consequently the level and timing of demolitions shown in table 1 are assumptions based on averages of past clearances.

5. Process

There are three main stages to the process of assessing the land supply as set out in PPS3;

1. Identify housing provision figure
2. Identify potential sites
3. Assess whether potential sites are deliverable.

While this process has been broadly followed, a number of assumptions have been made which are outlined below.

The 5 year Housing Land Supply in Barnsley Borough

Stage 1 Identify housing provision figure
The first stage in assessing the land supply is to identify the housing provision figure. As stated above the figures in the approved RSS are to be used. These figures give a total for 5 years of 5075 made up as follows:

5 years (2008/09 to 2012/13) at 1015	5075
Total	**5075 (net)**

Additionally, following the awarding of growth point status to the borough in July 2008, the Council has committed to delivering a 21% uplift on RSS housing provision figures. This gives a total for 5 years of 6090 made up as follows:

5 years (2008/09 to 2012/13) at 1228	6140
Total	**6140 (net)**

Stage 2 Identify potential sites
The Housing Land Availability System is updated annually in April. On the system there are records of all sites with planning permission for residential development (including those under construction) and all sites allocated in the Unitary Development Plan (UDP) for housing.

Stage 3 Assess whether potential sites are deliverable

In stage 3 all the potential sites were assessed for their deliverability, as described in paragraph 54 of PPS3. As part of the assessment a number of assumptions were made as follows;

- Sites with planning permission have a reasonable possibility of delivering housing and therefore have not been individually assessed in terms of their deliverability.

- Allocated UDP sites which are still undeveloped have been assessed for deliverability. The UDP has been through a public inquiry and is the adopted development plan.

- Housing requirements are based on the approved RSS (5 years at 1015 net dwellings) plus the growth point mark-up of 21% on top of the RSS requirement.

Assumptions have been made about when sites with outline/full planning permission and remaining UDP housing allocations will come forward. Table 2 below shows how timing assumptions were made according to the sites' status and the number of dwellings proposed.

Where sites are allocated the capacity has been used in place of the number of dwellings proposed. Capacity is generally calculated at 35 dwellings per hectare. Historically, as demonstrated in recent Annual Monitoring Reports, densities have been higher than this and this is reflected in the densities used in the SHLAA. However the UDP is still the borough's development plan and Supplementary Planning Guidance 2: The Design and Layout of New Housing lays out a minimum density of 35 dwellings per hectare.

Table 2 - Rate of Development – Commitments – From 1 April 2008 – 31 March 2013

Site Status	Number of Dwellings				
	< = 20	21-50	51-100	101-200	> 200
Under Construction	All	All	All	All	All
With Full Planning permission	All	All	All	80%	66.6%
With Outline Permission	All	All	All	60%	50%
Allocated	All	66.6%	66.6%	50%	40%

1. Table based on assumption that smaller sites are easier and quicker to develop.
2. Table assumes sites with outline permission will generally be developed later due to need to obtain reserved matters permission.

Table 3 overleaf is a summary showing the supply distributed amongst the UDP Community Areas after the assumptions, shown in table 2 above, have been applied.

Table 3 - Housing Supply in Barnsley MBC at March 2008 for Period 1 April 2008 – 31 March 2013									
Column	A	B	C	D	E	F	G	H	I
UDP community area	Dwellings under construction	**Dwellings on all sites with full PP**	Dwellings on sites with full PP deliverable over 5 years	**Dwellings on all sites with outline PP**	Dwellings on sites with outline PP deliverable over 5 years	**Dwellings on sites allocated in UDP**	Dwellings on allocated sites deliverable over 5 years	Total 5 year deliverable supply of dwellings (sum of A + C + E + G)	**Total supply of dwellings (sum of A + B + D + F)**
Barnsley Town Centre	23	**365**	305	**210**	162	**0**	0	490	**598**
Barnsley Urban	258	**1073**	989	**826**	579	**587**	353	2179	**2744**
Darfield	34	**118**	118	**30**	30	**26**	18	200	**208**
Darton	45	**57**	55	**61**	61	**101**	69	230	**264**
Dearne Towns	103	**358**	286	**949**	542	**270**	156	1087	**1680**
Dodworth	21	**39**	39	**10**	10	**0**	0	70	**70**
Hoyland	93	**188**	188	**143**	143	**267**	176	600	**691**
North East Towns	97	**239**	192	**48**	48	**348**	198	535	**732**
Penistone	121	**504**	408	**30**	30	**21**	14	573	**676**
Royston	11	**89**	89	**25**	25	**270**	147	272	**395**
Wombwell	141	**485**	446	**228**	228	**117**	71	886	**971**
Western Rural	35	**139**	139	**5**	5	**21**	14	193	**200**
Barnsley MBC	982	**3654**	3255	**2565**	1863	**2028**	1216	7316	**9229**
RSS housing requirement 1 April 2008 – 31 March 2013 (net) + growth point mark-up								**6140**	

Table 4 – Planning Status of Additional 1.9 Years Approximate Supply After 31 March 2013					
	Under construction	All sites with full PP (sum of B – sum of C, table 3)	All sites with outline PP (sum of D – sum of E, table 3)	Sites allocated in UDP (sum of F – sum of G, table 3)	Additional supply total (sum of I – sum of H, table 3)
Planning Status of additional 1.9 years supply	**0**	**399**	**702**	**812**	**1913**

In Tables 2 & 3 PP = planning permissions. For further information on the sites involved in the housing supply analysis please contact 01226 772630.

6. Conclusion

Table 3 above demonstrates that by using the 3 stage process described earlier we have identified a supply of **7316** dwellings, which satisfies the requirements of PPS3, for the 5 year period 1 April 2008 – 31 March 2013. This is made up of dwellings:

• currently under construction,	982
• on sites with full planning permission	3255
• on sites with outline planning permission	1863
• on UDP housing allocations which are still to be developed	1216
Total:	**7316**

As table 4 above demonstrates, an additional 1.9 years approximate supply after 2013 has been identified. This is made up of:

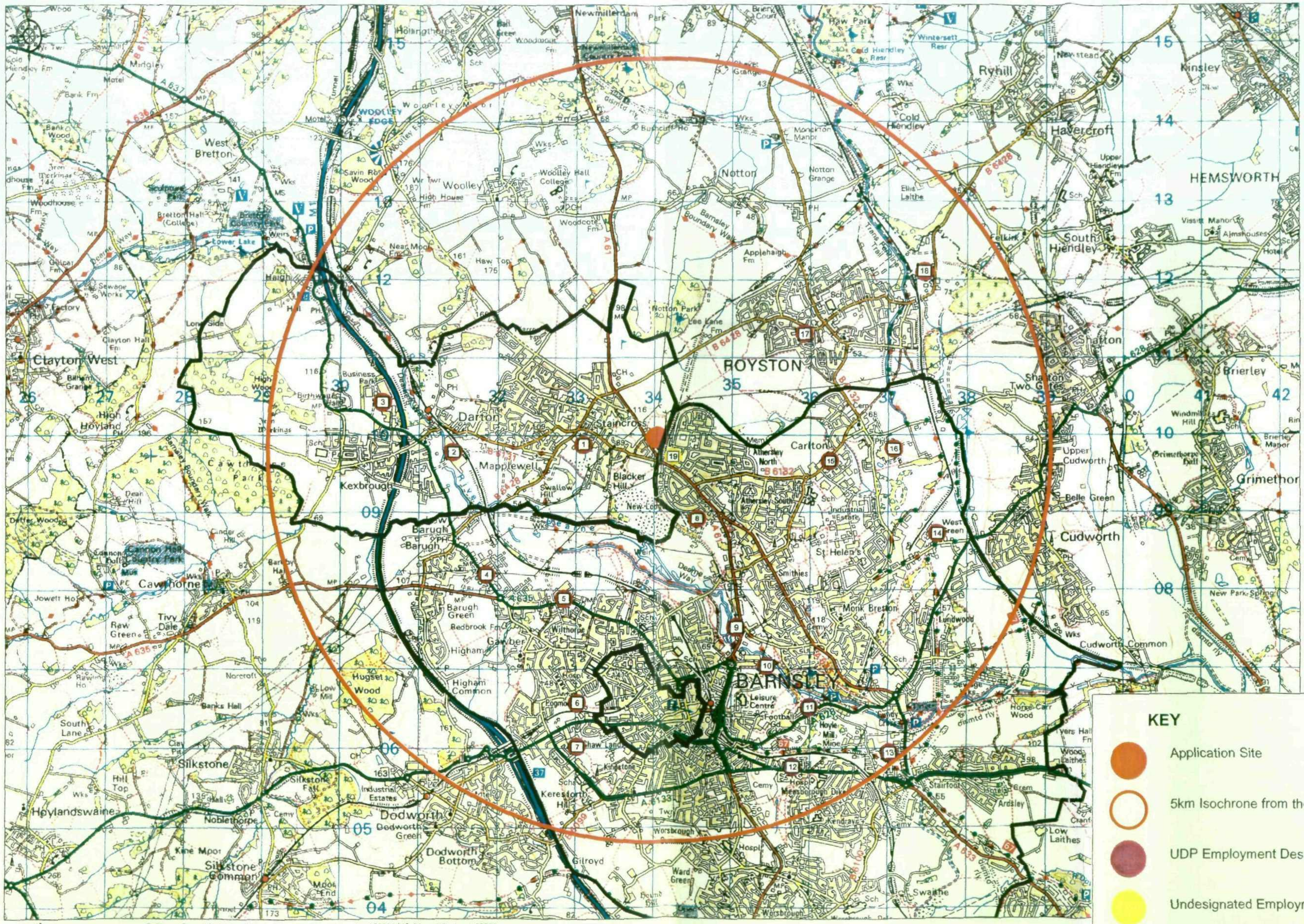
• on sites with full planning permission	399
• on sites with outline planning permission	702
• on UDP housing allocations which are still to be developed	812
Total:	**1913**

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APPENDIX THREE

Site No.	Site Name	Size	UDP Designation	UDP Ref.	Comments	2004 Employment Land Monitoring Report comments
	APPLICATION SITE	2.0ha	Emp Policy Area	DT4/3	Vacant / Available	
	APPLICATION SITE	2.1ha	Proposed Emp Site	DT3/3	Available / Marketed	Site not available / Expansion land for existing firm.
1	Mapplewell Business Park	1.1ha	Emp Policy Area	DT4/2		
		2.5 ha	Proposed Emp Site	DT3/4	Developed	Completed
2	Shaw Carpets, Barnsley Road / Dearne Mills	11.7ha	Emp Policy Area	DT4/1	Units Available	
	Dearne Mills	2.0 ha	Proposed Emp Site	DT3/2		Completed - Speculative development
3	Birthwaite Business Park	14.97 ha	Proposed Emp Site	DT3/1	Developed	Split into 3 sites - 2 of which completed, other expansion land for for existing firm.
4	Metro Trading Estate	3.7ha	Emp Policy Area	BA5/1		
	Barugh Green	9.7ha	Proposed Emp Site	BA4/1		Infrastructure in (including spine roads) - plots available now.
		9.2ha	Proposed Emp Site	BA4/2		Split into 4 sites - New investment to Barnsley of various progress ranging from completed to prepared, available and actively marketed
	Barugh Green Road	1.2ha	Emp Policy Area	BA5/2	Units Available	
	Claycliffe Ind Estate	34.3ha	Emp Policy Area	BA5/3	Units Available	
5	Redbrook Business Park	4.6 ha	Proposed Emp Site	BA4/3		Completed
	Barnsley Business Innovation Centre	2.7 ha	Proposed Emp Site	BA4/4		
6	West Road/Stocks Lane	3.3ha	Emp Policy Area	BA5/17		
7	CRS Distribution Depot, Broadway	3.5 ha	Emp Policy Area	BA5/5		
	CRS Distribution Depot, Broadway	1.3 ha	Expansion	BA6/1		
	S.R. Gents, Dodworth road	4.7 ha	Emp Policy Area	BA5/4		
8	I.S Maintenance	1.2 ha	Emp Policy Area	BA5/20		
	I.S Maintenance	1.4 ha	Expansion	BA6/4		
9	Blackwood House Premises, Rotherham Road	1.8 ha	Emp Policy Area	BA5/13	Residential Redevelopment	
10	Wakefield Road/Peel Place	2.3 ha	Emp Policy Area	BA5/19		
11	Twibell Street	3.2ha	Emp Policy Area	BA5/18		
12	Downings Steel, Measborough Dike	3.2 ha	Emp Policy Area	BA5/7		
	Dunlop Factory/Former premises of Bowater Scott, Doncaster Road	3.6 ha	Emp Policy Area	BA5/6		
	Downings Steel, Measborough Dike	1.2 ha	Expansion	BA6/2		
13	Barnsley Main Transport Depot	3.6 ha	Emp Policy Area	BA5/10		
	Barnsley Main Industrial Estate	4.8 ha	Proposed Emp Site	BA4/7		Split into 2 - either completed or prepared, available and actively marketed
14	West Green Regeneration Area					
15	Carlton Industrial Estate	53.7ha	Emp Policy Area	BA5/15	Units Available	
	Laithes Lane/Carlton Road	2.9ha	Emp Policy Area	BA5/14	Units Available	
	Laithes Lane		Proposed Emp Site	BA4/5	Completed	Wharncliffe Business Park - completed or prepared, available and actively marketed
	Carlton Industrial Estate	8.0ha	Proposed Emp Site	BA4/6	Completed	Either completed or prepared, available and actively marketed
16	Lyons Bakery, Carlton, Barnsley	23 ha	Emp Policy Area	BA5/16		
		14.3 ha	Expansion	BA6/3		
17	High Street, Royston	1.1 ha	Emp Policy Area	RO4/1		
18	Monkton Coke and Chemical Works, Royston	18.4 ha	Emp Policy Area	RO4/2		
	Former Royston Drift Mine	7.9ha	Proposed Emp Site	RO3/1		Split into 2 sites - one complete (3.8ha) and the other as 'site preparation identified as priority for major reclamation by English Partnerships.'
19	New Lodge Foundry		Existing Industrial Units	Unallocated	Units Available	

Former William Freeman Factory, Wakefield Road, Mapplewell



KEY

- Application Site
- 5km Isochrone from the Application Site
- UDP Employment Designation (see schedule)
- Undesignated Employment Site (see schedule)
- UDP Community Areas [Darton; Barnsley Urban Area & Barnsley Town Centre]

Ordnance Survey

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APPENDIX FOUR

Employment land within Darton Community Area.



Mapplewell Business Park



Shaw Carpets – Dearne Mills, Darton – and Darton Business Park (Same site)



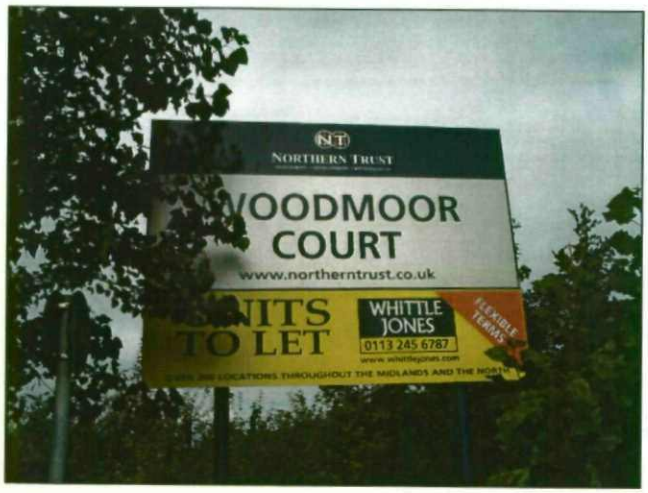
Birthwaite Business Park, Darton.













Carlton Industrial Estate

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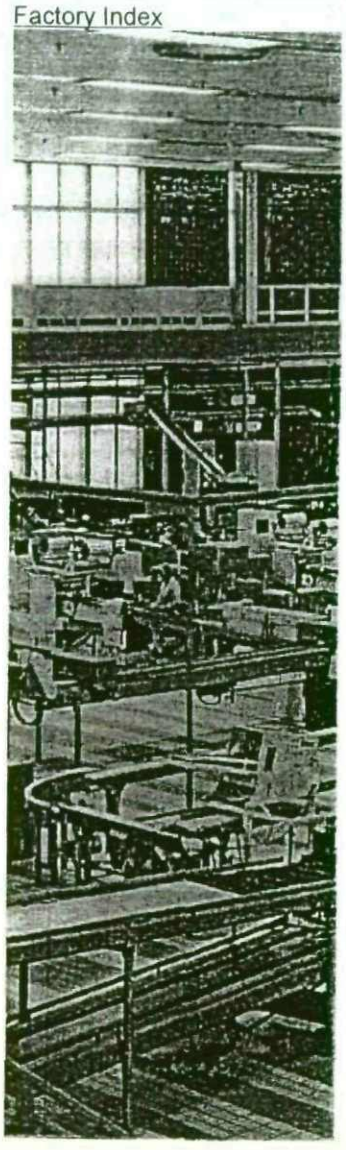
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.....Carlton...Bakery.....

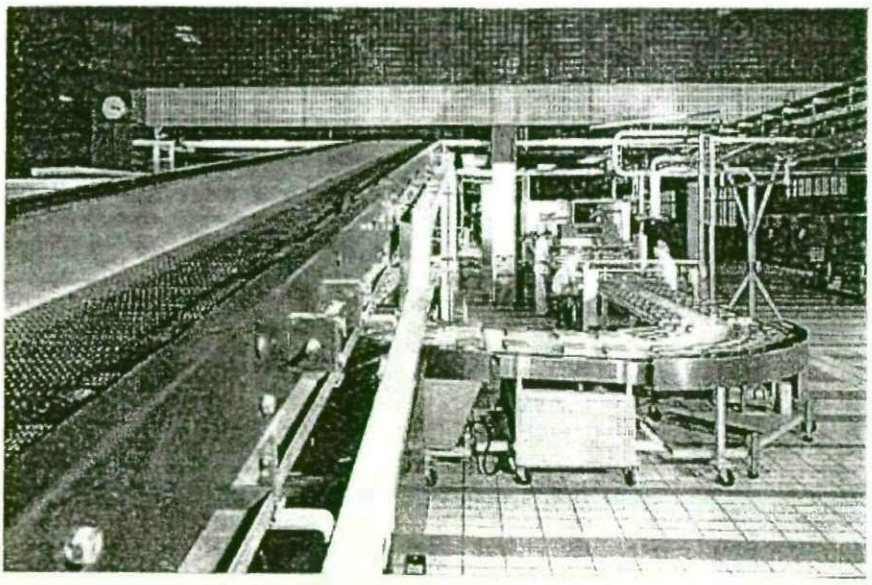
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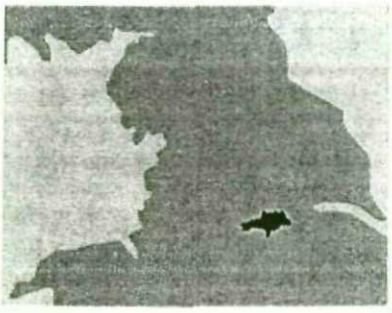
Factory Index





The rear view of the new bakery at Carlton near Barnsly, viewed from the air. The office accommodation faces Fish Dam Lane on the opposite side of the building.





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Click here to enlarge

Unit 15, Industry Road, Carlton Industrial Estate, Carlton, Barnsley, S71 3PQ

Single storey two bay industrial warehouse / production unit with offices and single storey extensions to the eastern and rear elevations. Located on a 7 acre plot (may sell land separately).

Size: **55500 SqFt**
(5155.95 SqM)

Location:**Barnsley**

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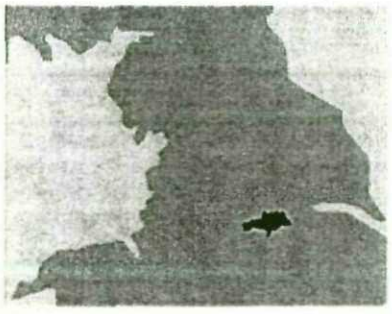
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Wharncliffe Business Park, Laithes Lane, Carlton , Barnsley, South Yorkshire

Design and Build opportunities available on this 6 acre plot.

Size: **10000 to 25000 SqFt (929 to 2322.5 SqM)**

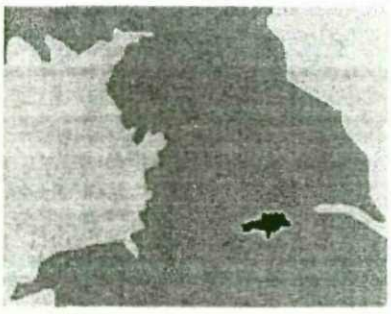
Location:**Barnsley**

Tenure: **Freehold, Leasehold**

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Unit 85, Dearne Mills, Off Barnsley Road, Darton, Barnsley, S75 5NQ



Click here to enlarge

Office accommodation with additional storage area that has a roller shutter door access. Offered at a Special Subsidy to attract early occupancy

Size: **3000 to 15000 SqFt**
(278.7 to 1393.5 SqM)

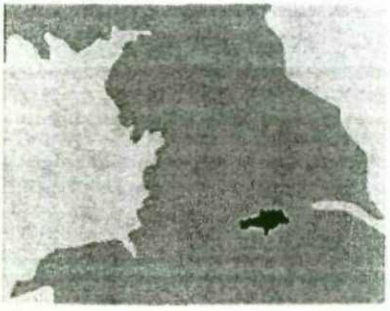
Location:**Barnsley**

Tenure: **Leasehold £1.50 per sq ft**

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St Mary's House, Carlton Industrial Estate , Barkston Road, , Carlton, Barnsley, South Yorkshire, S71 3HU

Modern industrial premises with service yard and tarmacadam car park. There is storage/expansion land to the side elevation and the main warehouse is fitted with a 5T SWL crane.

Size: **6336 SqFt**
(588.61 SqM)

Location:**Barnsley**

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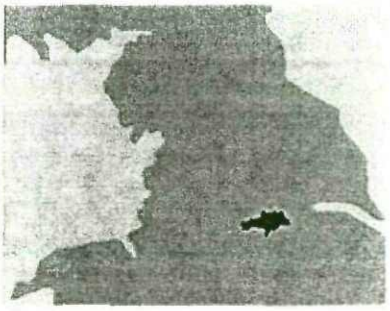
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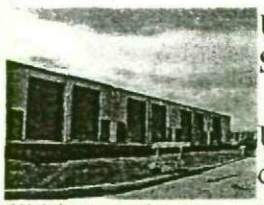
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Unit C 3, Carlton Industrial Estate, Shawfield Road, Carlton, Barnsley, South Yorkshire, S71 3HS

Unit C2 is a newly built mid terrace industrial unit, with a 5m high roller shutter door and pedestrian door access. The premises comprise of 1,000 square foot with external yard / parking area. Photo depicts a typical unit.

Size: **1000 to 5000 SqFt**
(92.9 to 464.5 SqM)

Location:**Barnsley**

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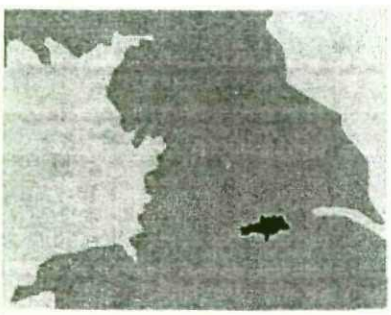
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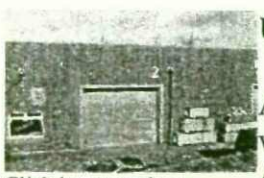
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Click here to enlarge

Unit 2C, Redbrook Business Park, Wilthorpe Road, Barnsley, S75 1JF

A low cost single storey mid parade unit considered suitable for a variety of warehouse and industrial uses. Located on a popular established industrial estate. Assignment of lease expiring 29.09.2010

Size: **3000 SqFt**
(278.7 SqM)

Location:**Barnsley**

Tenure: **Leasehold £2.70 per sq ft** Agents: **Riviera Multimedia**
Christine Sykes
01226 730606

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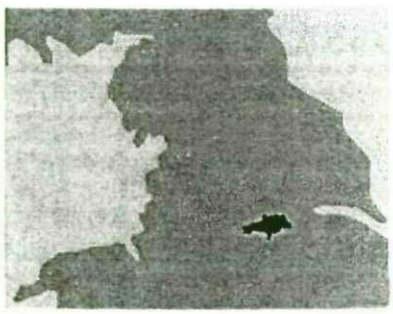
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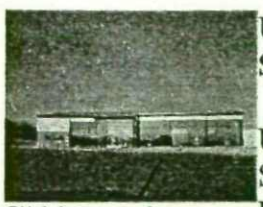
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Unit 54, Claycliffe Business Park, Cannon Way, Barugh Green, Barnsley, South Yorkshire, S75 1JU

Unit 54 is a 10,000 sq ft stand alone unit suitable for retail use or as a showroom.
Some sales restrictons apply.
Prices exclude VAT.

Size: **10000 SqFt**
(929 SqM)

Location:**Barnsley**

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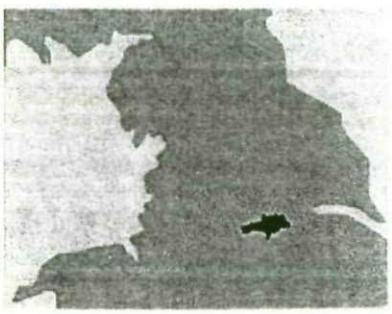
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Unit B1, New Lodge Foundry, Wakefield Road, Staincross, Barnsley, South Yorkshire, S71 3LU

Various sizes of industrial units / workshops available on this ex foundry works site. Suitable for light engineering type work, easy in/easy out rental terms.

Click here to enlarge

Size: **1500 to 14000 SqFt**
(139.35 to 1300.6 SqM)

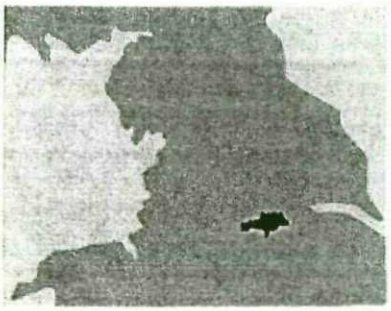
Location:**Barnsley**

Tenure: **Leasehold £2.70 per sq ft**Agents: **Riviera Multimedia** **Christine Sykes** **01226 730606**

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Unit B2, New Lodge Foundry, Wakefield Road, Staincross, Barnsley, South Yorkshire, S71 3LU

Various sizes of industrial units / workshops available on this ex foundry works site. Suitable for light engineering type work, easy in/easy out rental terms.

Click here to enlarge

Size: **1500 to 7000 SqFt**
(139.35 to 650.3 SqM)

Location:**Barnsley**

Tenure: **Leasehold** Agents: **EJ Lidster Plant Hire**
Stuart Minifie
01226 298484
stuart@lidsters.co.uk

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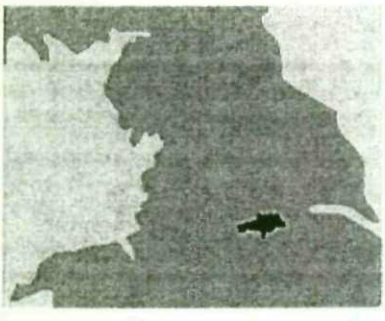
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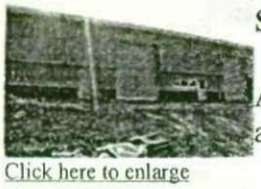
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Unit 33, Claycliffe Business Park, Cannon Way, Barugh Green, Barnsley, South Yorkshire, S75 1JU

A new Business Park development of self contained industrial units. Unit 33 has a roller shutter door, and includes an integral office.

Size: **2450 SqFt (227.6 SqM)**

Location:**Barnsley**

Tenure: **Leasehold** Agents: **EJ Lidster Plant Hire**
Stuart Minifie
01226 298484
stuart@lidsters.co.uk

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Dacres
COMMERCIAL

APPENDIX FIVE

There are a number of sites beyond 5km that are available –

[Information from Barnsley Development Agency website – 24/09/2009]

Houghton – Park Springs





Wombwell
(Everill Gate Lane, Wombwell)



Dearne Valley – numerous sites
(Dearne Valley Parkway)



Dodworth – Capitol Park



BUILDING A BRIGHT NEW FUTURE



CAPITOL PARK

J37 M1, BARNSLEY

www.capitol-park.co.uk

CAPITOL PARK
J37 M1, BARNSLEY

ONE OF THE REGION'S FOREMOST BUSINESS PARKS.





HIGH QUALITY OFFICES
2,000 - 20,000 sq ft (185 - 1,858 sq m)

Individual two storey office suites available on a design and build basis. Each building will have a BREEAM very good rating and set within an extensively landscaped environment with a generous car parking ratio.

COMMERCIAL UNITS
15,000 - 250,000 sq ft (1,400 - 23,200 sq m)

Bespoke manufacturing and distribution premises can be designed and built to suit specific requirements. The units benefit from private yard and car parking facilities, thus providing occupiers with their own distinct identity.





HUDDERSFIELD

FUTURE PHASE

FUTURE PHASE

FUTURE PHASE

PARK & RIDE

encore

CURRENT OCCUPIERS

PitStop

KINGS

encore

HOTEL AND LEISURE FACILITIES

A 120 bed Ramada Encore Hotel and a Toby Inn support the business units on the site, together with a park-and-ride facility on site.



J37 M1

TO LEEDS

TO SHEFFIELD

BARNSLEY





HEADQUARTER OFFICES
Upto 150,000 sq ft (13,940 sq m)

Located at the main entrance, the high quality of design and construction of these offices set the standard for the park. Available from small individual office buildings through to larger bespoke headquarters.

CAPITOL PARK
J37 M1, BARNSLEY



36 ACRES OF PRIME COMMERCIAL DEVELOPMENT

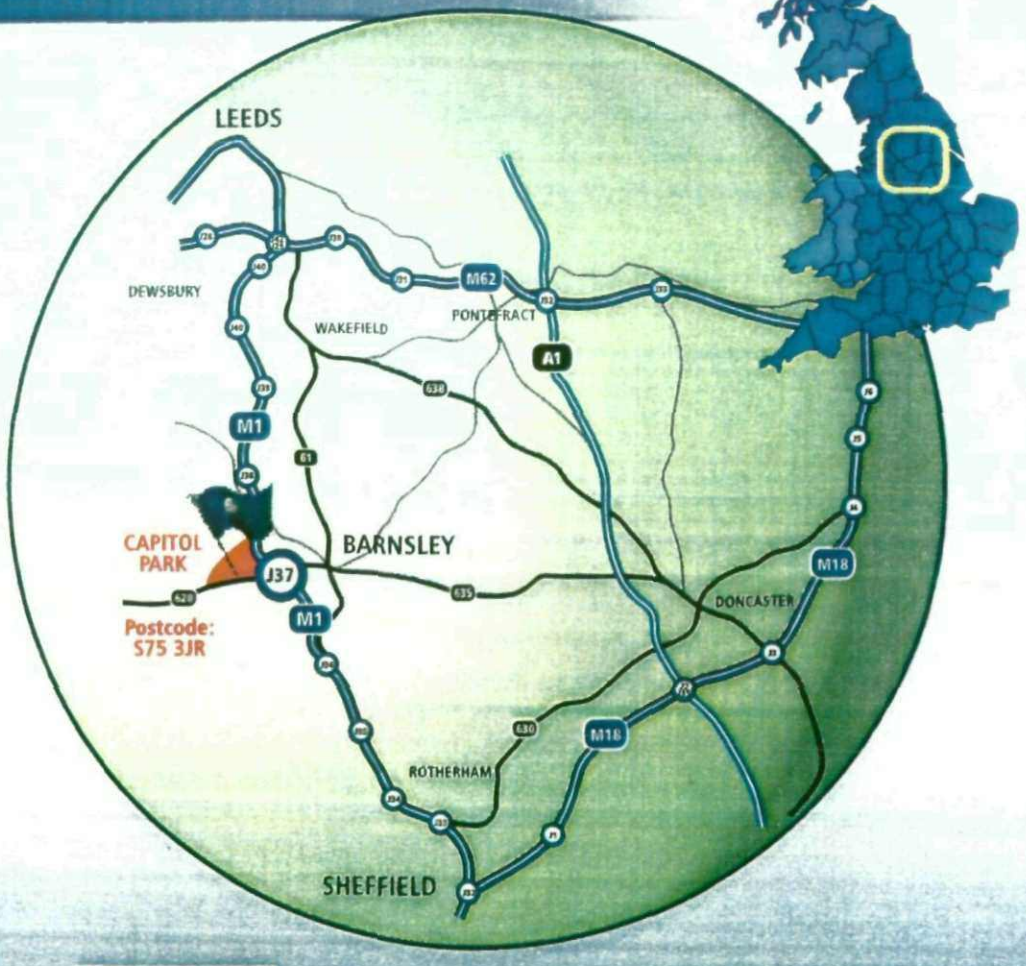
- All buildings rated BREEAM very good
- Strategic Gateway Site - Junction 37, M1
- Easy access to M62, M18 & A1
- 450,000 sq ft (41,800 sq m) of Quality Offices, Commercial and Business Units
- Superb amenities on-site
  - 120 bed Ramada Encore Hotel
  - Toby Inn Pub and Restaurant
  - Park & Ride facility planned
- Excellent local transport network
- Barnsley is the UK's most cost effective business location*

*Source: KPMG 2008 Competitive Alternative Study

Travel Distances**	Miles	Drive Time
By Road		
London	176	3hrs 20mins
Leeds	22	25mins
Liverpool	60	1hr 20mins
Manchester	30	45mins
Newcastle	115	2hrs 20mins
Sheffield	15	20mins
By Air		
Robin Hood Doncaster/Sheffield Airport	20	30mins
Leeds/Bradford Airport	25	35mins
Manchester International Airport	35	40mins

**All figures approximate. Source: AA

CAPITOL PARK
J37 M1, BARNSLEY



Knight Frank
0113 246 1533
0114 272 9750
www.knightfrank.com
guycooke@knightfrank.com
tim.bottrill@knightfrnk.com

A DEVELOPMENT BY
STERLING CAPITOL

CHRIS ROWLANDS & CO
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www.chrisrowlands.co.uk
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THE OBJECTIVE 1 PROGRAMME SOUTH YORKSHIRE

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Chris Rowlands & Co. Company Reg no 0423259.
Registered Office 13 Huddersfield Road, Barnsley, South Yorkshire S70 2LW.

CHRIS ROWLANDS & CO
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

Hilltop Cottage, North Lane
Cawthorne, Barnsley
South Yorkshire, S75 4AG
Tel: 01226 791984
Fax: 01226 792383
Mobile: 07957 167322
Web: www.chrisrowlands.co.uk
Email: chris@chrisrowlands.co.uk

TO LET

10,368 sq ft MODERN INDUSTRIAL UNIT WITH LARGE DEDICATED YARD

6 SPRING HILL ROAD, PARK SPRING ROAD, PARK SPRINGS, BARNSLEY, S72 7PD



SITUATION

The development is located approximately 4 miles to the North East of Barnsley in a newly developed location known as Park Springs, which is between the settlements of Grimethorpe and Great Houghton.

The development adjoins Park Springs Road with direct access to the A6195 Dearne Valley Parkway providing easy access to the A1 and M1, both of which are about 10 minutes drive away.

Park Springs is home to several major businesses including SASH UK, Symphony Kitchens, Countrywide Healthcare, Thornhill Silicons and Gala Tent Limited.

DESCRIPTION and ACCOMMODATION

Unit 6 Park Springs was developed by Priority Sites Limited in 2004 as part of a small industrial development scheme.

The unit is detached and built on a steel portal frame with steel profile insulated cladding and roof sheeting.

Ground Floor	Gross Internal Area (ft)	sq. ft
Production Area, Original Office, Lobby, Ladies/Disabled and Gents/Disabled WC with more recent Stores, Works WC and Staff Rest Room.	144'0" x 72'0"	10,368

The eaves height to the underside of the haunch is 19'6" (6.00m).

The unit was designed in such a way that it can be split down the centre into two equal sections although there are currently only offices and facilities at one end.

There are two full height electrically operated roller shutter doors.

The floor is power float and polished concrete with a loading capacity of 37.5kN/sq m.

The office area amounts to 36'0" x 21'0" = 756 sq ft which equates to about 7.5% of the Gross Internal Area. The offices are well specified with aluminium double glazed door and window units, skirting trunking, suspended ceiling with Cat. II lighting and central heating.



EXTERNAL

The extent of the site is indicated edged red on the attached plan. The site is rectangular having a depth of 180'0" and a frontage of 155'0". The site area is 0.64 acres.

The building is positioned to the rear of the site and in front of it is a large concrete surfaced yard bounded by 1.8m high wire mesh security fencing and with a secure metal double gate at the entrance.

SERVICES

All mains services comprising water, drainage, gas and electricity are connected. A gas fired central heating system is installed in the offices. A gas fired Ambi Rad heating system with suspended radiant heaters is installed in the Workshop.

RATES

An extract from the 2005 Valuation List is reproduced below.

Billing Authority Reference	Description	£ RV	Effective Date	List Alteration Date
51800246152825	WORKSHOP AND PREMISES	27,500	01 Jun 2005	25 Jul 2005

National non domestic rates are payable by the occupier in accordance with the Uniform Business Rate which for 2008/2009 is 46.2p in the £.

LEASE

The property is available by way of a new FRI lease on terms to be agreed although ideally a lease period of not less than three years is preferred.

RENT

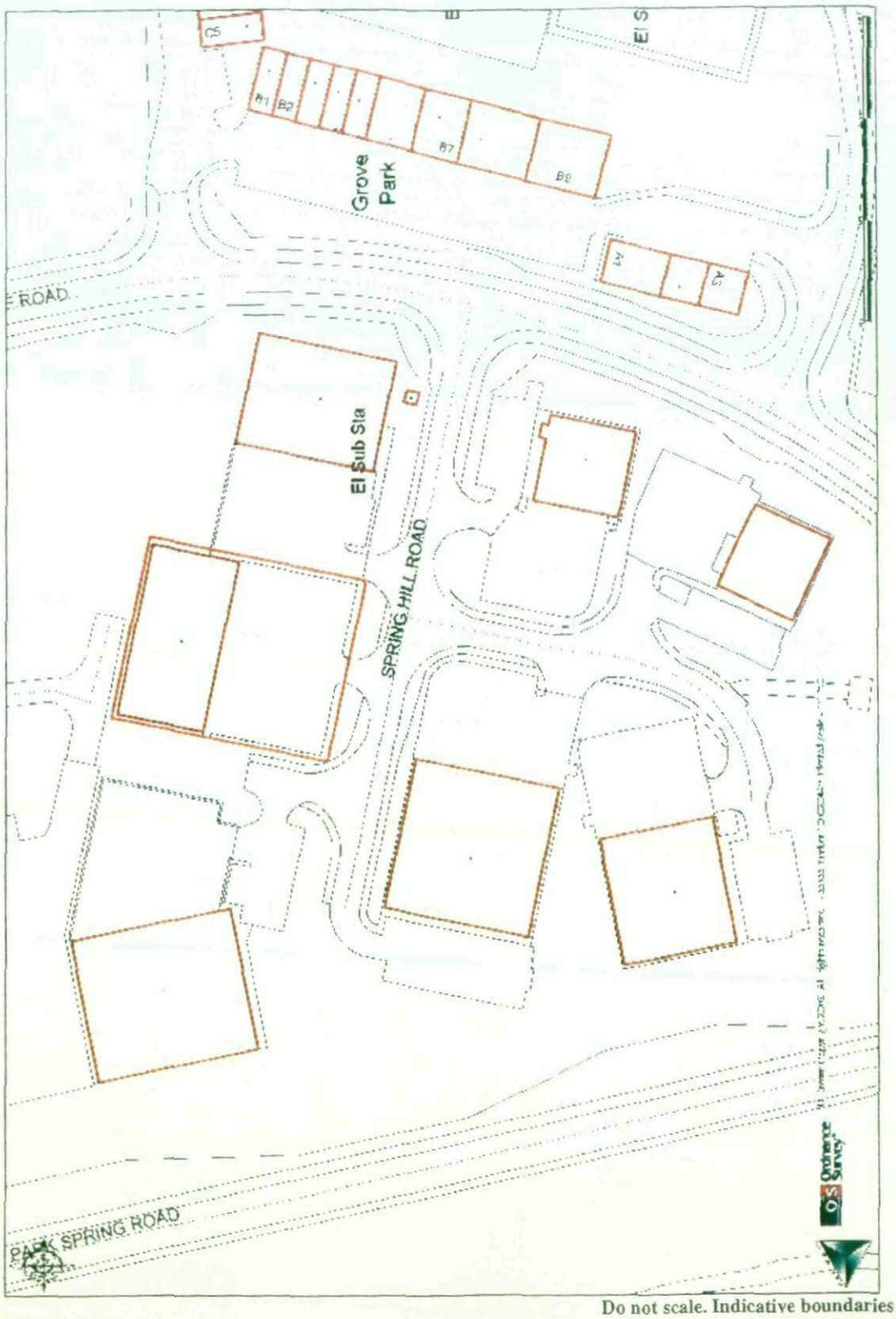
£40,000 (Forty Thousand Pounds) per annum.

VIEWING

By arrangement with Chris Rowlands & Co. 01226 791984

---oOo---

SITE PLAN



Do not scale. Indicative boundaries only

CHRIS ROWLANDS & CO
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

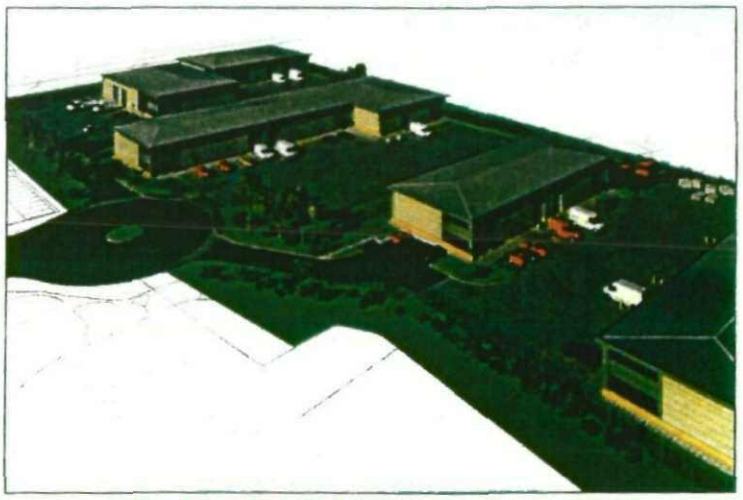
Hilltop Cottage, North Lane
Cawthorne, Barnsley
South Yorkshire, S75 4AG
Tel: 01226 791984
Fax: 01226 792383
Mobile: 07957 167322
Web: www.chrisrowlands.co.uk
Email: chris@chrisrowlands.co.uk

ON THE INSTRUCTIONS OF

PRIORITY SITES

SHORTWOOD BUSINESS PARK (PHASE II)

DEARNE VALLEY PARKWAY, BARNSLEY, SOUTH YORKSHIRE



AVAILABLE NOVEMBER 2008

Please note that prices and rents will be confirmed closer to the time of development

The development will comprise 10 excellent quality business units each with dedicated car parking and service areas. Warehouse and office accommodation is to be provided at ground floor with capacity to extend upwards if required. The units will be of a modern attractive design incorporating a high standard of external landscaping.

Location

The development is located at Shortwood Business Park, close to Junction 36 of the M1 Motorway and just off the Dearne Valley Parkway. It is adjacent to the successfully completed Phase 1 development at Shortwood.

Specification (subject to confirmation)

Units will be of modern attractive design and layout in keeping with Priority Sites developments in other locations and particularly the adjacent Phase I development.

They will be steel portal framed with brick/block external walls and plastic coated steel profile external cladding and roof sheeting. Eaves height will be 6m to the underside of the portal haunch.

Standard specification will include:

- Ground floor offices occupying 7.5% of the floor area.
- Ladies and Gents Disabled WC compartments.
- Suspended ceiling, carpeting and kitchenette facility in the offices.
- Provision for first floor office future extension including windows at first floor level.
- Production Area floor loading to min 30 KN/m2
- Electrically operated steel profile up and over goods door.
- Dedicated car parking and service yards individually enclosed by minimum 1.8m palisade fencing
- Quality landscaping
- Gas central heating to the office and WC areas. Heat and lighting to the production areas to be provided by end users

Accommodation

This prestigious development will comprise a mix of business and industrial units ranging from 4,000 to 10,000 sq ft.

Unit	Sq Ft	Type	PROVISIONAL PRICE	PROVISIONAL RENTAL (pa)	Car Park Spaces
4	10,000	Detached	£750,000	£50,000	20
5	10,000	Detached	£750,000	£50,000	20
6a	6,000	End terrace	£468,000	£31,500	12
6b	6,000	Inner terrace	£468,000	£31,500	12
6c	8,000	End terrace	£612,000	£40,000	16
7a	4,000	Semi-detached	£320,000	£21,000	8
7b	4,000	Semi-detached	£320,000	£21,000	8
8a	5,000	End terrace	£395,000	£26,250	10
8b	5,000	Inner terrace	£395,000	£26,250	10
8c	5,000	End terrace	£395,000	£26,250	10
	63,000				**126**

Planning

Planning permission has been granted for B1 (business), B2 (general industrial), B8 (distribution and warehousing uses).

Terms

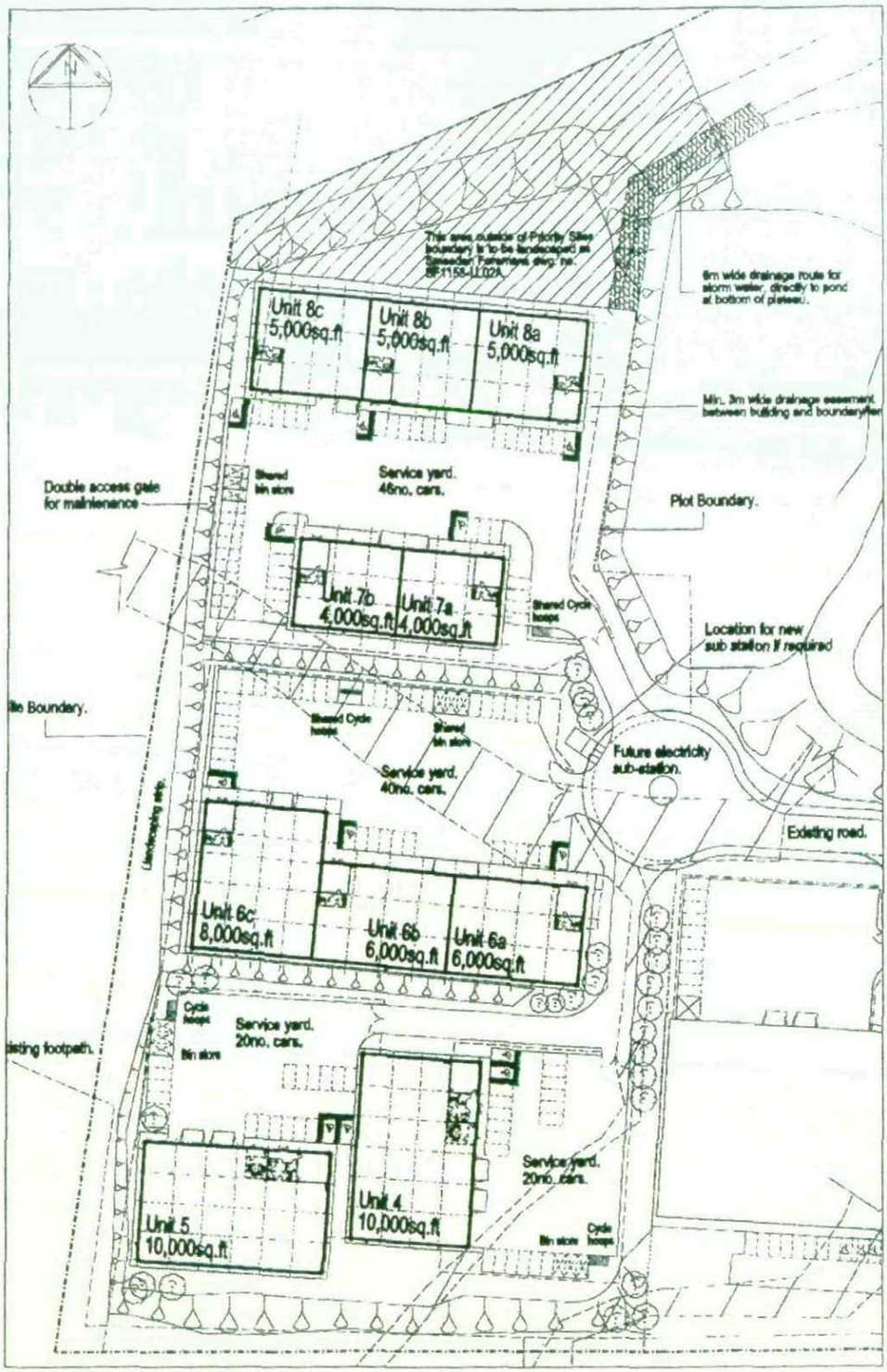
The units will be available for sale by way of a 999 year lease or to rent on a full repairing and insuring lease. Detailed lease terms will be tailored to occupier requirements.

Each party to bear their own legal costs incurred in any transaction. VAT will be charged on the sale, rent and other charges relating to the management of the development.

Business Support

For information regarding the availability of financial assistance, recruitment and training support and business advice, please contact Andrew Ainsworth, Barnsley Development Agency, telephone 01226 784444 or email aainsworth@barnsleydevelopmentagency.co.uk.

PROVISIONAL LAYOUT (do not scale)



Viewing

By appointment with Chris Rowlands & Co. on 01226 791984 or e mail chris@chrisrowlands.co.uk

CHRIS ROWLANDS & CO

CHARTERED SURVEYORS & PROPERTY CONSULTANTS

Hilltop Cottage, North Lane
Cawthorne, Barnsley
South Yorkshire, S75 4AG

Tel: 01226 791984
Fax: 01226 792383
Mobile: 07957 167322

Web: www.chrisrowlands.co.uk
Email: chris@chrisrowlands.co.uk

SPRING PARK

NEW DEVELOPMENT OF 7 INDUSTRIAL UNITS

2885 sq ft to 5800 sq ft

To be sold on 120 year ground leases at £250 per annum.

Unit No.	Style	Sales Price	Rent (pa)	
Phase 1				
1	2885 sq.ft. inc 550 sq.ft offices			Sold
2	3840 sq.ft. inc 525 sq.ft offices	£230,000	£17,280	
3	3850 sq.ft. inc 730 sq.ft offices + 1st floor offices	£278,000	£20,245	
4	4920 sq.ft. inc 740 sq.ft offices + 1st floor offices	£325,000	£25,100	
5	5800 sq.ft. inc 730 sq.ft offices + 1st floor offices			Let
6	3800 sq.ft. inc 525 sq.ft offices	£230,000	£17,100	
7	3010 sq.ft. inc 740 sq.ft offices + 1st floor offices	£225,000	£16,505	

Selling Agents

CHRIS ROWLANDS & CO

01226 791984

www.chrisrowlands.co.uk

e mail: chris@chrisrowlands.co.uk

A Development by

D. Noble Ltd.

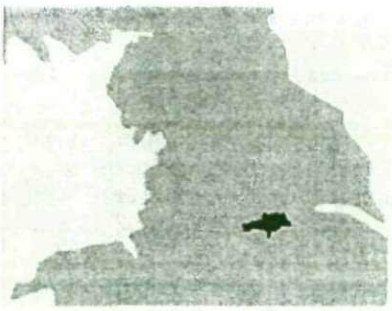
Tel. 01977 556137

e mail. info@dnobleltd.co.uk

All Prices and Rents are subject to VAT and must be confirmed with the Agents.

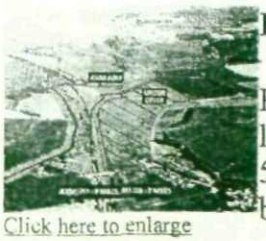
No contract is implied

Managing Director: CM Rowlands FRICS, Company Secretary: J Rowlands
Chris Rowlands & Co. is the trading name of Chris Rowlands & Company Limited, Company Registration No. 4232595
Registered in England at Midland House, 13 Huddersfield Road, Barnsley, S70 2LW



Get to know Barnsley
Click to see interactive map

Property search. Property information.



Click here to enlarge

Park Springs, Houghton, Barnsley, South Yorkshire

Park Springs Houghton extends to 58 acres of development land that is generally level in appearance. 10 acres remains available following the Pro Logis 525,000ft2 logistics development on the site. This area is available on a design & build basis from UK Strategic Sites either for purchase or lease.

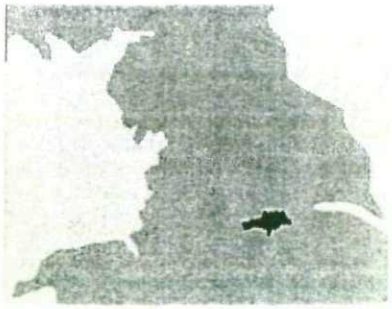
Size: **5000 to 100000 SqFt (464.5 to 9290 SqM)**

Location:**Barnsley**

- Interested in this property? Contact us
- Add to saved properties

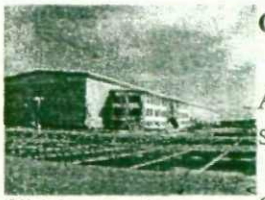
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Get to know Barnsley
Click to see interactive map

Property search. Property information.



Click here to enlarge

Crossflow 525, Park Springs, Houghton, Barnsley, South Yorkshire

A state of the art speculatively built warehouse of 525,000 sq. ft on a 36 acres site. Available immediately.

Size: **525000 SqFt (48772.5 SqM)**

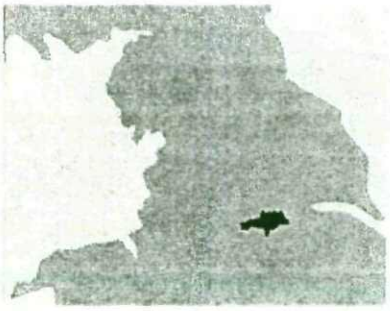
Location:**Barnsley**

Tenure: **Leasehold £3.95 per sq ft**

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- Add to saved properties

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Get to know Barnsley
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Property search. Property information.



Everill Gate Lane, Wombwell, Barnsley, South Yorkshire, S73 0YQ

New development site located between Valley Park and Waterside Park, 6 miles from M1 J36. Developer may consider freehold and flexible leasehold disposals on a design & build basis.

Click here to enlarge

Size: **10000 to 150000 SqFt**
(929 to 13935 SqM)

Location:**Barnsley**

Tenure: **Freehold, Leasehold** Agents: **Savills (Leeds)**
David Aspland
0113 220 1218
daspland@savills.com

• Interested in this property? Contact us
• Add to saved properties

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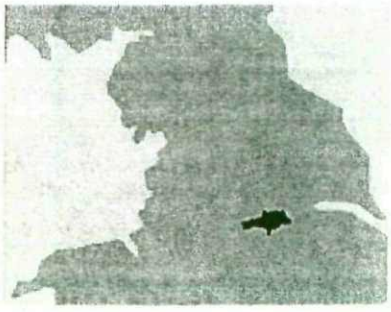
- Home
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Property in Barnsley

- Property database

- Living in Barnsley
- Sectors in Barnsley
- Invest in Barnsley

- Search:
-
- Find



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Plot 3, Ashroyd Park, Dearne Valley Parkway, Barnsley, South Yorkshire, S74

Plot 3 - up to 100,000 sq. ft. industrial/office accommodation available on a design and build basis, available for freehold or leasehold occupation.

Size: **30000 to 100000 SqFt (2787 to 9290 SqM)**

Location:**Barnsley**

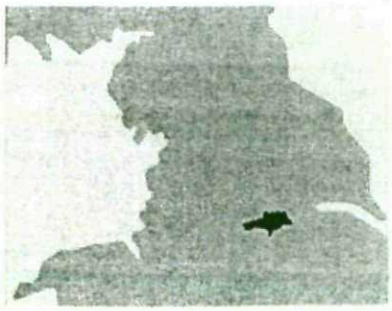
Tenure: **Freehold, Leasehold**Agents: **GVA Grimley Leeds**
Rob Oliver
0113 280 8034
Rob.Oliver@gvagrimley.co.uk

Crossland Otter Hunt
John Gregory
0114 296 0099
john@c.o.h.com

• Interested in this property?
Contact us
• Add to saved properties

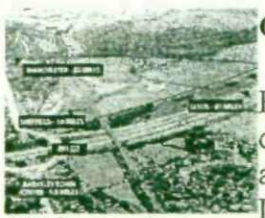
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Get to know Barnsley
Click to see interactive map

Property search. Property information.



Click here to enlarge

Capitol Park, Dodworth, Barnsley, S75

High quality strategic employment site located adjacent to M1 J37. Industrial unit design & build opportunities from 15,000 sq. ft upwards. The development is allocated for B1 (Business) B2 (General Industrial) and B8 (Storage or Distribution use)

Size: **15000 to 250000 SqFt**
(1393.5 to 23225 SqM)

Location:**Barnsley**

- Interested in this property? Contact us
- Add to saved properties

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Dacres
COMMERCIAL

APPENDIX SIX

Industrial



For Sale/To Let

Wakefield Road, Staincross, Barnsley, S75 6DH

Factory Complex on 4.52 hectares (11.17 acres)

- Existing buildings totally circa 94,000 sq ft (8,733 sq m)
- Includes expansion land to the rear of circa 5.80 acres (2.35 hectares).
- In need of total refurbishment throughout or redevelopment (STP).
- For Sale/To Let –'Offers Invited' (for industrial uses only).

savills.com
0115 934 8050

9 Fletcher Gate
Nottingham
NG1 1QQ

savills

Wakefield Road, Staincross, Barnsley, S75 6DH

savills

LOCATION

The property is located in the village of Staincross which lies at the Junction of the A61 Wakefield Road and B6131 Bar Lane approximately 2.5 miles north of Barnsley town centre.

Barnsley is a thriving South Yorkshire market town located between the major cities of Leeds and Sheffield and within easy travelling distance of Manchester.

Barnsley has excellent access to the national motorway network with Junction 37 of the M1 within 2 miles to the west of the town centre and Junctions 36 and 38 also serving Barnsley.

Barnsley transport interchange provides a local train and bus service to Sheffield, Huddersfield, Leeds and beyond, linking with national bus and inter-city travel services.

DESCRIPTION

The factory site comprises a large workshop building of eleven bays with an adjoining two storey office block beneath a flat asphalt covered roof. In addition there are numerous other smaller works buildings located around the site.

The main factory building is of steel portal frame construction beneath a corrugated asbestos roof. The buildings are in a state of dilapidation and have been unoccupied for some time and are in a poor state of repair requiring a complete refurbishment or redevelopment (subject to planning).

ACCOMMODATION

We estimate that the building provides the following approximate gross internal floor area:

Description	Square Metres	Square Feet
Factory and Premises	8,733	94,000

TENURE

The property is offered For Sale on a freehold basis with the benefit of full vacant possession.

Alternatively our clients will consider a letting on the basis of a new lease for a term of years to be agreed. Further details available upon application.

RENT/PRICE

'Offers Invited' on a freehold or leasehold basis for industrial uses only.

PLANNING

We understand that the present lawful use of the factory complex (not rear expansion land) falls within Class B2 (general industrial) of the Town and Country Planning (Use Classes) Order 1987. Interested parties are advised to contact Barnsley Metropolitan Borough Council Planning Department, Tel No. (01226)770770.

LEGAL COSTS

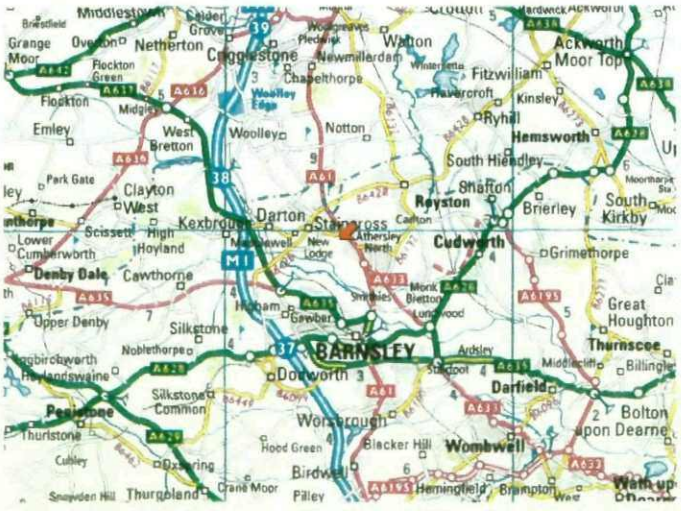
Each party is to be reasonable for their own legal costs incurred in this transaction.

VIEWING AND FURTHER INFORMATION

Strictly by appointment with the sole agent Savills.

Paul Giles	pgiles@savills.com	0115 9348054
Katie Riley	kriley@savills.com	0115 9348057





Plans not to scale (For identification purposes only)

IMPORTANT NOTICE

The Code for Leasing Business Premises in England and Wales 2007

The Code for Leasing Business Premises in England and Wales 2007 recommends you seek professional advice before agreeing a business tenancy. The code is available through professional institutions and trade associations or through the website www.leasingbusinesspremises.co.uk

Savills, their clients and any joint agents give notice that:

1 They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2 Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Figures quoted in these particulars may be subject to VAT in addition

Compiled: September 2008

Wakefield Road, Staincross, Barnsley

Enquiry Schedule

Date	Name	Address/Email	Telephone Number	Comments	Details Sent
21 August 2008	David Grouse	Awaiting confirmation	07979 857477	Message left 9 October confirming guide price and availability of details	9/10/08
22 August 2008	Nigel Scholes	nigelscholes@caskltd.com	07968 423802	Local scaffolding contractor with interest in refurbishing the building.	9/10/08
22 August 2008	Paul Marples	Paul.marples@hotmail.com	07912 523819	Looking at site for commercial redevelopment	9/10/08
27 August 2008	Mr Burns	Glyn.burns@btconnect.com	07973 141331	Looking at site for company occupation	9/10/08
1 September 2008	Phil Padgett	phil@padgettatoz.co.uk	07951 156319	Owns a large a warehouse facility (250,000 sq ft) in the locality which they are out growing	9/10/08
2 September 2008	Mr Mitchell	Awaiting confirmation	07944 949444	Awaiting conversation	
29 September 2008	Jonathan Gilroy	Jonathan.gilroy@agmltd.co.uk	07738 729498	Part owner occupier/developer	09/10/08
1 September 2008	Russell Rowe	jaynepassey@aol.com	07846 211338	Commercial developer/builder	09/10/08
4 September 2008	Mr Shane	tandoorihut@hotmail.co.uk	07976 609214	Residential developer	09/10/08
2 September 2008	Mike Gorman	Allsop 33, Park Place, Leeds, LS1 2RY	0113 2366683	Commercial agent acting for client	09/10/08
15 September 2008	Matthew Stephens	Brook Group, Barnsley Road, Dodworth, S75 3JT	01226 329390	Awaiting discussion	09/10/08
18 September 2008	Kevin Clarke	Ronald Group	07523 327382	Awaiting discussion	09/10/08
23 September 2008	Phil Chicken	c/o Phil@padgettatoz.co.uk	07930 561206	Linked with Padgett Brothers	09/10/08
7 October 2008	John Waters	The Gables, 382 Pontefract Road, Lundwood, Barnsley, S71 5JZ	07931 752105	Commercial Developer, commented that may be too large/expensive	09/10/08
9 October 2008	Andrew Miller	Andrew@andrewmiller.co.uk		Agent acting on behalf of client	09/10/08

Date	Name	Address/Email	Telephone Number	Comments	Details Sent
13 October 2008	David Grouse	Davidgrouse@melltd.com	07979 857477	Message left 9 October confirming guide price and availability of details	13/10/08
13 October 2008	Leo Colton	40 Windmill Lane, Staincross, Barnsley, S75 5BV	01226387448	Developer (Commercial)	13/10/08
16 October 2008	Tracey Baskill	23 Bar Lane Staincross	01226380020	Owns land on opposite side. Wanted to know if it was the same owner. For renting as paddocks	16/10/08
17 October 2008	John Barnes	Barns Developments	07876 452221	Local Developer for commercial use	17/10/08
24 October 2008	Richard Ryder	Richard Ryder Partnership	07912 523819	Looking at site for residential development	24/10/08
27 October 2008	Ben Smith	Bellway Homes	01937583533	Interested in residential, could make a subject to planning offer	27/10/08

Dacres
COMMERCIAL

APPENDIX SEVEN

Planning application reference number:

Applicant Name:

Date: /10/2008

Site Address: FORMER WILLIAM FREEMAN FACTORY, WAKEFIELD ROAD, MAPPLEWELL / STAINCROSS

Type of proposal:

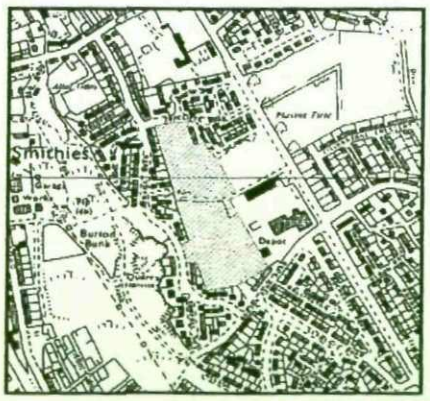
Housing ☑

Mixed (combination) ☐

(If mixed, please describe the uses)

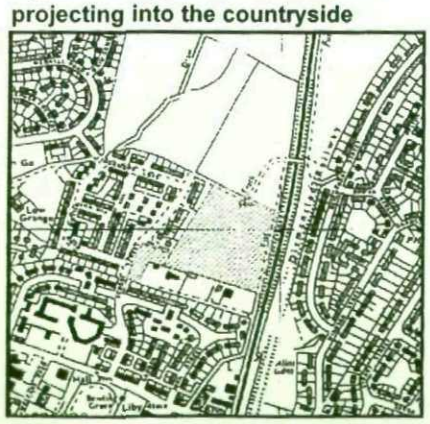
STEP 1 - SITE PRIORITISATION	Applicant	Score	For Office Use Only
1. REUSE OF LAND			
a) The site is brownfield (It is occupied by a permanent structure (excluding agriculture or forestry) or has been cleared but any evidence of structures or activities has not yet blended into the landscape)	☑	5	
b) The site is a mix of brownfield and greenfield, with in excess of 70% brownfield	☐	3	
c) The site is greenfield, or a brownfield/greenfield mix with less than 70% brownfield.	☐	1	
2. LOCATION WITHIN SETTLEMENT			
a) The site is entirely within the built up area ***(See figure A below)***	☐	5	
b) The site is on the edge of the settlement but not projecting into the countryside ***(See figure B below)***	☑	3	
c) The site is on the edge of the settlement and projecting into the countryside ***(See figure C below)***	☐	1	
d) The site is wholly outside or is unrelated to any settlement	☐	-10	
Site Prioritisation SUB-TOTAL		8	

Figure A: Within the built up area



© Crown Copyright. Barnsley MBC, Licence No.LA076090 – 2003

Figure B: Edge of settlement, not projecting into the countryside



© Crown Copyright. Barnsley MBC, Licence No.LA076090 – 2003

Figure C: Edge of settlement, projecting into the countryside



© Crown Copyright. Barnsley MBC, Licence No.LA076090 – 2003

STEP 2 - SITE APPRAISAL	Applicant	Score	For Office Use Only
3. ACCESS TO LOCAL SERVICES			
Attached at appendix 1 is a checklist of services/facilities. We want to know how many of these services are within 800m of the centre of your site. See appendix 1 for an easy way to find the centre of the site. Please submit this information on a map to a known metric scale and with a linked schedule of names and postal addresses. Then answer the following question.			
a) The site is within 800m of all essential facilities plus five or more from the list of other services	☐	5	
b) The site is within 800m of all essential facilities	☐	3	
c) The site is within 800m of three or less of the essential facilities	☑	1	
(In the future, the Council's Research and Monitoring team will be able to provide GIS baseline data, at a small administrative cost. Until then the duty is on you to collect your own data.)			
4. PUBLIC TRANSPORT ACCESSIBILITY			
SYPTE can undertake this work for you at a cost. Please contact Ms L Mitchell on 0114 221 1340 or at SYPTE, PO Box 801, Exchange Street, Sheffield, S2 5YT. Attached at Appendix 2 are the relevant definitions to enable you to undertake your own research and award a score. In this latter case, you must submit your researched information for verification purposes.			
a) Site is within close proximity (400m bus or 800m rail) of existing public transport services, with a range of frequent services available, connecting to a range of destinations within an approximate 30 minute on-vehicle journey time	☑	5	
b) Site has access to public transport services but the range of frequent services, destinations served or walk distance is more restrictive	☐	3	
c) Site is poorly served by public transport with extremely limited choice available within appropriate walking distances (400m bus, 800m rail)	☐	1	
SITE APPRAISAL SUB-TOTAL			

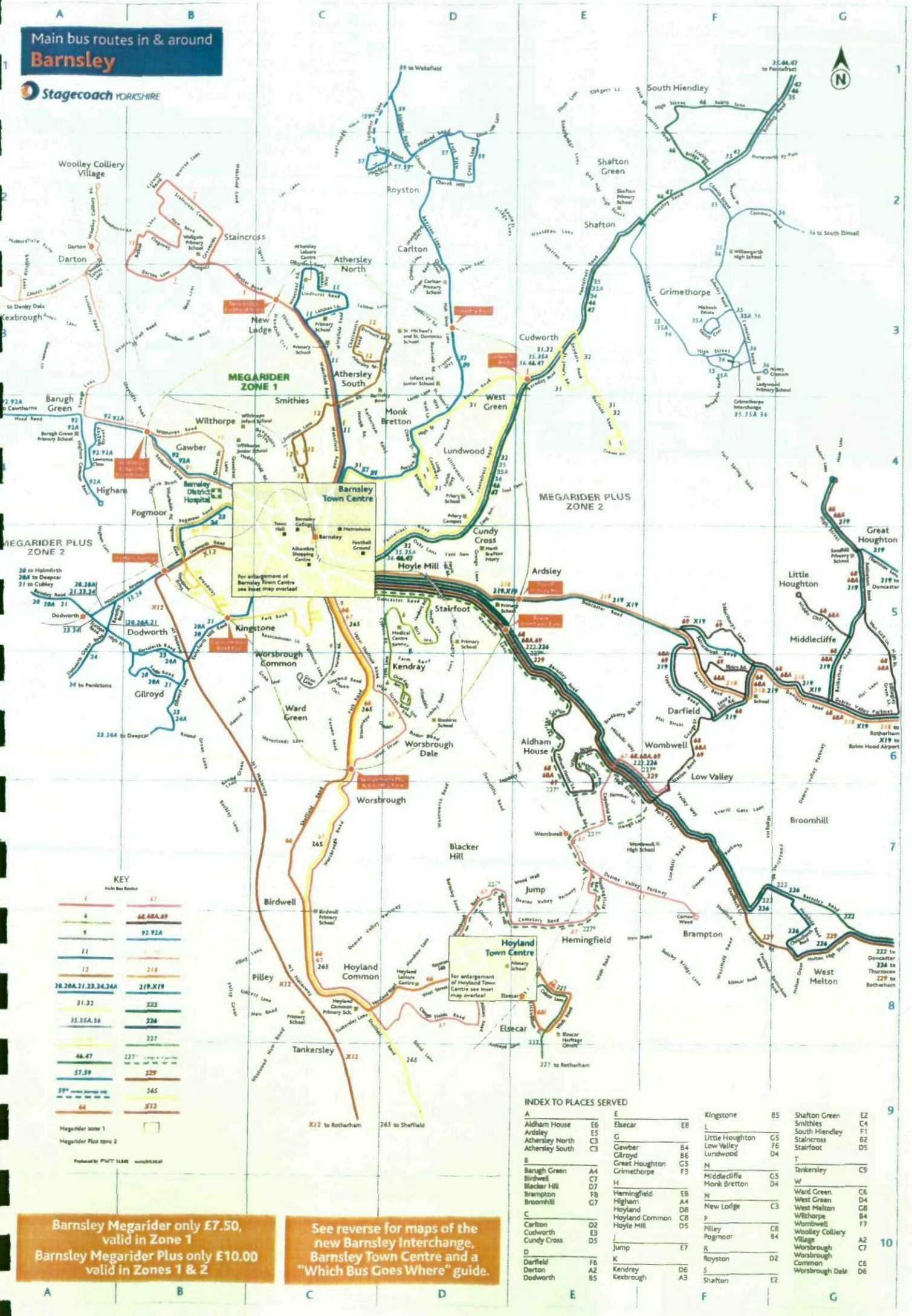
5. OVERALL SCORE

Overall Score/Percentage		Significance
Site Prioritisation	**Site Appraisal**	
8 or more	4 or less	Unsustainable Location
	5 or more	Sustainable Location
4 to 7	5 or less	Unsustainable Location
	6 or more	Sustainable Location
2 or less	7 or less	Unsustainable Location
	8 or more	Unsustainable - Even a very high site appraisal score may not over-ride the very low site prioritisation score *

* A site with an extremely poor site prioritisation score is unlikely to be able to demonstrate through the examination of local services that it is sustainably located. However, it is open to the developer to promote improvements to access to local services or public transport accessibility and to seek to demonstrate that the site is a sustainable location and that there are no sequentially preferable sites in the settlement.

Main bus routes in & around Barnsley

Stagecoach YORKSHIRE



Barnsley Megarider only £7.50, valid in Zone 1
Barnsley Megarider Plus only £10.00 valid in Zones 1 & 2

See reverse for maps of the new Barnsley Interchange, Barnsley Town Centre and a "Which Bus Goes Where" guide.

INDEX TO PLACES SERVED

A
Aldham House E6
Ardsley E5
Athersley North C3
Athersley South C3

B
Barugh Green A4
Birdwell C7
Blacker Hill D7
Brampton F8
Broomhill G7

C
Carlton D2
Cudworth E3
Cundy Cross D5

D
Darfield F6
Darton A2
Dodworth B5

E
Elsecar E8

G
Gawber B4
Gilroyd B6
Great Houghton G5
Grimethorpe F3

H
Hemingfield E8
Higham A4
Hoyland D8
Hoyland Common C8
Hoyle Mill D5

J
Jump E7

K
Kendray D6
Kexbrough A3
Kingstone B5

L
Little Houghton G5
Low Valley F6
Lundwood D4

M
Middlecliffe G5
Monk Bretton D4

N
New Lodge C3

P
Pilley C8
Pogmoor B4

R
Royston D2

S
Shafton E2
Shafton Green E2
Smithies C4
South Hiendley F1
Staincross B2
Stairfoot D5

T
Tankersley C9

W
Ward Green C6
West Green D4
West Melton G8
Wilthorpe B4
Wombwell F7
Woolley Colliery Village A2
Worsbrough C7
Worsbrough Common C6
Worsbrough Dale D6

[redacted] YORKSHIRE

Welcome to Stagecoach Yorkshire ...
and to your bus network for
Barnsley & beyond

Stagecoach Yorkshire operates an extensive network of bus services in South Yorkshire including Barnsley, Rotherham, Doncaster, across the Dearne Valley, and into parts of West Yorkshire.

Continuously striving to improve our service for all our customers, Stagecoach Yorkshire has been working on improving reliability and punctuality, increasing frequencies on many routes and has invested almost £5m in brand new low floor easy access vehicles since 2006.

How to use this map and guide

This map and guide provides:-

- An easy to read map of all the routes Stagecoach operates to and from Barnsley
- A list of all the bus route numbers, where each bus goes and the frequency
- A map of the new Barnsley Interchange
- A Barnsley town centre map
- Details of our great value travel tickets

We hope you'll agree this is a handy and easy-to-use map, however if you are in any doubt, or need more information, please make sure you:-

1. Pick up new timetables at Travel South Yorkshire information centres in **Barnsley Interchange** or your local travel information centre
2. Download new timetables at www.travelsouthyorkshire.com or www.stagecoachbus.com/yorkshire
3. Call Traveline on **01709 515151**
4. Keep up to date with everything we're doing at stagecoachbus.com/yorkshire

We look forward to welcoming you on board very soon!

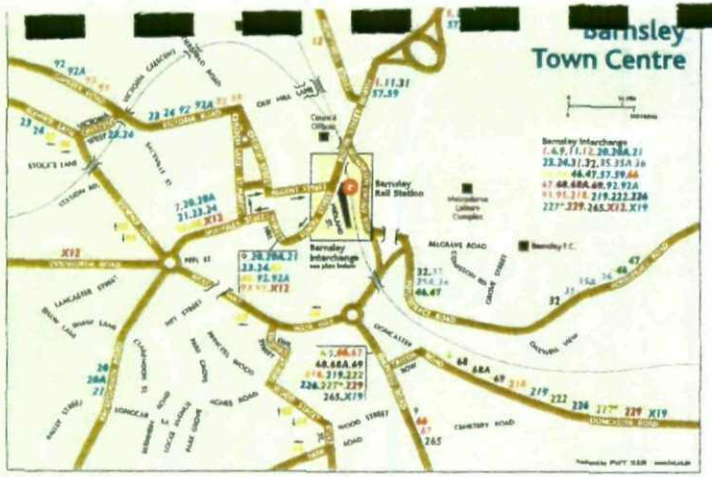
tickets to go...

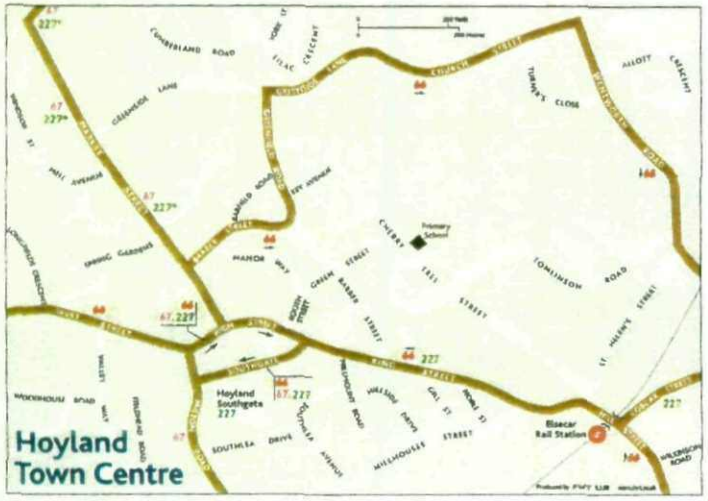
UNLIMITED BUS TRAVEL with Stagecoach

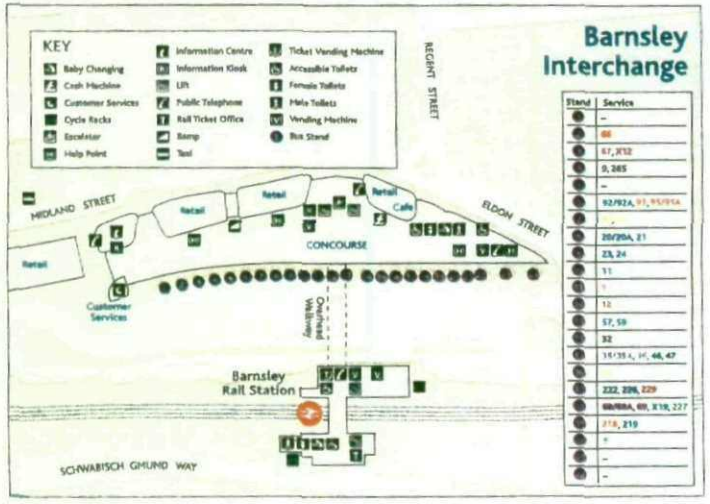
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mega £10.00
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Simply buy direct from your driver in cash.

Megarider online. Stagecoach now offers even better value with our great range of online tickets click www.buyonyourgarden.com for more details







bus[redacted]ound [redacted]nsley

Service number	Route	buses run every (mins) MON - SAT day	MON - SAT eves	SUN	Notes
1	Barnsley - Wakefield Road - Hoppleywell - Stairgate	10	30	30	-
6	Barnsley - Kendray	10	30	30	-
9	Barnsley - Ward Green	30	-	-	-
11	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]
12	[redacted]	15	30	30	-
20/20A	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]
21	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]
23	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]
24	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]
31	Barnsley - Bishops Way - Monk Bretton - Cudworth - Crown Avenue	60	-	-	-
32	Barnsley - Lundwood - Cudworth - Crown Avenue	15	60	60	-
35	Barnsley - Lundwood - Cudworth - Shafton - Grimethorpe - Brierley - Hemsworth Fitzwilliam - Ackworth - Pontefract	30	60	60	h
35A	Barnsley - Lundwood - Cudworth - Shafton - Grimethorpe Michaels Estate	60	-	-	-
36	Barnsley - Lundwood - Cudworth - Shafton - Grimethorpe - Nancy Crescent Brierley Common -Moorthorpe - South Elmsall	60	60	60	c
43	Barnsley - Pogmoor Road (Barnsley Hospital) - Kingstone - Barnsley	30	60	60	-
44	Barnsley - Kingstone - Pogmoor Road (Barnsley Hospital) - Barnsley	30	60	60	-
46	[redacted]	60	[redacted]	[redacted]	[redacted]
47	[redacted]	60	60	60	e
57	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]
59	[redacted]	60	60	60	-
59	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]
66	Barnsley - Worsbrough - Birdwell - Hoyland - Elsecar	10	60	60	-
67	Barnsley - Worsbrough Dale - Birdwell - Hoyland - Platts Common - Jump - Henningfield - Carlton Wood - Wombwell	60	-	-	-
68/68A	Barnsley - Stairfoot - Aldham House - Wombwell - Low Valley - Darfield - Middlecliffe - Great Houghton	60	-	-	-
69	Barnsley - Stairfoot - Aldham House - Wombwell - Low Valley - Darfield Estates	60	-	-	-
92/92A	Barnsley - Gawber Road (Barnsley Hospital) - Redbrook Road - Barugh Green - Higham - Cawthorne	60	60	120	-
93	Barnsley - Gawber Road (Barnsley Hospital) - Redbrook Road - Barugh Green - Darton - Woodlay Colliery Village	60	-	-	-
95	Barnsley - Gawber Road (Barnsley Hospital) - Wilthorpe Road - Barugh Green - Darton - Kexbrough - (High Hoyland - Clayton West - Skelmanthorpe - Denby Dale)	30	60	60	a
218	Barnsley - Stairfoot - Darfield - Goldthorpe - Bolton - Hoyland - Hesbrough - Swinton Kilnhurst - Rawmarsh - Rotherham	30	60	60	f
219	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]
222	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]
226	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]
227	Hoyland - Elsecar - Wentworth - Greasbrough - Rotherham	60	60	60	g
229	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]
265	Barnsley - Worsbrough Village - Birdwell - Hoyland Common - Chapeltown - Ecclesfield (Northern General Hospital) - Sheffield	60	60	60	h
X12	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]
X19	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]

a Route 20 now extends from Millhouse Green to Holmfirth every 2 hours, Service 20A extends from Millhouse Green to Stocksbridge and Deepcar every 2 hours.
b Evening and Sunday journeys only operate between Barnsley and Brierley.
c Evening & Sunday journeys operate as Service 36A omitting Minsthorpe Lane/Little Lane in Moorthorpe.
d Evening and Sunday journeys operate between Barnsley and Hemsworth only.
e Monday-Saturday daytime journeys extended hourly from Kexborough to Denby Dale/Shelmanthorpe. Evening & Sunday journeys operate as service 95A extending beyond Kexborough to serve Woolley Colliery Village.
f Evening & Sunday journeys operate between Meadowgate, Highwoods & Rotherham Interchanges only.
g Evening and Sunday journeys extend from Hoyland to Barnsley via Jump, Wombwell and Aldham Houses.
h Additional journeys operate at peak times Monday-Friday.



Barnsley & Beyond

Bus network map and guide

Stagecoach YORKSHIRE

Stagecoach YORKSHIRE

stagecoachbus.com/yorkshire
Stagecoach Yorkshire
Customer Service
Unit 4 Eldon Arcade
Barnsley
S70 2JP
tel 01226 202555

traveline
01709 515151

Travel

Mondays to Fridays

Ref.No.: JU08 Commencing Date: 19/07/08

Service No	1	1	1		1	1	1	1	1	1	1	1	1	1	1	1
ARNSLEY Interchange	0630	0650	0705		1755	1815	1835	1900	1930	2000	2030	2100	2130	2200	2230	2300
oundhouse Wakefield Rd	0639	0659	0714		1804	1824	1844	1907	1937	2007	2037	2107	2137	2207	2237	2307
AINCROSS 4 Lane Ends	0643	0703	0718	and	1808	1828	1848	1911	1941	2011	2041	2111	2141	2211	2241	2311
incross Darton Lane	0645	0705	0720	at	1810	1830	1850	1913	1943	2013	2043	2113	2143	2213	2243	2313
ingsway/Alton Way	0649	0709	0724	freq-	1814	1834	1854	1916	1946	2016	2046	2116	2146	2216	2246	2316
roadway/Skelton Ave	0650	0710	0725	uent	1815	1835	1855	1917	1947	2017	2047	2117	2147	2217	2247	2317
CKUP LN/NEW RD	0653	0713	0728	inte-	1818	1838	1858	1919	1949	2019	2049	2119	2149	2219	2249	2319
histon Ave/Keswick Rd	0655	0715	0730	rvals	1820	1840	1900	1921	1951	2021	2051	2121	2151	2221	2251	2321
oorland Ave	0657	0717	0732	until	1822	1842	1902	1923	1953	2023	2053	2123	2153	2223	2253	2323
TAINCROSS 4 Lane Ends	0700	0720	0735		1825	1845	1905	1926	1956	2026	2056	2126	2156	2226	2256	2326
undhouse Wakefield Rd	0704	0724	0739		1829	1849	1909	1931	2001	2031	2101	2131	2201	2231	2301	2331
RNSLEY Interchange	0713	0733	0748		1838	1858	1918	1937	2007	2037	2107	2137	2207	2237	2307	2337

aturday

Ref.No.: JU08 Commencing Date: 19/07/08

ervice No	1	1	1	1	1	1	1	1	1	1	1	1		1	1	1
ARNSLEY Interchange	0630	0700	0715	0730	0745	0800	0815	0830	0845	0900	0915	0925		1755	1815	1835
oundhouse Wakefield Rd	0639	0709	0724	0739	0754	0809	0824	0839	0854	0909	0924	0934		1804	1824	1844
INCROSS 4 Lane Ends	0643	0713	0728	0743	0758	0813	0828	0843	0858	0913	0928	0938	and	1808	1828	1848
incross Darton Lane	0645	0715	0730	0745	0800	0815	0830	0845	0900	0915	0930	0940	at	1810	1830	1850
ngsway/Alton Way	0649	0719	0734	0749	0804	0819	0834	0849	0904	0919	0934	0944	freq-	1814	1834	1854
roadway/Skelton Ave	0650	0720	0735	0750	0805	0820	0835	0850	0905	0920	0935	0945	uent	1815	1835	1855
CKUP LN/NEW RD	0653	0723	0738	0753	0808	0823	0838	0853	0908	0923	0938	0948	inte-	1818	1838	1858
iston Ave/Keswick Rc	0655	0725	0740	0755	0810	0825	0840	0855	0910	0925	0940	0950	rvals	1820	1840	1900
orland Ave	0657	0727	0742	0757	0812	0827	0842	0857	0912	0927	0942	0952	until	1822	1842	1902
TAINCROSS 4 Lane Ends	0700	0730	0745	0800	0815	0830	0845	0900	0915	0930	0945	0955		1825	1845	1905
ndhouse Wakefield Rd	0704	0734	0749	0804	0819	0834	0849	0904	0919	0934	0949	0959		1829	1849	1909
RNSLEY Interchange	0713	0743	0758	0813	0828	0843	0858	0913	0928	0943	0958	1008		1838	1858	1918

Service No	1	1	1	1	1	1	1	1	1
RNSLEY Interchange	1900	1930	2000	2030	2100	2130	2200	2230	2300
ndhouse Wakefield Rd	1907	1937	2007	2037	2107	2137	2207	2237	2307
INCROSS 4 Lane Ends	1911	1941	2011	2041	2111	2141	2211	2241	2311
aincross Darton Lane	1913	1943	2013	2043	2113	2143	2213	2243	2313
ngsway/Alton Way	1916	1946	2016	2046	2116	2146	2216	2246	2316
adway/Skelton Ave	1917	1947	2017	2047	2117	2147	2217	2247	2317
CKUP LN/NEW RD	1919	1949	2019	2049	2119	2149	2219	2249	2319
oniston Ave/Keswick Rc	1921	1951	2021	2051	2121	2151	2221	2251	2321
orland Ave	1923	1953	2023	2053	2123	2153	2223	2253	2323
INCROSS 4 Lane Ends	1926	1956	2026	2056	2126	2156	2226	2256	2326
ndhouse Wakefield Rd	1931	2001	2031	2101	2131	2201	2231	2301	2331
RNSLEY Interchange	1937	2007	2037	2107	2137	2207	2237	2307	2337

SUNDAY & MOST BANK HOLIDAYS

Ref.No : JU08 Commencing Date: 26/07/08

Service No	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
ARNSLEY Interchange	0930	1000	1030	1100	1130	1200	1230	1300	1330	1400	1430	1500	1530	1600	1630	1700
oundhouse Wakefield Rd	0938	1008	1038	1108	1138	1208	1238	1308	1338	1408	1438	1508	1538	1608	1637	1707
AINCROSS 4 Lane Ends	0942	1012	1042	1112	1142	1212	1242	1312	1342	1412	1442	1512	1542	1612	1641	1711
ncross Darton Lane	0944	1014	1044	1114	1144	1214	1244	1314	1344	1414	1444	1514	1544	1614	1643	1713
ngsway/Alton Way	0947	1017	1047	1117	1147	1217	1247	1317	1347	1417	1447	1517	1547	1617	1646	1716
roadway/Skelton Ave	0948	1018	1048	1118	1148	1218	1248	1318	1348	1418	1448	1518	1548	1618	1647	1717
CKUP LN/NEW RD	0951	1021	1051	1121	1151	1221	1251	1321	1351	1421	1451	1521	1551	1621	1649	1719
niston Ave/Keswick Rc	0953	1023	1053	1123	1153	1223	1253	1323	1353	1423	1453	1523	1553	1623	1651	1721
oorland Ave	0955	1025	1055	1125	1155	1225	1255	1325	1355	1425	1455	1525	1555	1625	1653	1723
TAINCROSS 4 Lane Ends	0958	1028	1058	1128	1158	1228	1258	1328	1358	1428	1458	1528	1558	1628	1656	1726
ndhouse Wakefield Rd	1002	1032	1102	1132	1202	1232	1302	1332	1402	1432	1502	1532	1602	1632	1659	1729
RNSLEY Interchange	1010	1040	1110	1140	1210	1240	1310	1340	1410	1440	1510	1540	1610	1640	1707	1737

Service No	1	1	1	1	1	1	1	1	1	1	1	1
ARNSLEY Interchange	1730	1800	1830	1900	1930	2000	2030	2100	2130	2200	2230	2300
ndhouse Wakefield Rd	1737	1807	1837	1907	1937	2007	2037	2107	2137	2207	2237	2307
AINCROSS 4 Lane Ends	1741	1811	1841	1911	1941	2011	2041	2111	2141	2211	2241	2311
taincross Darton Lane	1743	1813	1843	1913	1943	2013	2043	2113	2143	2213	2243	2313
ngsway/Alton Way	1746	1816	1846	1916	1946	2016	2046	2116	2146	2216	2246	2316
adway/Skelton Ave	1747	1817	1847	1917	1947	2017	2047	2117	2147	2217	2247	2317
CKUP LN/NEW RD	1749	1819	1849	1919	1949	2019	2049	2119	2149	2219	2249	2319
oniston Ave/Keswick Rc	1751	1821	1851	1921	1951	2021	2051	2121	2151	2221	2251	2321
oorland Ave	1753	1823	1853	1923	1953	2023	2053	2123	2153	2223	2253	2323
AINCROSS 4 Lane Ends	1756	1826	1856	1926	1956	2026	2056	2126	2156	2226	2256	2326
ndhouse Wakefield Rd	1759	1829	1859	1929	1959	2029	2059	2129	2159	2229	2259	2329
ARNSLEY Interchange	1807	1837	1907	1937	2007	2037	2107	2137	2207	2237	2307	2337

Dacres
COMMERCIAL

APPENDIX EIGHT

Available previously developed sites.

This is a list of available previously developed sites to be considered when applying the Council's Supplementary Planning Advice Note 30 'The sequential approach to determining planning applications for residential development'. The list shows the available sites as of **31st March 2008**. If any more sites become available after this date they will be considered as available when a planning application is considered.

SITES IN URBAN BARNSLEY (CATEGORY 3 SITES)								
Site Ref.	**Location**	**Settlement**	**UDP Ref.**	**Easting**	**Northing**	**Total Site Area (Ha.)**	**Planning Status**	**Est . Dwgs.**
H0718	OLD RECTORY SITE, BANK END ROAD, WORSBROUGH, BARNSLEY.	BARNSLEY		435857.42	404357.00	0.71	Outline Planning Consent B/03/0997/WB	25
H0960	CLOTHING DIRECT WAREHOUSE, SHAMBLES HOUSE, SHAMBLES STREET, BARNSLEY. CAR PARK - PEEL PARADE, BARNS.	BARNSLEY TOWN CENTRE		434224.52	406367.07	0.52	Outline Planning Consent B/04/0996/BA	120
H1096	WOODLAND DAY CENTRE, WOODLAND DRIVE, BARNSLEY.	BARNSLEY		432707.79	405923.28	0.43	Outline Planning Consent 2005/1069	15
H1125	LAND TO EAST OF HIGHSTONE MEWS NURSING HOME, HIGHSTONE ROAD, WORSBROUGH, BARNSLEY.	BARNSLEY	BA1/11	434871.28	405340.54	0.47	Outline Planning Consent 2005/1505	18
H1134	POGMOOR WORKS, STOCKS LANE, BARNSLEY.	BARNSLEY		433279.75	406581.85	1.27	Outline Planning Consent 2004/2207	67
H1223	LAND OFF SHAW LANE, CARLTON, BARNSLEY	BARNSLEY		437008.43	409957.05	0.72	Outline Planning Consent 2004/1659	19
H1338	BARNSLEY COLLEGE, BELLE VUE AND HONEYWELL CAMPUS, COCKERHAM LANE, BARNSLEY	BARNSLEY		434328.10	407162.55	5.28	Outline Planning Consent 2005/1507	160
H1338	BARNSLEY COLLEGE, BELLE VUE AND HONEYWELL	BARNSLEY		434328.10	407162.55	5.28	Outline Planning Consent	18

	CAMPUS, COCKERHAM LANE, BARNSLEY						2005/1508	
H1351	HOYLE MILL, PONTEFRACT ROAD, BARNSLEY.	BARNSLEY		435929.42	406342.92	0.499	Full Planning Consent 2004/2023	42
H1375	PRIORY GARDENS, LUND LANE, LUNDWOOD, BARNSLEY, S71 5PE	BARNSLEY		437815.73	407191.37	0.43	Outline Planning Consent 2006/0764	12
H1403	FORMER YORKSHIRE TRACTION SITE AND VERNON WORKS, UPPER SHEFFIELD ROAD, BARNSLEY.	BARNSLEY		435349.79	405161.77	4.98	Full Planning Consent 2006/1894	200
H1441	LAND OFF BURTON ROAD, MONK BRETTON, BARNSLEY.	BARNSLEY		437480.35	408686.54	8.15	Outline Planning Consent 2007/0593	350
H1495	OAKDALE, WORSBROUGH BRIDGE, BARNSLEY	BARNSLEY		435742.25	403991.19	0.4178	Full Planning Consent 2006/2093	18
H1496	FORMER SITE OF MOUNT CLOSE AND FREDERIC PLACE, OFF MOUNT VERNON AVENUE, BARNSLEY	BARNSLEY		434806.29	405162.86	0.7116	Full Planning Consent 2007/1939	20
H1516	LAND AT NEWHILL ROAD, SMITHIES, BARNSLEY.	BARNSLEY		435256.99	408230.21	1.4155	Full Planning Consent 2008/0007	57
								1141

SITES IN URBAN SETTLEMENTS WITHIN THE DEARNE VALLEY DEVELOPMENT ZONE (CATEGORY 4 SITES)								
Site Ref.	**Location**	**Settlement**	**UDP Ref.**	**Easting**	**Northing**	**Total Site Area (Ha.)**	**Planning Status**	**Est . Dwgs.**
H0594	PORTWEST CLOTHING, MARKET STREET, GOLDTHORPE.	GOLDTHORPE		446294.53	404233.15	0.430000007	Lapsed Planning Consent 2003/0173	6
H0966	LAND OFF CLIFF ROAD, DONCASTER ROAD, DARFIELD, BARNSLEY.	DARFIELD		442193.25	404501.80	0.46	Outline Planning Consent B/03/0773/DA	8

H0819	LAND TO REAR OF OAKFIELDS PRIMARY SCHOOL, OFF BONDFIELD CRESCENT, WOMBWELL, BARNSLEY.	WOMBWELL		439564.97	402901.32	1.70	Outline Planning Consent B/03/1281/WW	62
H1388	LOW VALLEY/VALLEY ROAD INDUSTRIAL ESTATE, STATION ROAD, WOMBWELL	WOMBWELL		440470.54	403622.97	3.641	Outline Planning Consent 2005/2017	95
H1417	BOLTON HOUSE FARM, BARNSLEY ROAD, HIGHGATE, ROTHERHAM	GOLDTHORPE		445181.34	404126.62	0.647	Outline Planning Consent 2007/0883	23
H1424	SITE OF PERFECTA BEDS, BARNSLEY ROAD, WOMBWELL, BARNSLEY.	WOMBWELL		438889.15	404155.89	2.05	Outline Planning Consent 2006/1172	95
H1456	LAND ADJ HOLLY HOUSE, FITZWILLIAM ROAD, S73 9HY	DARFIELD		442389.57	404562.99	0.73	Outline Planning Consent 2007/1612	1
H1481	LAND ADJACENT 21 ST MARYS ROAD, DARFIELD, BARNSLEY	DARFIELD		441637.98	404213.12	0.398	Outline Planning Consent 2007/2086	9
H1503	LAND AT VERONA RISE, DARFIELD, BARNSLEY.	DARFIELD		441031.93	404219.35	0.9882	Full Planning Consent 2007/2073	42
H1537	SITE OF GOLDTHORPE COLLIERY	GOLDTHORPE		446676.00	404243.00	4.22	Outline Planning Consent 2007/0243	148
								489

SITES IN OTHER URBAN SETTLEMENTS (CATEGORY 5 SITES)								
Site Ref.	**Location**	**Settlement**	**UDP Ref.**	**Easting**	**Northing**	**Total Site Area (Ha.)**	**Planning Status**	**Est . Dwgs.**
H0618	TINKER LANE FOOT, HOYLAND COMMON, BARNSLEY.	HOYLAND		435444.23	400616.15	0.60	Full Planning Consent 2006/0892	24
H0767	BOOTH BROS., STATION GARAGE, STAINCROSS, BARNSLEY.	DARTON		434044.16	409731.01	0.400000003	Full Planning Consent 2007/1125	1

H0896	LAND ADJACENT TO 5 WATH ROAD, ELSECAR, BARNSLEY.	HOYLAND		438596.33	399999.17	0.05	Full Planning Consent 2004/0636	2
H0896	LAND ADJACENT TO 5 WATH ROAD, ELSECAR, BARNSLEY.	HOYLAND		438596.33	399999.17	1.07	Outline Planning Consent 2006/2061	36
H1343	LAND OFF WENTWORTH ROAD, MAPPLEWELL, BARNSLEY	DARTON		433384.94	409505.91	0.48	Outline Planning Consent 2007/0051	17
H1398	SITE OF THE OLD FIRE STATION, MARKET STREET, HOYLAND, BARNSLEY, S74 0ET	HOYLAND		437210.89	400863.27	0.5	Outline Planning Consent 2007/0614	2
H1398	SITE OF THE OLD FIRE STATION, MARKET STREET, HOYLAND, BARNSLEY, S74 0ET	HOYLAND		437210.89	400863.27	0.5	Outline Planning Consent 2007/0929	3
H1402	PHEASANT INN/ 88-90 HIGH STREET, DODWORTH, BARNSLEY	DODWORTH		431823.89	405008.07	0.501	Full Planning Consent 2007/0033	28
								113

SITES IN NON-URBAN SETTLEMENTS WITHIN THE DEARNE VALLEY DEVELOPMENT ZONE (CATEGORY 6 SITES)								
Site Ref.	**Location**	**Settlement**	**UDP Ref.**	**Easting**	**Northing**	**Total Site Area (Ha.)**	**Planning Status**	**Est . Dwgs.**
								0

SITES IN OTHER NON-URBAN SETTLEMENTS (CATEGORY 7 SITES)								
Site Ref.	**Location**	**Settlement**	**UDP Ref.**	**Easting**	**Northing**	**Total Site Area (Ha.)**	**Planning Status**	**Est . Dwgs.**
H0738	LAND OFF CHURCH STREET, JUMP, BARNSLEY.	JUMP		437835.42	401079.22	0.81	Full Planning Consent 2005/2106	41
								41

1784

Tenure: **Freehold £208,250 Purchase price, Leasehold**Agents: **F Booker Commercial Ltd• Fred Booker 01226 288388 fred@fbooker.co.uk**

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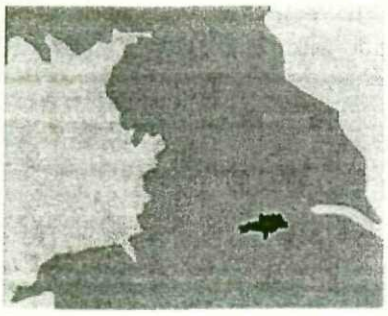
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Unit 4, Metro Trading Centre, Barugh Green Road, Barugh Green, Barnsley, South Yorkshire, S71 1JU

A substantial brick built property forming a major portion of the Metro Centre with concrete floor, brick walls, steel deck and patent glazed north light roof. Main area eaves height approx 15' 6".

Size: **11040 to 87853 SqFt**
(1025.62 to 8161.54 SqM)

Location:**Barnsley**

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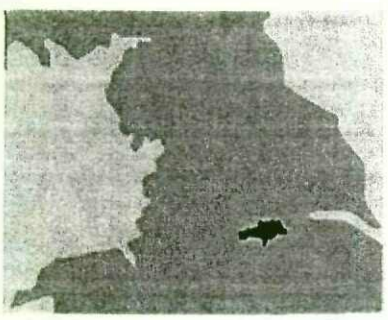
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Unit 3, Metro Trading Centre, Barugh Green Road, Barugh Green, Barnsley, South Yorkshire, S71 1JU

A substantial brick built property forming a major portion of the Metro Centre with concrete floor, brick walls, steel deck and patent glazed north light roof. Unit 3 has an element of office content. Main area eaves height measures approx 15' 6".

Size: **60698 to 87853 SqFt**
(5638.84 to 8161.54 SqM)

Location:**Barnsley**

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