

1 Barnsley Health Checks

1.1 Health Checks of the following Town and Local Centres were undertaken to assess their vitality and viability:

- Barnsley Town Centre.
- Hoyland Town Centre.
- Cudworth Town Centre.
- Wombwell Town Centre.
- Goldthorpe Town Centre.
- Royston Local Centre - The Wells.
- Royston Local Centre - Midland Road.
- Stairfoot Local Centre.

1.2 Site visits were undertaken on Thursday 29 August 2013. The specific times are detailed within the individual health checks.

1.3 Set out below is our evaluation of the vitality and viability of the above centres in the catchment area of the application site. In terms of the mix and profile of the towns shopping offer and a review of a number of key performance indicators is undertaken to understand how they functions as a retail centre.

Barnsley

- 1.4 The site visit was undertaken on Thursday 29 August 2013 between 4pm-6pm.

Retail Hierarchy

- 1.5 Barnsley Town Centre is the main retail centre within Barnsley District. It has a defined centre, including the Principal Shopping Frontage. The extent of the centre is outlined on the proposals map below.



Extract from Barnsley UDP Proposals Map (2000)

Diversity of Uses

- 1.6 The Town Centre is well represented by a wide range of both national and independent retailers. There is also a good mix of both comparison and convenience retailers. There are no department stores in Barnsley Town Centre. Other uses present in Barnsley Town Centre are a public library, cinema, art gallery, a theatre and professional services (e.g. solicitors and accountants) which are concentrated on Regent Street and the surrounding area.
- 1.7 A total of 469 units are in the defined centre of Barnsley. The table sets out the uses within the defined centre.

Use	No. of units	% of total
Convenience (A1)	44	10
Comparison (A1)	80	17
Charity shops (A1)	6	1
Retail Services (A1) ¹	68	14
Professional (A2)	83	18
Food and Drink (A3-A5)	81	17
Vacant	59	13
Other ²	48	10
Total:	469	100

Break down of Use Classes within centre

- 1.8 The indoor market operates five days a week and the outdoor market operates four days a week. There are currently approximately 90 stalls in the indoor market spread over ground and first floors. There are meat and fish stalls along with a wide range of other sellers including several discount suppliers. The outdoor market has 118 stalls. In addition, specialist markets are held throughout the year including antique collectors markets on Tuesdays and car boot sales on Sundays.

Vacant Retail Property

- 1.9 Of the 469 units, 59 units (12.5%) were vacant which is in line with the current national average.

Retailer requirements

- 1.10 The Experian Town Centre report for Barnsley identifies the top three registered retail requirements are Clothing (36 requirements) hot food and takeaways (23) and restaurants (22).

Committed Schemes

- 1.11 There is a committed scheme within Barnsley Town Centre. Planning permission (reference 2012/0196) was granted for the of new superstore with associated petrol filling station at New Street/Wood Street/ Heelis Street/ Westway was granted on 06 September 2012.

¹ Retail Services include A1 uses that do not sell goods but instead offer a service that can be purchased.

² Other includes all other Use Classes.

Environmental Quality

- 1.12 The general environment of the Town Centre is moderate. Some of the street furniture is in a poor state or repair and landscaping and public realm is poorly maintained. Environmental quality is better away from the pedestrian areas.
- 1.13 The shop front quality differs throughout the centre. Generally, the national and high street chains are better kept than the independent shops.
- 1.14 The Barnsley Town Centre Area Action Plan was consulted on in 2012. It sets out a vision for Barnsley Town Centre and includes general, district and site specific policies along with arrangements for implementation and delivery. The redevelopment of the transport interchange which forms part of these proposals has already been implemented.

Footfall and Pedestrian Flows

- 1.15 Footfall was high at the time of visit (i.e. between 4pm and 6pm), most notably around the transport interchange and the pedestrianized areas. The main shopping areas of Cheapside and Queen Street had the highest pedestrian flows recorded across the Town Centre area.

Perception of Safety

- 1.16 Perception of public safety is considered to be high. There are large amounts of CCTV and street lighting as well as natural surveillance from the high footfall. However, some of the units which only open in the afternoon and evenings have their roller shutters down during the day which presents dead frontage.

Accessibility

- 1.17 The main central retail areas within Barnsley are pedestrianised (see below). This ensures users have wide walkways between shops. This makes Barnsley highly accessible for pedestrians, cyclists and disabled users of the centre. The majority of the shops have level access.
- 1.18 The main transport hub in Barnsley is the Barnsley Interchange, a combined rail and bus station, which opened in 2007.
- 1.19 The Town centre is well served by public transport including regular bus services to Sheffield, Rotherham and Leeds. There is also an hourly bus service to Robin Hood Airport. There are regular train services to Leeds, Sheffield, Meadowhall, Castleford and Huddersfield.
- 1.20 There is very little car parking in the Town Centre. The main public car parks are the Metropolitan Centre and Alhambra Centre multi-storey car parks. On street car parking is restricted to a few hours.

Summary

- 1.21 Overall, Barnsley Town Centre performs its role as a Town Centre well and is considered to be in good health. Vacancies are in line with the national average, footfall is high and the centre is highly accessible by public transport. However, environmental quality is poor, which may be a result of the pending regeneration proposals.

Hoyland

- 1.22 Hoyland Town Centre is located 6km to the south east of Barnsley and is distributed around an historic central market place.
- 1.23 The site visit was undertaken on Thursday 29 August 2013 at approximately 2pm.

Retail Hierarchy

- 1.24 Hoyland is a District Centre and the extent of it is outlined on the proposals map below.



Extract from Barnsley UDP Proposals Map (2000)

Diversity of Uses

- 1.25 A total of 53 units are in Hoyland. The convenience offer is anchored by a Co-op foodstore and includes bakers, butchers, newsagents and a frozen food shop. The centre's comparison offer includes clothing, florists, pharmacies, pet accessories, gardening equipment, lighting, hardware and furniture. Service facilities include hairdressers, public houses, banks, a tanning studio, a veterinary practice, an estate agency, cafés and fast food takeaways. Other uses include the post office on Market Street and a bookmaker.
- 1.26 The Hoyland Centre is a community hub which is located in the centre and includes a library and a doctors surgery.
- 1.27 The table below breaks down the uses within the defined centre.

Use	No. of units	% of total
Convenience (A1)	11	21
Comparison (A1)	18	33

Charity shops (A1)	1	2
Retail Services (A1)	14	26
Professional (A2)	2	4
Food and Drink (A3-A5)	3	6
Vacant	4	8
Total:	53	100

Break down of Use Classes within centre

- 1.28 Hoyland Market operates on Tuesdays and Saturdays and offers a range of goods including fresh produce, clothing, tools and cards. There are three fixed shop units within the market, including a key cutting shop, cafe and a greengrocery. The market comprises approximately 60 market stalls with a further 20 open pitches (Barnsley Metropolitan Council's website) and currently operates at an occupancy level of approximately two thirds. A second hand market is held on Thursdays and at the time of the site visit this was closing and only four stalls was still occupied.

Vacant Retail Property

- 1.29 Of the 53 units four units (7.5%) were vacant which is below the current national average of 12.5% (Experian).

Retailer requirements

- 1.30 There is no Experian Retail Report for Hoyland so it is unknown whether there are specific retailer requirements for the centre. The top three retail requirements across Barnsley district are clothing (75) restaurants (42) hot food takeaways (40) sports retailers (33) and health and beauty retailers (29).

Environmental Quality

- 1.31 The quality of built environment and surrounding areas varies in age and character. The majority of retail units are the ground floor of two and three storey stone buildings. The quality of these centres differs. Whilst some have been kept to higher modern standards some have been neglected and in need of repair. The Co-op and The Hoyland Centre are relatively modern and the quality of these units is very good. The units are generally in a good state of repair.
- 1.32 There is a limited amount of landscaping and public realm in the centre. However, it is of good quality and is well maintained.

Footfall and Pedestrian Flows

- 1.33 The footfall at time of visit was moderate. Footfall was concentrated around the Co-op.
- 1.34 Pedestrian flows were fairly evenly split between the two sides of High Street and the western part of King Street.

Perception of Safety

- 1.35 Perception of public safety is considered to be high. The centre benefits from CCTV and natural surveillance from the high footfall. Only a small number of the units have roller shutters.

Accessibility

- 1.36 Hoyland has good access for pedestrians and cyclists. The pavements around the centre are wide and generally flat to low access to all, including disabled users. Some of the pavements on the edge of the centre are narrow which restricts some movement. The majority of the shops have level access.
- 1.37 Regular bus services link Hoyland to Sheffield and Barnsley, as well as other towns and villages in the area, including Grimethorpe and Pilley.
- 1.38 The Centre has free parking for c. 150 cars to the rear of the main shopping area. On street parking is available on the roads on the edge of the centre. This is restricted to one hour.

Summary

- 1.39 Overall the centre is in good health. Hoyland benefits from a diverse range of facilities to serve the everyday needs of the local area and performs its role as a District Centre well. The Centre has low vacancies, good environmental quality and good perception of safety. Hoyland is accessible for pedestrians, cyclists and disabled users and is well served by local bus services. The main weakness is the lack of public realm and landscaping.

Cudworth

- 1.40 Cudworth is located approximately 5km to the north east of Barnsley Town Centre. The centre is linear with retail units along both sides of the A628.
- 1.41 The site visit was undertaken on Thursday 29 August 2013 at approximately 11am.

Retail Hierarchy

- 1.42 Cudworth is a District Centre and the extent of the centre is outlined on the proposals map extract below.



Extract from Barnsley UDP Proposals Map (2000)

Diversity of Uses

- 1.43 A total of 53 units are present in the defined centre of Cudworth. The convenience units include a large Co-op foodstore, two newsagents, three bakers, two greengrocer/ florists and a frozen food shop. The comparison outlets include a pharmacy and shops selling fireplaces and surrounds, paint and wallpaper, pet goods, toys and gifts, home textiles and furniture. The service provision includes restaurants, cafe bars, hairdressers, fast food takeaways, a wedding service unit, a dry cleaners, a couple of public houses, a veterinary practice, a bank, two building societies and a travel agency. The centre also has community facilities including a church, a library and a job centre. Also within the defined centre are council offices, two vehicle repair garages and the Barnsley Business Innovation Centre.
- 1.44 There are several multiple operators located in the centre. The largest being is the Co-op food store. In addition, there is a Co-op Pharmacy, HSBC Bank, Halifax and Barnsley Building Society and two betting offices. There are a number of independent retailers including the furniture store – Roberts of Cudworth.
- 1.45 The table below breaks down the uses within the defined centre.

Use	No. of units	% of total
Convenience (A1)	10	18
Comparison (A1)	14	26
Charity shops (A1)	0	0
Retail Services (A1)	19	35
Professional (A2)	2	4
Food and Drink (A3-A5)	5	11
Vacant	3	6
Total:	53	100

Break down of Use Classes within centre

Vacant Retail Property

- 1.46 Of the 53 units only three units (5.6%) were vacant, below the national average of 12.5%.

Retailer requirements

- 1.47 There is no Experian Retail Report for Cudworth so it is unknown whether there are specific retailer requirements for the centre. The top three retail requirements across Barnsley district are clothing (75) restaurants (42) hot food takeaways (40) sports retailers (33) and health and beauty retailers (29).

Environmental Quality

- 1.48 Environmental quality in Cudworth is considered to be good. Retail units are generally well maintained. However, there is little landscaping, public realm and street furniture.

Footfall and Pedestrian Flows

- 1.49 Footfall at the time of the site visit was moderate and was concentrated around the Co-op foodstore. It was noted that two of the cafes were full which demonstrates that people are spending time in the centre.

Perception of Strategy

- 1.50 Perception of public safety is considered to be moderate. There are large amounts of CCTV and natural surveillance from the footfall. However, some of the units have roller shutters creating dead frontage.

Accessibility

- 1.51 Cudworth has good access for pedestrians and cyclists. The pavements on either side of the A628 are wide and level. There are several crossing points along the A628 to connect both sides of the road. The majority of the shops have level access.
- 1.52 Cudworth has a regular bus service passing through the centre. Buses 31, 32, 32A and 32B pass through the centre at various times offering buses up to every 20 minutes towards Barnsley.
- 1.53 The free parking is available next to the Co-op.

Summary

- 1.54 Cudworth is considered to be in good health and performs its function as a District Centre well. The centre has low vacancies, good environmental quality and perception of safety and it is accessible. The main weakness is the lack of landscaping.

Wombwell

- 1.55 Wombwell is located 5km to the south east of Barnsley Town Centre.
- 1.56 Wombwell is a linear centre, the majority of the retail offer being located on the High Street with additional shopping facilities on Station Road.
- 1.57 The site visit was undertaken on Thursday 29 August 2013 at approximately 1pm.

Retail Hierarchy

- 1.58 Wombwell is a District Centre and the extent of the centre is outlined on the proposals map below.



Extract from Barnsley UDP Proposals Map (2000)

Diversity of Uses

- 1.59 Wombwell has a large number of national and regional retailers in all sectors located on the High Street. Representation in the comparison sector includes Poundstretcher, Wilkinsons and Blockbuster, whilst that in the convenience sector includes the Tesco Metro, the Co-op, Jack Fulton, Greggs and Rhythm & Booze (see below). In the service sector, multiple representations include the Barclays Bank, NatWest and Yorkshire Bank. The majority of occupiers in Wombwell are independent operators.

A total of 96 units are present in the defined centre of Wombwell. Other uses include a snooker hall, public house and a library. The table below breaks down the uses within the defined centre.

Use	No. of units	% of total
Convenience (A1)	16	17
Comparison (A1)	31	32
Charity shops (A1)	4	4
Retail Services (A1)	34	36
Professional (A2)	4	4
Food and Drink (A3-A5)	3	3
Vacant	4	4
Total:	96	100

Break down of Use Classes within centre

- 1.60 Wombwell Top Market operates from its site in the Market Place, where there are 31 permanent stalls and the market is held every Tuesday, Friday and Saturday. A second outdoor market operates in front of the Co-op and has 18 stalls.

Vacant Retail Property

- 1.61 Of the 96 units only four units (4.2%) were vacant, below the national average of 12.5%.

Retailer requirements

- 1.62 The Experian Town Centre report for Wombwell identifies the top three retail requirements are clothing (39 requirements) restaurants (19) and both hot-food –takeaways and sports retailers (18).

Environmental Quality

- 1.63 Environmental quality in Wombwell is considered to be good. The shop units are generally well maintained. There have been recent improvements to the public realm in Wombwell with new street furniture and landscaping (see overleaf):



Public realm in Wombwell

Footfall and Pedestrian Flows

- 1.64 Footfall was high at the time of visiting. The main pedestrian movements in Wombwell are on the eastern side of the High Street.

Perception of Safety

- 1.65 Perception of public safety is considered to be high due to good environmental quality and natural surveillance from high levels of footfall. In addition, the centre has CCTV and good natural surveillance from high footfall. Very few units have roller shutters.

Accessibility

- 1.66 Wombwell has excellent pedestrian accessibility. The wide paved area on High Street in front of the main parade of shops makes the centre highly accessible to pedestrians, cyclists and disabled users. Most of the shops have level access.
- 1.67 Wombwell is well served by public transport and there are half hourly services between Barnsley and Sheffield.
- 1.68 Free car parking is provided to the rear of the main shopping centre.
- 1.69 There is a limited offer of on street car parking at either end of the main shopping parade. There are two car parks located on the north eastern side of the centre, beyond the units and accessed from Snowden Terrace. These accumulatively offer c. 80 car parking spaces. At the time of the site visit these were almost all occupied.

Summary

- 1.70 Wombwell is considered to be in good health and serves its role as a District Centre well. The centre is in a good state of repair, has high footfall and has good environmental quality. There is also evidence of recent investment in the centre and retailers are seeking premises in Wombwell.

Goldthorpe

1.71 Goldthorpe is located 12km to the east of Barnsley on the A635.

1.72 The site visit was undertaken on Thursday 29 August 2013 at 12pm.

Retail Hierarchy

1.73 Goldthorpe is a District Centre and the extent of the centre is outlined on the proposals map below.



Extract from Barnsley UDP Proposals Map (2000)

Diversity of Uses

1.74 A total of 99 units are in the defined centre of Goldthorpe, mainly along Barnsley/Doncaster Road, with further units located on the adjoining roads on High Street and Market Street. The table below breaks down the uses within the defined centre.

Use	No. of units	% of total
Convenience (A1)	15	15
Comparison (A1)	40	41
Charity shops (A1)	1	1
Retail Services (A1)	26	26
Professional (A2)	5	5
Food and Drink (A3-A5)	2	2
Vacant	10	10
Total:	99	100

- 1.75 The convenience offer accounts for a large amount of Town Centre floorspace, with a Co-op foodstore, Fulton's Food and a large frozen food shop on Doncaster Road and an Asda on High Street. In addition, there are butchers, bakers, a fishmonger, convenience stores and newsagents in the centre.
- 1.76 The comparison outlets offer a wide range of goods including bric-a-brac, furniture, DIY, carpets, flowers, gifts, toiletries, clothing and footwear. The centre also has a dry cleaners/laundrette, hairdressers, health and beauty, financial and professional services, a funeral director, doctor's surgery, veterinary practice, banks, news agents, travel agencies, public houses, a café, a Post Office, an amusement arcade, police station, Job Centre and a library.
- 1.77 Goldthorpe Market operates on Tuesdays and Saturdays as a standard retail market and as a second hand market on Mondays. There are a total of 64 stalls and a further 25 pitches.

Vacancy Retail Property

- 1.78 Of the 99 units 10 units (10%) were vacant which is below the current national average of 12.5%.

Retailer requirements

- 1.79 There is no Experian Town Report available for Goldthorpe. The top three retail requirements across the whole of Barnsley are clothing (75), restaurants (42) hot food takeaways (40) Sports retailers (33) and health and beauty retailers (29).

Environmental Quality

- 1.80 Environmental quality in Goldthorpe is considered to be moderate. There has been recent investment into the public realm and new paving and street furniture (see below).



Example of the landscaping and public realm within Goldthorpe centre

- 1.81 However some of the retail units would benefit from some updating, particularly to the east of Doncaster Road.

Footfall and Pedestrian Flows

- 1.82 Footfall at time of visit was low. Footfall was mainly concentrated around Asda.
Perception of Safety
- 1.83 Perception of public safety is considered to be moderate. Although there is CCTV in the centre, natural surveillance was limited at the time of visit due to low footfall. Also, some units have roller shutters.

Accessibility

- 1.84 Goldthorpe has excellent pedestrian accessibility. The wide paved area on Barnsley Street in front of the main parade of shops makes the centre easily accessible to pedestrians, cyclists and disabled users. Most of the shops have level access.
- 1.85 Goldthorpe is well served by public transport services. There are a number of bus stands outside the main shopping parade on both sides of Barnsley Road which provide regular services to Barnsley.
- 1.86 Free car parking is available on street, off Doncaster Road and at Market Street.
- 1.87 The town lies just off the A635 which provides access to both the M1 and A1 motorways as well as Barnsley, Doncaster and other regional towns in the area.

Summary

- 1.88 Overall, Goldthorpe is considered to be in moderate health. The centre has low vacancies and there has been recent investment into the public realm. However, the main weakness is that some of the shop units would benefit from some updating.

Royston (The Wells)

- 1.89 Royston is located approximately 6km to the north of Barnsley Town Centre and contains two defined Local Centres, the first of which is The Wells. This centre is clustered around the junction of High Street, Station Road, Midland Road and Church Street.
- 1.90 The site visit and Health Check was undertaken on Thursday 29 August 2013. Both centres were reviewed at the same time at approximately 10am.

Retail Hierarchy

- 1.91 Royston is a District Centre. It has two defined retail centres and the extent of the centres is outlined on the proposals map below. The Wells is located to the west.



Extract from Barnsley UDP Proposals Map (2000)

Diversity of Uses

- 1.92 The Wells is relatively small and compact, with 17 retail units located around the crossroads, anchored by a Co-op foodstore.

Use	No. of units	% of total
Convenience (A1)	4	23
Comparison (A1)	3	18
Charity shops (A1)	2	12
Retail Services (A1)	1	5
Professional (A2)	2	12
Food and Drink (A3-A5)	3	18

Vacant	2	12
Total:	17	100

Break down of Use Classes within centre

Vacant Retail Property

- 1.93 The Wells had only two of the 17 units vacant (12%) and the vacant units were clearly being marketed. The low levels of vacancy rates could be a result of the redevelopment of the post office that has somewhat updated this centre. The two vacant units in The Wells centre had display boards with agents advertising the units. The Experian national vacancy rate currently stands at 12.5%. Therefore the current vacancy rate in The Wells is below the national average.

Retailer representation and perception

- 1.94 Apart from the Post Office, the only multiple retailer in The Wells centre is the Co-op, with the remaining units all occupied by independent retailers and service providers.
- 1.95 There is no Experian Town Report available for Hoyland. The top three retail requirements across the whole of Barnsley are clothing (75) Restaurants (42) Fast Food Takeaways (40) Sports retailers (33) and Health and Beauty retailers (29).

Environmental Quality

- 1.96 The quality of the built environment and surrounding areas of both centres is traditional. Some of the units are dated and in need of modernising. The recent Post Office development (see below) has improved the appearance of The Wells local centre, providing an attractive and prominent “eye-catcher”. In contrast, the Co-op appears dated and in need of rejuvenation/ redecoration. Similarly several of the shops around the crossroads look rather run down and in need of repair. Apart from a few litter bins and some decorative safety fencing to the High Street junction, there is no street furniture. There was little rubbish in evidence during the site visit and no signs of graffiti.



Redevelopment at The Wells incorporating Post Office

Footfall and Pedestrian Flows

- 1.97 The centre was reviewed on Thursday 29th August 2013 at approximately 9am-10am. The footfall in the centre was low. Pedestrian flows varied. The Wells is a concentrated centre where the flow of pedestrians revolves around the junction of High Street, Station Road, Midland Road and Church Street. At The Wells, the Co-op has a large amount of free parking which undoubtedly leads to some linked trips up to the crossroads for the Post Office and around the other units within the centre.

Perception of Safety

- 1.98 Perception of public safety is considered to be poor. There are large amounts of CCTV outside individual units. Some of the units in The Wells operate in the afternoon and evenings and during the day roller shutters are pulled down further reducing the overall surveillance in during the day.

Accessibility

- 1.99 The Wells, being centred on a cross road junction has poor pedestrian access. This requires crossing the main roads at designated crossing points. The centre also slopes making is unsuitable for cyclists and disabled users. Some of the shops do not have a level access making them inaccessible for disabled users.
- 1.100 Buses 48, 57, 58, 59 and 194 offer a frequent service with buses passing through the centre every 15minutes.
- 1.101 There is a reasonable amount of dedicated free parking at the Co-op in The Wells centre. There is no on street parking in The Wells centre.
- 1.102 The nearest railway station is located in Darton approximately 5km to the east.

Summary

- 1.103 Despite being in need of some rejuvenation, The Wells centre performs the role of local centre adequately. It has a low vacancy rate and has seen some significant redevelopment and rejuvenation over the past few years, anchored by the Post Office. The Co-op provides an anchor for the centre and allows users to increase the number of linked trips to the other units in the centre. The post office located centrally also helps increase linked trips to the centre.

Royston (Midland Road)

1.104 Royston is located approximately 6km to the north of Barnsley Town Centre and contains two defined Local Centres. The second centre is Midland Road. This centre is located linear along Midland Road for approximately 600m of its length, roughly between Jack Close Orchard and Alfred Street.

1.105 The site visit and Health Check was undertaken on Thursday 29 August 2013. Both centres were reviewed at the same time at approximately 10am.

Retail Hierarchy

1.106 Royston is a District Centre. It has two defined retail centres and the extent of the centres is outlined on the proposals map below. Midland Road is located to the east.



Extract from Barnsley UDP Proposals Map (2000)

Diversity of Uses

1.107 Midland Road is characterised by its linear nature and the retail offer of 47 units that are strung out, somewhat sporadically, along the length of Midland Road. It contains an Asda to the west and a Sainsburys Local within the middle of the centre. The table below breaks down the uses.

Use	No. of units	% of total
Convenience (A1)	8	17
Comparison (A1)	14	30
Charity shops (A1)	1	2
Retail Services (A1)	6	13

Professional (A2)	7	15
Food and Drink (A3-A5)	7	15
Vacant	4	8
Total:	47	100

Break down of Use Classes within centre

Vacant Retail Property

1.108 Along Midland Road were four vacant units (8.5%). However, some of the residential dwellings between the retail units appear to have been converted from shop units to residential dwellings and this may have been a result of them previously being vacant retail units.

1.109 None of the four vacant units in Midland Road centre had any agents' boards advertising vacant space to let or for sale. Instead, these units were simple shut up and now derelict in appearance. The Experian national vacancy rate currently stands at 12.5%. Therefore the current vacancy rate in Midland Road is below the national average.

Retailer representation and perception

1.110 Five of the units in Midland Road are occupied by multiple retail providers. This includes an Asda, (see below) a Sainsburys Local store, a Jack Fultons Foods, Betfred and Ladbrooks.



Asda located along Midland Road

1.111 There is no Experian Town Report available for Hoyland. The top three retail requirements across the whole of Barnsley are clothing (75) Restaurants (42) Fast Food Takeaways (40) Sports retailers (33) and Health and Beauty retailers (29).

Committed Schemes

1.112 Full Application 2012/1337 was approved on 19 March 2013 for the erection of 143 dwellings, supermarket (Class A1), petrol filling station, additional parking for community campus, public open space, landscaping access, parking and outline application for health centre (Class D1) with all matters reserved, Land at Midland Road, Royston, Barnsley.

Environmental Quality

1.113 Midland Road presents itself as a mixed residential and commercial area rather than as a cohesive centre, mainly because of the scattered distribution of commercial uses over approximately 600m (see below). The modern Asda, health centre and pharmacy to the west of Midland Road centre with landscaped grounds has improved the general quality of the built form. There is virtually no street furniture evident in any part of the centre. The pavements are narrow throughout the centre and there is very little in the way of soft landscaping.



Sporadic nature of Midland Road

Footfall and Pedestrian Flows

1.114 The centre was reviewed on Thursday 29th August 2013 at approximately 9am-10am. The footfall was low. The sporadic nature of Midland Road, the footfall along it was spread over the greater distance and appeared minimal.

1.115 There are no obvious observable pedestrian flows within Midland Road centre. The only observable pedestrian flows were a few people leaving the Asda to the west of the centre

and walking along Midland road towards the retail units to the east. It would be expected that significant numbers of those visiting the centre by car would park in the recent Asda development and walk east to the other retail units.

Perception of Safety

- 1.116 Perception of public safety is considered to be poor. There are large amounts of CCTV outside individual units but the sporadic nature of Midland Road centre results in poor natural surveillance from users passing through the centre. Some of the units in Midland Road operate in the afternoon and evenings and during the day roller shutters are pulled down further reducing the overall surveillance in during the day.

Accessibility

- 1.117 Midland road is flat and is accessible to pedestrians, cyclists and disabled users. The main issues for disabled users are the sporadic nature of the centre, spread over some distance. Most of these units do have level access and are therefore accessible to disabled users.
- 1.118 Buses 48, 57, 58, 59 and 194 offer a frequent service with buses passing through the centre every 15minutes.
- 1.119 There is a limited amount of car parking in the Midland Road centre. Accessibility within Midland Road centre is made more difficult by its sheer distance from one end to the other.
- 1.120 The centre is located approximately 3km east of the A61 Barnsley to Wakefield Road and 6km east of the M1 motorway. Local Bus services link the centre to Barnsley and Wakefield as well as Cantley, Mexborough and Newstead. The nearest railway station is located in Darton approximately 5km to the east.

Summary

- 1.121 A wide range of goods and facilities on offer in Midland Road demonstrates it is viable in that it caters for the everyday needs of its community as well as certain specialist needs of a wider catchment. However, the sporadic distribution of commercial premises does not form a cohesive centre. Apart for the addition of the Asda store little redevelopment and regeneration is evident over the past few years. Vacancy rates are low, however these units appear to have been vacant for some time as they have no boards advertising that they are available and are now semi derelict in appearance.

Stairfoot

1.122 Stairfoot is a Local Centre and is located 4.5km to the east of Barnsley Town Centre. The site visit and Health Check was undertaken on Thursday 29 August 2013 at 3pm.

Retail Hierarchy

1.123 The defined areas of Stairfoot Local Centre are outlined on the Proposals Map extract below.



Extract from Barnsley UDP Proposals Map (2000)

Diversity of Uses

1.124 Stairfoot is a linear centre. The main centre, on the north of the A635, comprises five blocks containing 26 retail units between Doncaster Road and School Street. Of the 26 retail units in Stairfoot, 25 were occupied and one is currently vacant. A public open space, with seating areas, has been constructed in the middle of the run of shops, near School Street. All the comparison units in the defined centre are occupied by independent operators. The table below breaks down the uses within the centre.

Use	No. of units	% of total
Convenience (A1)	7	27
Comparison (A1)	7	27
Charity shops (A1)	1	4
Retail Services (A1)	4	15
Professional (A2)	1	4
Food and Drink (A3-A5)	5	19
Vacant	1	4
Total:	26	100

- 1.125 Multiple retailers are represented in the area including Aldi and Rhythm & Booze, McDonalds and a Frankie & Benny's. The centre also has a post office.

Vacant Retail Property

- 1.126 Vacancy rates are well below the current national average (12.5%) at 3.8% (one unit).

Retailer requirements

- 1.127 There is no Experian Town Report available for Stairfoot. The top three retail requirements across the whole of Barnsley are clothing (75), restaurants (42) hot food takeaways (40) Sports retailers (33) and health and beauty retailers (29).

Environmental Quality

- 1.128 Environmental quality is considered to be good.
- 1.129 The Local Centre benefits from a small area of public open space, referred to above. Most of the space is grassed and several young trees have been planted throughout the area. This is the only evidence of improvements to the Local Centre. The buildings on this part of Doncaster Road are on the whole of Victorian/Edwardian construction and have not been well maintained. There was no evidence of litter or graffiti during the site visit.
- 1.130 Several of the units are fitted with roller shutters, in particular the A5 units which do not open during the day. This presents dead frontage.

Footfall and Pedestrian Flows

- 1.131 Footfall at time of visit was very low. Doncaster Road is a busy dual carriageway and acts as a barrier to pedestrian movement.

Perception of Safety

- 1.132 Perception of public safety is considered to be poor. There are minimal amounts of CCTV on individual units and there is limited natural surveillance due to low footfall. Many of the units have roller shutters which are closed during the day when they are not open creating dead frontage.

Accessibility

- 1.133 The main parade of shops located on the A633 is accessible to pedestrians and cyclists. These all provide reasonable access for disabled users. However other parts of the centre require crossing busy main roads and navigating a roundabout. These areas have

poor pedestrian and cyclists' accessibility and make them inaccessible to wheelchair users. These areas are predominately accessed by cars users.

1.134 Stairfoot lies on a major bus route with a frequent service and a short journey into Barnsley. Several buses frequently pass the site including 22, 203, 218, 219, 222, 226, X19 and 22X. The majority of these busses pass the site every 30 minutes and therefore buses pass through the centre on a regular basis.

1.135 There is no railway station, but the shops are located on the main road (A633) and access by car is excellent. There is no dedicated parking area to serve the shops, but there is provision for parking on the street outside the main shopping area and in the main retailers associated car parks. Further car parking is offer in the car parks associated with the Aldi, McDonalds and Frankie & Benny's units.

Summary

1.136 Stairfoot appears to be in a moderate health. Vacancies are below the national average and there are a number of national retailers present. However, footfall, perception safety and environmental quality are considered to be poor. The main threat to the centre is the busy main road.

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