Barnsley Metropolitan Borough Council

Employment Land Review

December 2016

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1. Introduction

1.1 The purpose of this Employment Land Review (ELR) is to provide evidence to support the development of the Barnsley Local Plan.

1.2 The National Planning Policy Framework (NPPF) requires that Local Plans are based upon a robust and up to date evidence base. This ELR has been prepared by the Council in accordance with the NPPF and accompanying Planning Practice Guidance (PPG) and provides part of the Local Plan evidence base for employment land matters.

Part 1 of the ELR provides an overview of Borough's economy, employment land situation, the wider functional economic area and an assessment as to whether the Borough's current employment land stock is suitable for modern employment use.

Part 2 of the review seeks to identify the Borough's employment land requirement up until 2033 by translating projected job growth forecasts into land requirements, and

Part 3 of the review identifies the sites which have the potential to make up the Boroughs employment land portfolio up until 2033.

2. Scope of the review

2.1 For the purposes of the Employment Land Review the Boroughs current employment land stock is formed by land which is allocated in the Unitary Development Plan as either Employment Proposal, Area for Investigation for Potential Employment Development or Employment Policy Area.

2.2 All of the Boroughs employment land stock, which remains undeveloped, has been assessed to determine whether it is suitable for modern employment use.

2.3 Whilst the NPPF defines Economic Development[1] as including a wider range of non-B Class uses and it is acknowledged that non-B Class uses may provide equally valid employment, for the purposes of this review the term 'employment' relates to the following B Class sectors:

- B1 Business a) Offices, b) Research and Development and c) Light Industry
- B2 General Industry
- B8 Storage and Distribution

[1] NPPF Glossary P51 – Economic Development: Development, including those within the B Use classes, public and community uses and main town centre uses (but excluding housing development).

2.4 This study brings together a number of employment work streams that have been carried out in-house by Barnsley Council, including business surveys, stock analysis and site assessment. Together with studies undertaken by external parties, including:

- Enterprising Barnsley Property Enquiry Analysis
- Commercial Property Review of Barnsley, Chris Rowland & Co. (2013)
- Review of Employment Policy Area, Benell Investments (2013)
- Market Assessment of LDF Site Market viability report, Peter Brett Associates (2013)
- Industrial/ Logistics Market Review: Supply & Demand Report, Commercial property Partners (2014)
- Barnsley Local Plan Evidence: Employment Land, Mott MacDonald (2016)

Part 1: The Current Situation

3. Barnsley in Context

3.1 This section gives an overview of the Borough and the wider functional economic area in which it operates.

General Profile

3.2 Barnsley is approximately 15 miles north of Sheffield and 20 miles south of Leeds and covers an area of 127 sq. miles (329 sq. km). Together with the adjoining local authorities of Doncaster, Rotherham and Sheffield; Barnsley makes up the four metropolitan boroughs of South Yorkshire.

3.3 Barnsley also adjoins the following local authority areas; Kirklees, Wakefield, the Derbyshire district of High Peak and the Peak District National Park.

3.4 Barnsley has a population of 231,211[2]. This represents a 6% increase from the 2001 census figure of 218,000. The Borough's population is projected to grow further in the future, with projections suggesting growth of 27,000 or 11.5% between 2012 and 2033, to around 260,000 in 2033[3].

3.5 The majority of the Borough's population is concentrated in Barnsley, the main urban area, and the settlements of Cudworth, Hoyland, Goldthorpe, Royston and Wombwell which are all located to the east of the M1 motorway and Penistone which is located to the west of the M1.

3.6 The east of the borough, stretching from the M1 to lowlands of the Dearne Valley, is characterised by a dispersed settlement pattern of former mining settlements with relatively high levels of deprivation. Whilst, the area to the west of the M1 is predominately rural in character and is generally more affluent.

Deprivation

3.7 Barnsley is spatially characterised by some areas of deprivation, primarily identified by high levels of worklessness, poor health, low skills achievement and low levels of enterprise activity. The English Indices of Deprivation (2015) currently ranks Barnsley as being the 39th most deprived local authority (out of 326) in the country. This represents a slight deterioration from 2010, when Barnsley was ranked the 47th most deprived. Figure 1 shows that the areas of highest deprivation in the borough are concentrated in the east of the borough.

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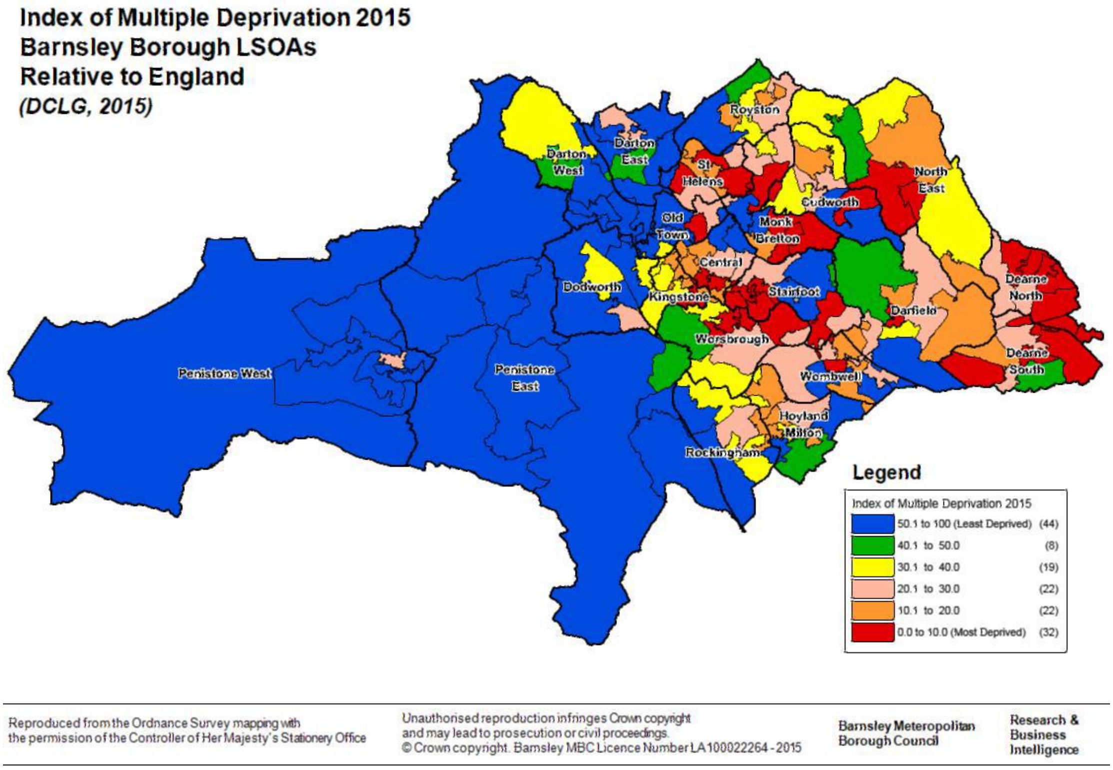
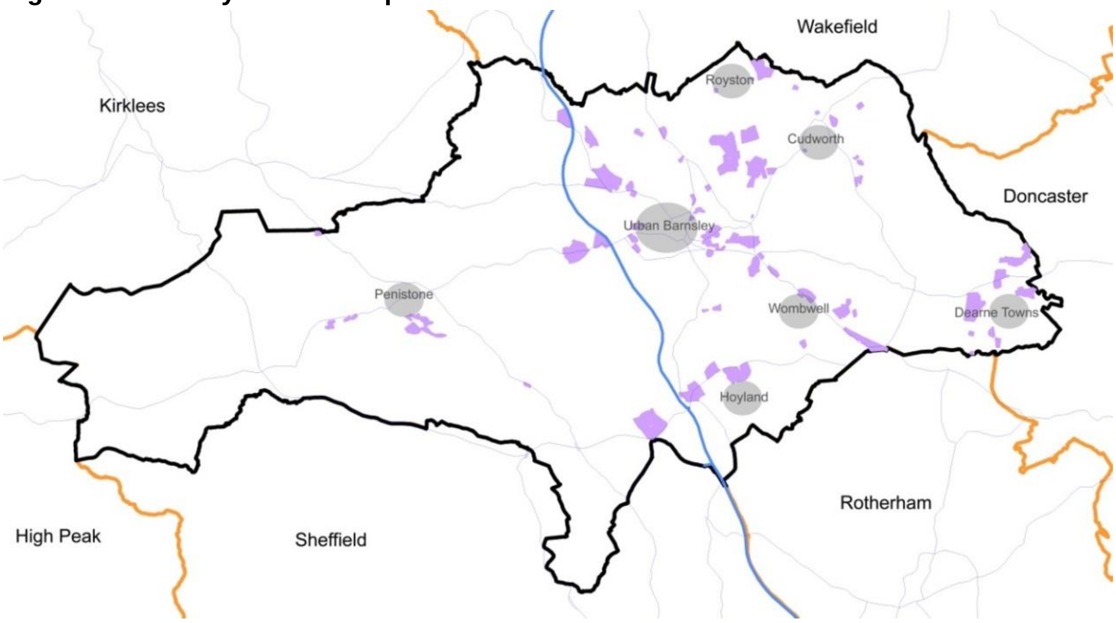
[2] Census 2011
[3] ONS 2012- Mid-year Population Projections

Figure 1:



3.8 Figure 2 below shows the geographical location of Barnsley in relation to its immediate neighbours, the transport connectivity and the broad distribution of existing employment areas. It is clear from the map that employment areas are largely focused on the main urban area and reclaimed colliery sites.

Figure 2: Barnsley context map



Functional Economic Area

3.9 The wider functional economic area in which Barnsley operates is the Leeds and Sheffield City Region Local Enterprise Partnership (LEP) areas.

3.10 The Leeds City Region is the largest City Region economy outside London. It has a population of 3 million people and its economy has an output of £55 billion and contains 106,000 businesses. Other Local Authorities in the Leeds City Region LEP are: Bradford, Calderdale, Craven, Harrogate, Kirklees, Leeds, Selby, Wakefield and York.

3.11 The Sheffield City Region has a population of more than 1.8 million people and its economy has an output of more than £28.2 billion and contains approximately 44,700 businesses and 700,000 jobs. The City Region's economic base has transformed over the last twenty years from being dominated by more traditional manufacturing to a wider range of knowledge economy sectors, including advanced manufacturing, healthcare technologies, creative and digital industries and a developing low carbon sector. Other Local Authorities in the Sheffield City Region LEP are: Bassetlaw, Bolsover, Chesterfield, Derbyshire Dales, Doncaster, North East Derbyshire, Rotherham and Sheffield.

Employment

3.12 ONS Job Density (2014) data indicates that there are 87,000 total jobs[4] in Barnsley, giving the borough a job density rate of 0.58, the lowest in the region. It is estimated that over 30,000 additional jobs would need to be created to achieve parity with the current regional job density rate.

3.13 36% of Barnsley residents in employment commute outside the borough for work, whilst, 23% of the boroughs jobs are filled by commuters from outside the borough. These figures demonstrate the local economies inability to provide the necessary employment opportunities for the local labour force and a skills mismatch between local labour supply and business demands. Table 1 shows that there is an under representation of high skilled professions and an over representation of low skilled occupations in Barnsley.

Table 1: Employment by occupation in comparison to regional and national statistics

	Barnsley		Region	GB
Occupations	**%**	**Representation compared to national and regional statistics**	**%**	**%**
Managers, directors and senior officials	7.4	Under representation	9.3	10.
Professional	13.1	Under representation	17.8	19.9
Associate professional or technology	11.9	Under representation	12.6	14.1
Administrative and secretarial	10.4	Comparable representation	10.2	10.6
Skilled trades	12.2	Over representation	11.3	10.5

[4] Total jobs includes employees, self-employed, government-supported trainees and HM Forces

Caring, leisure and other services	9.7	Comparable representation	9.7	9.2
Sales and customer services	12.5	Over representation	8.3	7.6
Process, plant and machine operatives	8.0	Comparable to regional, Over representation to national	8.3	6.4
Elementary	14.0	Over representation	11.9	10.8

Source: ONS Employment by occupation (Apr 2015 – Mar 2016)

3.14 One of the barriers to employment is the skill set of the resident population; Table 2 below shows that a high percentage of the boroughs working age population is educated below NVQ2 level (comparable to GCSE A* to C) or have no qualifications.

Table 2: Working age population qualifications (Jan 2015-Dec 2015)

	Barnsley (level)	**Barnsley (%)**	**Y & H (Regional %)**	**GB (National %)**
NVQ4 and above	34,600	22.8	30.6	37.1
NVQ3 and above	69,000	45.6	53.5	57.4
NVQ2 and above	101,100	66.8	70.1	73.6
NVQ1 and above	124,400	82.2	83.1	84.9
Other	10,200	6.8	7.2	6.5
No qualifications	16,700	11.0	9.8	8.6

Source: ONS annual population survey

3.15 The percentage of people of working age in employment is 71.3% (Apr 2015-Mar 2016)[5]. This is lower than both the regional (72.2%) and national (73.7%) averages. The Boroughs unemployment rate 6.3%[6], is higher than both the regional (6.1%) and national average (5.1%).

3.16 The level of economic inactivity recorded in the Borough is also an important consideration. Table 3 shows the percentage of economically inactive residents in Barnsley in comparison to the regional and national rates. Barnsley has a larger proportion of long-term sick than the Regional and National average. But has a lower proportion of students than the Regional and National average.

Table 3: Percentage of economically inactive residents in Barnsley MBC in comparison to Regional and National rates (Apr 2015 – Mar 2016)

Economically Inactive	**Barnsley (Level)**	**Barnsley (%)**	**(Y & H) Regional (%)**	**(GB) National (%)**
Total	35,600	23.3	23.0	22.2
Student	3,900	11.0	25.3	26.0
Looking After Family/ Home	8.100	22.8	25.7	24.8
Temporary Sick	1,500	4.1	2.2	2.3

[5] ONS annual population survey
[6] ONS model based projections

Long-Term Sick	13,300	37.4	23.3	22.4
Retired	3,700	10.5	13.8	13.8
Other	4,900	13.8	9.4	10.3

Local economy

3.17 Since the demise of the mining industry there has been a shift from traditional manufacturing industries towards service based industries.
Table 4 shows the make up of the Barnsley economy by industrial sector and how this compares regionally and nationally.

Table 4: Barnsley economy make up by industrial sector

	Barnsley (%)	Y & H Regional (%)	National (%)
A: Agriculture, Forestry and Fishing	4.4	6.7	5.4
B: Mining and Quarrying	0.0	0.1	0.0
C: Manufacturing	7.4	6.9	5.3
E: Electricity, Gas, Steam and Air Conditioning Supply	0.2	0.1	0.1
E: Water supply; Sewerage, Waste Management and Remediation Activities	0.5	0.4	0.3
F: Construction	15.6	11.7	11.6
G: Wholesale and Retail Trade; Repair of Motor Vehicles and Motorcycles	18.6	17.4	15.0
H: Transportation and Storage	6.3	4.5	3.4
I: Accommodation and Food Service Activities	8.1	7.1	6.0
J:Information and Communication	4.2	5.1	8.0
K: Financial and Insurance Activities	1.6	1.7	2.0
L: Real Estate Activities	3.3	3.5	3.6
M: Professional, Scientific and Technical Activities	11.4	14.4	18.1
N: Administrative and Support Service Activities	6.2	7.5	8.1
O: Public Administration and Defence; Compulsory Social Security	0.2	0.3	0.3
P: Education	1.9	1.7	1.7
Q: Human Health and Social Work Activities	3.7	4.5	4.3
Other	6.3	6.4	6.8

Source: Nomis 2015

3.18 The table shows that the Barnsley economy has a strong reliance on manufacturing, construction and motor trades sectors. With each of these sectors showing an over representation when compared to the Regional and National economy.

3.19 Table 5 below shows the number (and percentage) of Barnsley residents who are employed in each different industrial sector and how this compares both regionally and nationally:

Table 5: Barnsley employee jobs by industry (2014)

	Barnsley		Y&H	GB
	Number	**%**	**%**	**%**
Primary Services (A-B: Agriculture and Mining)	0	0.1	0.3	0.4
Energy And Water (D-E)	500	0.7	1.0	1.1
Manufacturing (C)	11,600	15.2	11.7	8.5
Construction (F)	4,700	6.1	4.4	4.5
Services (G-S)	59,700	78.0	82.6	85.6
Wholesale and Retail ; Including Motor Trades (G)	11,200	14.6	15.8	15.9
Transportation and storage (H)	4,900	6.4	4.9	4.5
Accommodation And Food services (I)	4,800	6.3	6.9	7.1
Information And Communication (I)	1,100	1.5	2.7	4.1
Financial and Other Business Services (K-N)	12,700	16.6	19.1	22.2
Public Admin, Education And Health (O-Q)	22,500	29.4	29.3	27.4
Other (R-S)	2,500	3.3	3.9	4.4
Total	76,600	100.0%	100.0%	100.0%

Source: ONS business register and employment survey

3.20 This table again shows the boroughs reliance on manufacturing and construction sectors. In the main these are risk adverse and low growth value sectors. If the Barnsley economy is to rebalance and achieve the levels of job growth required then significant economic intervention must take place.

3.21 Table 6 below shows the size breakdown of businesses in Barnsley. Currently 86.9% of Barnsley's VAT &/or PAYE registered businesses are micro businesses, 11.0% are Small businesses, 1.6% are Medium businesses and only 0.3% are identified as being Large companies.

Table 6: VAT and/or PAYE based enterprises by employment size 2015

	Barnsley		Y&H	GB
	Number	**%**	**%**	**%**
Micro (0-9)	5,015	86.9	87.9	88.7
Small (10-49)	635	11.0	10.4	9.3
Medium (50 -249)	95	1.6	1.8	1.6
Large (250+)	20	0.3	0.4	0.4

Source: Inter Departmental Business Register (ONS)

3.22 In comparison to both regional and national enterprises, Barnsley records a higher proportion of small businesses; lower levels of micro businesses and similar levels of medium and large companies.

4. Planning Policy, Strategies and Plans

4.1 It is important to identify the key directions of any plans, policies and strategies at a national, city-regional and local level to ensure compliancy.

National Planning Policy

<u>The National Planning Policy Framework</u>

4.2 The National Planning Policy Framework (NPPF) replaced all previous national planning policy in March 2012. This document sets out the Government's planning policies for England. The document is based upon delivery of the three dimensions of sustainable development: economic, social and environmental. In terms of the economic role the NPPF is clear that planning should contribute by:

"building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation: and by identifying and coordinating development requirements, including the provision of infrastructure[7].

However, the NPPF also emphasises the importance of jointly pursuing the economic, social and environmental gains to achieve sustainable development. This is interpreted as making positive contributions to the built and natural environments and to people's quality of life.

Although the NPPF reaffirms the commitment to a development plan led system it does introduce a new presumption in favour of sustainable development. This is relevant to employment land and development because the NPPF sets out two key areas that plan making needs to address:

- Seeking opportunities to meet the development needs; and
- Meeting the objectively assessed needs with flexibility built to allow rapid changes to be met.

This leads the NPPF to set out 12 core planning principles all of which to some degree impact on the delivery of sites for employment, particularly the need to support economic development through allocating enough land which is suitable for development. However, this set against requirement for prioritising the re-use of brownfield land, reducing pollution, conserving heritage and supporting the transition to a low carbon future.

The more specific policies relating to employment land are contained in the section on 'Building a strong, competitive economy'. Apart from highlighting that planning should act in a positive way to support economic growth the NPPF sets out what local planning authorities should do when producing a Local Plan. In summary this is:

[7] National Planning Policy Framework P2, Paragraph 7.

- Setting out a clear economic vision and strategy for their area;
- Either setting criteria for or identifying strategic sites for investment to match the economic strategy and met need over the plan period;
- Support existing business sectors;
- Plan for knowledge driven, creative of high technology industries;
- Identify priority areas for economic regeneration; and
- Facilitate flexible working practices.

Paragraph 22 is pertinent to assessing future employment land requirements because it establishes that local planning authorities should avoid the long term protection of sites allocated for employment "where there is no reasonable prospect of a site being used for that purpose". This covers a key element of the employment land review, which is to assess whether land is indeed suitable for continued employment use or whether alternative uses could be considered.

Planning Practice Guidance (PPG)

4.3 The PPG supports the NPPF and replaces a number of previous planning guidance documents.

The PPG outlines the requirement for Local Planning Authorities (LPAs) to objectively assess and evidence their development needs for economic development.

In doing so it states that the primary objective of an economic development needs assessment is to identify the future quantity of land and floorspace required for economic development uses including both the quantitative and qualitative needs for new development; and provide a breakdown of the analysis in terms of quality and location, and to provide an indication of gaps in current land supply.

The guidance goes on to state that LPAs should only consider future 'need' scenarios that could be reasonably expected to occur and that LPAs should assess their development needs working with other local authorities in the relevant functional economic market area in line with the duty to cooperate.

It also specifies that other stakeholders including: Local communities, partner organisations, Local Enterprise Partnerships, businesses and business representative organisations amongst others should also be involved in the preparation if the evidence use in relation to development needs and that development needs should be assessed in relation to the relevant functional economic area.

The PPG outlines a number of methods for forecasting future trends which should be considered by plan makers these are:

- sectoral and employment forecasts and projections (labour demand);

- demographically derived assessments of future employment needs (labour supply techniques);
- analyses based in the past take-up of employment land and property and/or future property market requirements;
- consultation with relevant organisations, studies of business trends, and monitoring of business, economic and employment statistics

The PPG then goes on to specify that a key output is an estimate of the scale of future needs, broken down by economic sectors.

Sub-National Strategy

The Northern Powerhouse Strategy

4.4 The Northern Powerhouse is a vision for joining up the North's great towns, cities and counties, pooling their strengths, and tackling major barriers to productivity to unleash the full economic potential of the North.

The Northern Powerhouse's objective is to achieve a sustained increase in productivity across the whole of the North. It is at the heart of the government's ambition for an economy that works for everyone.

Sub-Regional Policy

Leeds City Region Strategic Economic Plan

4.5 The Leeds City Region Strategic Economic Plan (SEP) sets out the ambition to deliver an additional £5.2 Billion in economic output and an extra 62,000 jobs by 2021.

The City Regions growth aspirations will be achieved by focusing on the following sectors:

- Financial & Professional Services
- Health & Life Sciences
- Innovative Manufacturing
- Creative & Digital
- Food & Drink
- Low Carbon & Environmental

Sheffield City Region Strategic Economic Plan

4.6 The Sheffield City Region Strategic Economic Plan (SEP) sets out the ambition to create 70,000 more jobs, 6,000 more businesses and increase productivity by £3 billion.

It also states that the SCR's economy needs radical structural change and to achieve this, the number and productivity of businesses in the area must grow significantly and the economy must be internationalised.

Local Planning Policy

Current Development Plan

Barnsley Unitary Development Plan

4.7 The Barnsley UDP (Adopted December 2000) contained a number of strategic objectives and policies in relation to the economy and employment land development. The majority of which have been superseded by the Core Strategy. However, an explanation of the UDP approach helps us to understand the context of economic/ employment development in Barnsley in the recent past.

4.8 The UDP contained the Strategic Objectives to concentrate employment development where it would:
a) Provide employment opportunities for local communities, especially where there are high levels of unemployment
b) Reduce journey to work distances
c) Link to public transport and lorry routes
d) Use derelict, degraded or vacant land, or where such land is unavailable, greenfield sites
e) Meet the needs of major employment creating industries.

4.9 The UDP Strategy was to seek to create about 22,000 new jobs. To help achieve this around 323 hectares of employment land was allocated. Whilst, other opportunities for creating jobs were provided on development sites around the Town Centre, in existing industrial and commercial areas, and through policies which allowed for appropriate employment creation in rural areas and in towns and other settlements throughout the Borough.

4.10 To achieve the level of employment creation needed, it was proposed to not only develop all brownfield sites which are suitable and feasible for development, especially in the Dearne and North East areas of the Borough, but also, where necessary, greenfield sites, mainly adjacent to settlements which were close to motorway junctions.

Barnsley Core Strategy

4.11 Barnsley's Core Strategy (Adopted September 2011) forms part of the current statutory development plan, and sets out the following objectives and policies in relation to the economy and employment land:

Strategic Objective 5: To accelerate economic growth by:

- creating the conditions needed for the retention, attraction and growth of innovative people and firms to create a diverse economy
- providing a balanced mix of high quality, well located sites and premises in order to attract new investment as well as support the growth of indigenous business
- protecting existing good quality employment land and premises

- seeking to attract more growing firms in economically competitive and new sectors
- providing the environment that allows the creation of 15,000 net additional jobs and an employment rate of at least 75% in Barnsley over the plan period
- promoting a distinctive image of the borough as a tourism destination, making the
- most of existing assets, including cultural facilities and the Peak District National Park, and supporting the creation of new attractions
- supporting the rural economy in a way that protects the countryside and natural environment
- directing retail development to the most appropriate town centre locations

Policy Solutions:

- Ensuring the provision of a wide range of employment locations, land and premises
- Resisting the loss of existing employment land that meets the needs of existing businesses or is likely to meet the needs of businesses in the future
- Promoting opportunities for tourism and culture
- Accommodating a range of employment generating use, including work from/at home, within settlements, particularly in or adjacent to their centres

4.12 To help achieve the objectives Core Strategy Policy CSP11: Providing Strategic Employment Locations proposed the allocation of 350 hectares of employment land in sustainable locations to go towards meeting the development needs of existing and future industry and business up to 2026 and that Barnsley Town Centre would be the focus for office development and employment in new technologies such as creative digital media and telecommunications.

4.13 In addition, scope for the allocation of more employment land in the event of a reduction in supply or increase in demand during the plan period was made, as was the need for the potential allocation of sites currently in the Green Belt to meet employment land requirements.

4.14 Core Strategy Policy CSP 12: The Distribution of New Employment Sites gave an indication of the distribution of employment land across the borough. This was as follows:

Urban Barnsley 130-155ha
Cudworth (including Grimethorpe) 70-80ha
Goldthorpe (Dearne Towns) 55-65ha
Hoyland 50-65ha
Penistone 4.5-6.5ha
Royston 10-15ha
Wombwell 10-15ha
Other (Non Principal Towns) up to 15ha

Emerging Local Plan
4.15 Following the introduction of the NPPF and the abolition of the Regional Spatial Strategy the Council has decided to produce a Local Plan. The Local Plan will replace the Core Strategy and provide the policy framework and site allocations for the Borough.

Economic Policy Context

Economic Strategy
4.16 Growing Barnsley's Economy (2012-2033) - An Economic Strategy for the Borough (and the proposed five year economic investment plan) sets out the Council's aspiration to grow the Boroughs economy so that it is at least comparable to the Yorkshire and Humber regional average by 2033. This would require the creation of 25,000 more jobs and 1,500 more businesses.

4.17 To achieve this, the following public and private sector partnership priorities are identified:
i) Facilitate a major drive to create more jobs, stimulate new enterprise and grow existing businesses to diversity the economy
ii) Enable local Barnsley residents to access new enterprise and employment opportunities through targeted support programmes;
iii) Maintain a continued focus on the development of Barnsley Town Centre;
iv) Create the conditions for growth and prosperity;

- Through the spatial planning process, by creating major employment hubs, appropriate housing mix and critical transport links to foster economic growth;
- By developing our Visitor Economy, exploiting and developing Barnsley's visitor attraction and natural landscape as assets to boost the economy;
- By developing innovative investment partnerships and vehicles with the private sector to help realise the Borough's economic ambitions.

Priorities specific to employment land and premises include:

- Designating employment sites deemed commercially attractive and deliverable, with a particular focus in delivering three (100ha) high quality business parks;
- Prioritise capital investment to open up high quality employment infrastructure, attractive to inward investors and indigenous businesses;
- Developing a transport strategy and delivery plan that responds to economic ambitions of developing major employment hubs, and
- Improvements to existing business premises and offer potential incentives to create new business development opportunities in the town centre and existing industrial estates

Jobs and Business Plan 2014 - 2017

4.18 The Jobs and Business Plan updates some elements of the Economic Strategy and sets a target for the creation of 39,000 new jobs and 1,600 new businesses. It also identifies the need for the diversification of the business base towards higher productivity sectors and better skills and training for Barnsley people and identifies the following sectors as those which should be targeted to achieve the Boroughs growth aspirations:

Primary sectors

- Advanced Manufacturing.
- Construction
- Logistics
- Visitor Economy
- Business Services

Enabling sectors

- Low Carbon
- Creative and Digital Industries

Employment and Skills Strategy: More and Better Jobs 2016 - 2021

4.19 The Employment and Skills Strategy is designed to:

- Identify the key challenges facing Barnsley on employment and skills
- Identify what is in place, any gaps in provision, and what is needed to tackle the education and skills deficit that is holding people back from getting into and progressing in work and in doing so, drive productivity improvements
- Set out the strategic priorities and actions on skills for business and more and better jobs.

Other Key Strategies and Plans

4.20 Community Strategy

Following the review of governance and the way One Barnsley, the Local Strategic Partnership works, key elements of the Community Strategy have now been embedded into two main strategies; the Barnsley Economic Strategy, as described in paragraphs 4.16 to 4.18 above, and the Health and Wellbeing Strategy. Both of these strategies take their lead for the Council's Corporate Plan, and its three main priorities:

- Thriving and vibrant economy
- People achieving their potential
- Strong and resilient communities

5. Local Employment Land Trends

5.1 In producing the ELR it is necessary to have a good understanding of the local market for employment land and premises and the competition from other local markets.

Local Market Characteristics

5.2 The market for Employment Land in Barnsley is characterised by:

- A wide range of developer and end-user requirements; size, price, tenure (e.g. freehold), location, character and quality.
- A wide range of management strategies and owner intentions (e.g. many will only dispose on "design and build" terms which some prospective takers find off-putting).
- A significant proportion of available land is in the form of uncompleted portions of partially completed schemes - few wholly undeveloped allocated sites remain.
- A consequent lack of fluidity in the market, and the need for a relatively large stock to maintain the range of availability and choice to facilitate the matching of requirements with availability.
- Long development/life cycle for schemes. Most wholly new schemes can be expected to have continuing capacity at the end of the Plan period.
- Long periods from initial strategic decision through to actual jobs on the ground.
- Lower land values than for other uses, particularly housing
- Most potential inward investment has a wide range of locational choice (with no specific need to be in Barnsley) and can be very demanding in its specified criteria

Past take up

5.3 Data from the Councils monitoring team shows in the 15 year period (1999/2000 to 2013/14) 145.4ha of land has been developed for B class uses.

Loss of employment land

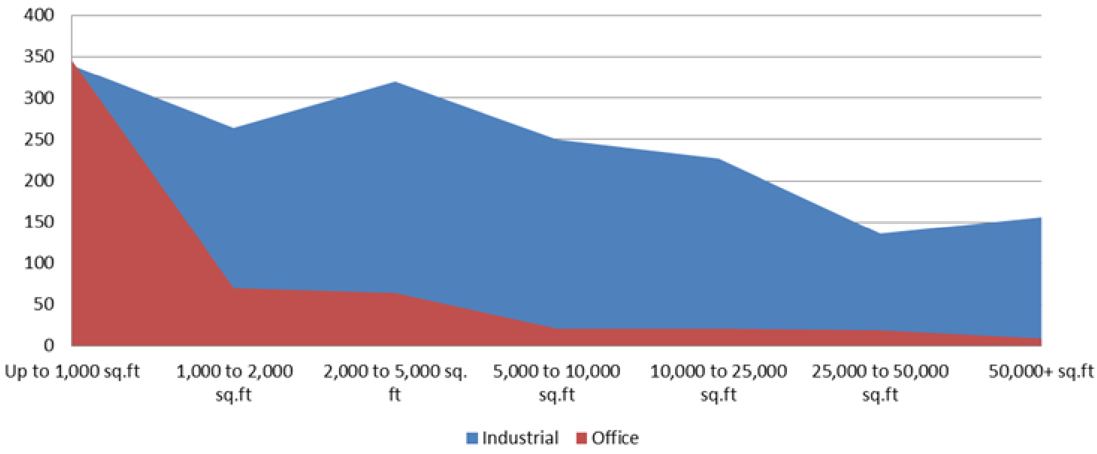
5.4 The Councils 2012 AMR shows that the average loss of employment land (predominantly UDP Employment Policy Area) to residential development between 2004 and 2012 was 8.8ha per year. These losses have reduced in recent years, in part due to the introduction of more stringent employment land safeguarding policies.

Historic Enquiries and Take up of employment land

5.5 Enterprising Barnsley (EB) Property Enquiry Analysis gives an insight into business enquiries over the past decade.

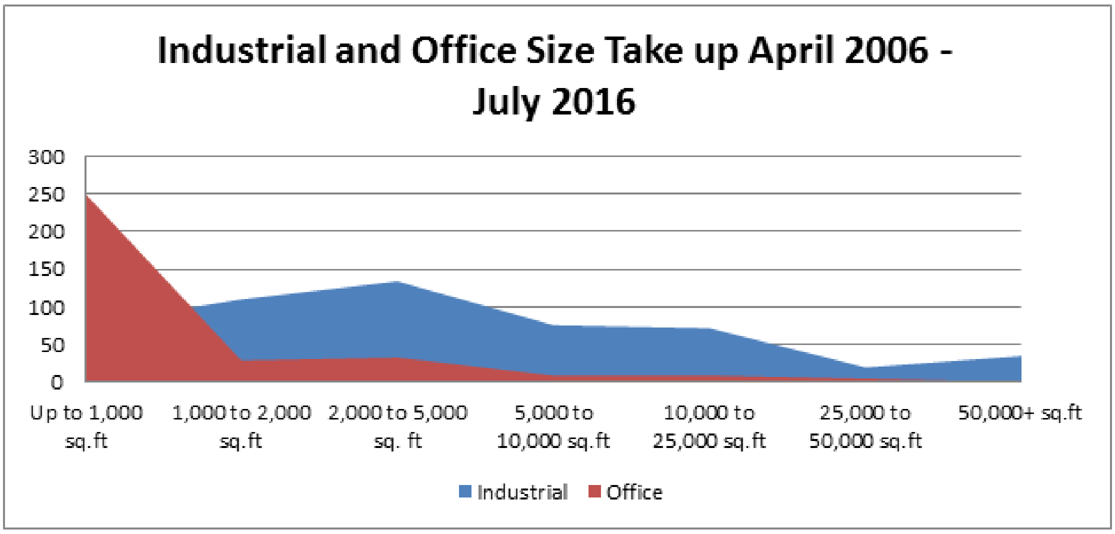
5.6 EB Property enquiries (April 2006 – July 2016) show that the greatest demand has been for Industrial units sized 2,000 – 5,000 Sq. ft. and Office units sized up to 1,000 Sq. ft. The number of enquires per size of premises is shown in Figure 3 below.

Figure 3: Industrial and office size enquiries April 2006 to July 2016



5.7 Over the past 10 years the EB have recorded over 800 successful property enquires. This equates to the occupation of 4,587,328 of Industrial Floor-space (Sq. ft.) and 412,668 of Office Floor-space taken (Sq. ft).

Figure 4: Industrial and office size take up April 2006 to July 2016



5.8 As of July 2016 EB was marketing over 800,000 Sq. ft. of Industrial and Office accommodation. Of this only 8 of these units are sized over 25,000 Sq. ft. and non are above 100,000 Sq. ft. This shortage of large scale premises may be restricting business investment in the Borough.

Market signals

5.9 Chris Rowland a local chartered surveyor was commissioned by the Council to produce a Commercial Property Review of Barnsley (November 2013). This review provides a summary of market demand for employment sites and premises. It states that demand for industrial space in the last year has been good. In the recent past demand has come from:

- Small to Medium Enterprises (SMEs) which are mostly Barnsley based or have a Barnsley connection.
- Larger businesses both from within and outside Barnsley which require a regional presence and which can benefit from the undoubted location close to the major road and motorway networks.
- Substantial businesses that have been courted to come to Barnsley by the use of economic levers to ensure that jobs are created in the Borough. The most obvious and recent example is ASOS at Park Springs although Koyo Bearings at Dodworth and Fresh-Pak Chilled Foods at Wombwell were similarly brought to the Borough.
- Demand for offices is generally weak. Lettings of offices tend to be to public sector occupiers such as Barnsley MBC at Gateway Plaza, Business Link (now defunct) at One Capitol Court or government backed training organisations such as A4E, Wiseability and Remploy who have all taken space within Barnsley. Significant private sector enquiries are stubbornly elusive.

<u>Industrial/ Logistics Market Review: Supply & Demand Report, Commercial property Partners (2014)</u>

5.10 This report was commissioned by the Council and gives consideration to existing demand for industrial and logistics space in Barnsley (and the wider South Yorkshire market) and assesses the opportunities for future growth in the Borough presented by these sectors.

5.11 The report recognises that a notable recovery of leasing activity in the Yorkshire industrial/logistics market was observed in 2010, with a number of large logistics deals brokered. This included ASOS at Park Springs, Barnsley (530,000sq.ft.).

5.12 As a consequence of little new development coming forward in recent years, the supply of new build and second-hand modern premises in Yorkshire has been falling. The total supply of such premises now stands at approximately 2.425 million sq. ft, which based on past take up rates equates to less than a 12 months supply.

5.13 Due to an increase in occupier demand across Yorkshire since the start of 2014, with interest driven primarily by the logistics sector. As the supply of existing stock continues to reduce, the prospects for new development are improving.

Barnsley - Market Position & Opportunities

5.14 The report states that Barnsley is well positioned, within the South Yorkshire context, to attract new investment and development from the industrial and logistics sectors. It is well located on the M1 Corridor, a key consideration for large industrial occupiers, and benefits from a large, cost effective labour force.

5.15 This is evidenced through Barnsley's success in attracting a number of large scale industrial/logistics investments in recent years as outlined below.

5.16 Whilst sites situated around Junctions 33 and 34 of the M1 in Sheffield and Rotherham are considered to be ‘more prime’ than Barnsley, the report advises that: *“future development in these locations is likely to become more constrained due to lack of sites coming forward. The topography of Sheffield and Rotherham limits the availability of large development sites.”*

5.17 Within the context of the above, the intention of Barnsley to release suitable sites, coupled with the land availability and topographical constraints in competitor locations such as Sheffield and Rotherham. CPP considers Barnsley to be in an advantageous position moving forwards.

Land Take-Up

5.18 The report provides an analysis of take-up activity in the South Yorkshire market. It should be noted that the exercise focuses exclusively on activity related to buildings in excess of 100,000sq.ft. and as such does not represent total market take-up.

5.19 Notwithstanding the above, the analysis suggests take-up of 138.2 ha across South Yorkshire over the 4 year, post-recession, period of 2010-2013. This corresponds to an average annual take-up of 34.56ha.

5.20 Furthermore, the report indicates that take-up in Barnsley over the same period equated to approximately 40 ha. Which represents 29% of all activity across South Yorkshire.

5.21 Activity in Barnsley is understood to have been driven by developments such as: Aldi (c. 19.8 ha); ASOS (c. 12 ha); Ellbee/Euromax Electronics (c.4.8 ha); and Perrigo/Galpharm (3.5 ha).

Future Land Needs

5.22 Based upon an average take-up across South Yorkshire of 34.56ha per annum for buildings in excess of 100,000sq.ft, the CPP report concludes that total industrial/logistics land needs could be in the order of 46.58ha per annum (including an allowance for the development of smaller buildings).

5.23 The report assumes that Barnsley could be expected to capture 40% of the South Yorkshire market over the next plan period, due to the emerging availability pressures in Sheffield and Rotherham, equivalent to 18.63ha per annum (279.45ha over a 15 year plan), before any allowance for additional flexibility is applied.

Conclusion

5.24 The report concludes that land availability and topographical constraints in Sheffield and Rotherham, coupled with Barnsley’s Economic Strategy intentions to create large business parks, represent an opportunity for Barnsley to grow in this sector.

Employment Land Provision in Neighbouring Local Authorities

5.25 A review of the employment land requirements and existing supply of selected Local Authority areas within the wider Functional Economic Area enables us to understand their scale, characteristics and growth potential. Table 7 below shows that employment land requirements and supply vary greatly by local authority, making it difficult to draw comparisons.

Table 7: Summary of employment land requirements and supply by local authority

Authority	**Employment land requirements** *(+ Data Sources)*	**Existing supply** *(+ Data Sources)*
Leeds	Offices: 1,000,000sqm Industrial & warehouses: 493ha 2010-2028 *Core Strategy (Adopted November 2014)*	Total 773ha* amounting to 220 sites (*This is the supply figure before any analysis of suitability and availability) Offices (allocation + windfall) = 289ha Light industrial & Warehouses B1c –B8 (allocation + windfall) = 484 ha *Employment Land Review 2010*
Kirklees	Employment land requirement 175ha *Publication Draft Local Plan (November 2016)*	131.95 ha total supply: (47.92ha on sites over 5ha) *Technical Paper: Employment Needs Assessment, November 2016*
Wakefield	<u>Employment land requirements to 2021</u> 350* ha of employment land * 255ha of this land is already available and comprises 75 ha Office, 85ha Light and general industry, 95ha wholesale and freight distribution. +95ha is an additional requirement of new land for wholesale & freight distribution (along the M62 corridor) *Core Strategy (adopted April 2009) and Sites*	335.7ha of land available for employment. (April 2010 base date) *Annual Monitoring Report (Dec 2010)* 255 ha existing supply includes: 75 ha for commercial offices 85 ha for light / general industry 95 ha for storage /

	DPD (adopted Sept 2012)	distribution *Core Strategy (adopted April 2009)*
Sheffield	5 year supply = 145ha 20 ha for B1(a) (Offices) 25 ha for B1(b) and (c) 100 ha for B2 and B8 *Core Strategy (adopted March 2009)*	127.8 ha five year employment land supply *Annual Monitoring Report (2010/11)*
Doncaster	140,000 sqm of net additional office floorspace 190 ha net for light industry and manufacturing 290 ha net for distribution warehousing *Core Strategy (adopted May 2012)*	583 ha employment land supply (including 197 ha on Green Belt land) *Employment Land Availability in Doncaster (2011-2013)*
Rotherham	230 ha of employment land for new economic development and up to 5 ha for land for new office floorspace. *Core Strategy (adopted September 2014)*	206.3 ha of available employment land *Annual Monitoring Report (2013)*

Consultation with the Business Community

Finding from Business Surveys

5.26 To gain an insight into the needs of existing businesses a survey was sent by email to 500 plus businesses which the BDA actively works with. This accounts for approximately 10% if the local business base and 35% of all private sector jobs in the borough.

5.27 There were 31 respondents to this survey and details of responses, on selected survey questions, are summarised below:

The respondents were from a range of business categories/ sectors including:
General manufacturing 14
Construction 7
Advanced manufacturing 3
Creative Industries 3
Warehousing and Logistics 2
Process Industry 2
Business Services 2

Most common location of business premises:
Industrial Estate 11

Single Urban Site 7
Business/ Office Park 6
Town Centre 3

Most common property type of business:
Light industrial factory 11
Heavy industrial factory 5
Office 5
Other 5
Warehouse/ distribution unit 3
Hybrid office/ industrial unit 3

Length of time business has been located in Barnsley ranged from 6 months to over 100 years

Future expansion requirements ranged from 20 to 20,000 sq. m

Main obstacles to expansion or relocation within Barnsley
Lack of suitable premises 15
Development costs 10
Market conditions 9
Skills shortage 9
Lack of land for development 6

6. Current Employment Land Stock

6.1 An assessment of the current level of employment land provision in the Borough is an essential part of this employment land review.

6.2 The Councils employment land stock is made up of land which was allocated in the Unitary Development Plan (UDP) for employment use. This includes land with the UDP Employment Proposal, Area of Investigation for Employment Use or Employment Policy Area (EPA) allocation.

6.3 Approximately 420 Ha of land was allocated in the UDP as either Employment Proposal or Area of Investigation for Employment Use.

6.4 As of June 2013, approximately 420 Ha of EPA land remained in or available for employment/ economic development use. The quantum of land with the EPA allocation was significantly higher at UDP adoption in 2000, but over time a large amount of this land has been lost to non-economic development (residential) use.

6.5 Whilst, all three of the UDP employment allocations form the employment land stock, only land with a Employment Proposal or Area of Investigation for Employment Use allocation that remains undeveloped is regarded as forming the Boroughs current employment land supply. As of August 2016 only 121.84Ha of Employment Proposal and Area of Investigation for Employment Use land remained undeveloped.

6.6 Employment Proposal or Area of Investigation for Employment Use land which has been developed has not been assessed in this review because much of this land has only been brought into employment/ economic development use in the past 20 years and currently fulfils an employment function and as such, is regarded as being appropriate for continued employment use.

6.7 It should be noted that some of this Employment Proposal and Area of Investigation for Employment Use land has been developed for infrastructure associated with new industrial development (i.e. roads, utilities and landscaping) and some for non-economic development (residential) use.

6.8 Table 8 below shows the distribution of the remaining employment land by Principal Town:

Table 8: Distribution of remaining UDP employment land by Principal Town

UDP Ref:	UDP Site Name:	Remaining Area (Ha)
URBAN BARNSLEY		
BA4/1	CLAYCLIFFE RD / BARUGH GREEN RD	1.5
BA4/2	CLAYCLIFFE INDUSTRIAL ESTATE	1.42
BA4/7	BARNSLEY MAIN IND ESTATE	0.93
BA4/9	EAST OF GRANGE LANE	2.6
BA4/10	BLEACHCROFT WAY IND ESTATE	9.31
BA4/11	DONCASTER ROAD, STAIRFOOT	0.55
BA39/2/1	BEEVOR COURT BUSINESS PARK	1.09
BA40/2/1	FORMER MONK BRETTON TRAINING CENTRE	0.73
DT3/1	BIRTHWAITE BUS PK, HUDDS RD, DARTON	3.5
DT3/3	WILLIAM FREEMANS, WAKEFIELD RD,	2.19
DO3/1	JUNCTION 37 EMPLOYMENT SITE	9.02
	Sub total	**32.84**
CUDWORTH / GRIMETHORPE		
NE5	FORMER GRIMETHORPE COLLIERY	19.22
GOLDTHORPE		
DE3/2	THURNSCOE BUS. PARK,	6.28
DE3/3	FIELDS END BUSINESS PARK	2.02
DE3/4	GOLDTHORPE IND EST EXT	11.46
DE3/5	WEST OF GOLDTHORPE COLLIERY, GOLDTHORPE	2.34
	Sub total	**22.1**
HOYLAND		
HN3/2	ROCKINGHAM EMPLOYMENT SITE	8.9
HN3/3	PLATTS COMMON INDUSTRIAL EST.	10.66
HN3/4	SHORTWOOD	4.79
	Sub total	**24.35**
PENISTONE		
PE3/1	WEST OF BAIGENT & BIRD, SPRINGVALE	1.46
PE3/3	MIXED USE DEV SITE, SHEFFIELD RD, SPRINGVALE	1.36
WR8/1	OXSPRING SIDINGS, SHEFFIELD ROAD, OXSPRING	0.21
	Sub total	**3.03**
WOMBWELL		
WW4/1	MITCHELLS INDUSTRIAL PARK	0.67
WW4/3	VALLEY BUSINESS PARK	3.58
	Sub total	**4.25**
NON PRINICPAL TOWN		
DA4	HOUGHTON MAIN CLLY	11.7
HN3/1	WENTWORTH INDUSTRIAL PARK, TANKERSLEY	4.35
	Sub total	**16.05**
	Total	**121.84**

6.9 The remaining employment land underwent an initial assessment, involving site visits and desk top analysis, to determine its appropriateness for employment use. The assessment found that due to a variety of development constraints a total of 27.15 Ha was regarded as unsuitable for employment use and as such should not be recommended for continued employment allocation in the Local Plan.

6.10 Table 9 below shows the breakdown of this land by site and the reason why it is no longer considered suitable for employment use:

Table 9: UDP employment land no longer considered suitable for employment use

UDP Ref:	UDP Site Name:	Area to deallocate (Ha)	Reason for proposed deallocation
URBAN BARNSLEY			
BA4/2	CLAYCLIFFE INDUSTRIAL ESTATE	0.99	Undevelopable area - overhead power lines and a change in levels make it difficult to create suitable access.
BA4/9	EAST OF GRANGE LANE	2.6	Site has Joint Waste Plan Safeguarded Site notation and therefore site is not readily available for employment use.
BA4/11	DONCASTER ROAD, STAIRFOOT	0.55	Land not considered suitable for development due to ecological constraints.
BA39/2/1	BEEVOR COURT BUSINESS PARK	1.09	Undevelopable area - land has extensive mature tree cover which provides significant amenity value. Also has levels issues.
	Sub total	**5.23**	
CUDWORTH / GRIMETHORPE			
NE5	FORMER GRIMETHORPE COLLIERY	0.68	Land lies within FZ2 & 3 and is within the curtilage of the L&P Springs complex.
GOLDTHORPE			
DE3/2	THURNSCOE BUS. PARK,	0.32	This land is heavily vegetated/ has extensive mature tree cover.
DE3/4	GOLDTHORPE IND EST EXT	9.1	Ground stability issues render employment development unviable.
DE3/5	WEST OF GOLDTHORPE COLLIERY, GOLDTHORPE	2.34	Has residential planning permission.
	Sub total	**11.76**	
HOYLAND			
HN3/3	PLATTS COMMON INDUSTRIAL EST.	1.69	Part of the site is regarded as undevelopable due to its steep sloping and land locked nature.
HN3/4	SHORTWOOD	1.04	As part of the development of the wider employment area the Mill Pond has been relocated onto this land and as such it is no longer developable.
	Sub total	**2.73**	
PENISTONE			
PE3/1	WEST OF BAIGENT & BIRD, SPRINGVALE	1.46	Has residential planning permission.
PE3/3	MIXED USE DEV SITE, SHEFFIELD RD, SPRINGVALE	1.36	Has residential planning permission.
WR8/1	OXSPRING SIDINGS, SHEFFIELD	0.21	Site is land locked and is heavily vegetated and provides amenity value.

	ROAD, OXSPRING		
	Sub total	**3.03**	
WOMBWELL			
WW4/1	MITCHELLS INDUSTRIAL PARK	0.57	Portion of site has heavy vegetation/ extensive tree cover and its development would have a negative impact on the setting of the TPT. Site is also landlocked.
NON PRINCIPAL TOWN			
HN3/1	WENTWORTH INDUSTRIAL PARK, TANKERSLEY	3.15	Land not considered suitable for development due to ecological constraints.
	Total	**27.15**	

6.11 Following the initial assessment the remaining 94.69 Ha of land, shown in table 10 below, was considered suitable for employment use. This land will be assessed in greater detail in part 3 of the review to determine whether it should form part of the future employment land portfolio.

Table 10: Remaining UDP employment land considered suitable for employment use

UDP Ref:	**UDP Site Name:**	**Proposed allocation (Ha)**
URBAN BARNSLEY		
BA4/1	CLAYCLIFFE RD / BARUGH GREEN RD	1.5
BA4/2	CLAYCLIFFE INDUSTRIAL ESTATE	0.43
BA4/7	BARNSLEY MAIN IND ESTATE	0.93
BA4/10	BLEACHCROFT WAY IND ESTATE	9.31
BA4/11	DONCASTER ROAD, STAIRFOOT	0.55
BA40/2/1	FORMER MONK BRETTON TRAINING CENTRE	0.73
DT3/1	BIRTHWAITE BUS PK, HUDDS RD, DARTON	3.5
DT3/3	WILLIAM FREEMANS, WAKEFIELD RD,	2.19
DO3/1	JUNCTION 37 EMPLOYMENT SITE	9.02
	Sub total	**27.61**
CUDWORTH / GRIMETHORPE		
NE5	FORMER GRIMETHORPE COLLIERY	18.54
GOLDTHORPE		
DE3/2	THURNSCOE BUS. PARK,	5.96
DE3/3	FIELDS END BUSINESS PARK	2.02
DE3/4	GOLDTHORPE IND EST EXT	2.36
	Sub total	**10.34**
HOYLAND		
HN3/2	ROCKINGHAM EMPLOYMENT	8.9

	SITE	
HN3/3	PLATTS COMMON INDUSTRIAL EST.	8.97
HN3/4	SHORTWOOD	3.75
	Sub total	**21.62**
WOMBWELL		
WW4/1	MITCHELLS INDUSTRIAL PARK	0.1
WW4/3	VALLEY BUSINESS PARK	3.58
	Sub total	**3.68**
NON PRINCIPAL TOWN		
DA4	HOUGHTON MAIN CLLY	11.7
HN3/1	WENTWORTH INDUSTRIAL PARK, TANKERSLEY	1.2
	Sub total	**12.9**
	Total	**94.69**

6.12 Most of the land considered suitable for employment use is located within, in the main, successful existing industrial estates or business parks. It is therefore difficult to see an appropriate alternative use or allocation for this land.

6.13 Approximately 35 ha of this land is held or otherwise controlled by the land owner or end user and as such the timescales for the development of this land are uncertain. Due to the fact that the majority of this land is serviced and/ or otherwise prepared for further employment development, it is the Councils view that the lands employment use allocation should be retained.

6.14 Furthermore, some of these sites have benefited from public monies for site preparation and servicing. Under clawback rules these public monies would need to be repaid if these sites were not to be developed as the funding intended.

6.15 The assessment clearly indicates that the Borough's current employment land supply is severely restricted in terms of overall scale, range and availability.

Employment Policy Area

6.16 As stated earlier land and premises with the EPA allocation is not regarded as forming part of the employment land supply as it is in the main in or was previously in employment use, but it is regarded as part of the borough's employment land stock. To maintain existing jobs and businesses, whilst ensuring that a variety of sites and premises are provided it is important to safeguard EPA land from non-economic use.

The Barnsley MBC Review of Employment Policy Areas (Benell Investments June 2013)

6.17 This study assessed the UDP allocated EPAs which remained in or were regarded as available for economic development use (i.e. had not been redeveloped for residential use) at the time of survey for their appropriateness or otherwise for continued employment use.

6.18 The study found that the vast majority of the sites assessed were suitable for future employment use and as such safeguarding these sites from non economic development use is regarded as appropriate.

6.19 Of the 51 sites assessed, which totalled 422ha, the vast majority (386ha, 92%) were identified as being occupied by one or more existing trading business.

6.20 The remaining 36ha (8%) was made up of sites which were categorised as follows:
Derelict Site 15.1ha
Empty Buildings 2.3ha
Redeveloped or Planning Permission for Residential 9.9ha
Not in use/ undevelopable 0.5ha

6.21 The sites were when assessed against market attractiveness and viability criteria. This allowed the sites to be categorised as follows:
Tier 1 – Good current use and attractive for ongoing employment use
Tier 2 – Good current use. Not attractive for new build
Tier 3 – Poor current use and not attractive for new build premises

6.22 Those sites which were given the Tier 3 classification are regarded as having limited potential for future employment use (although some of these sites are currently in employment use).

Part 2: Determining Future Requirements

7. Approach used to calculate Employment Land Requirements

7.1 The ability of Barnsley to deliver its economic growth aspirations will be influenced by the provision of an appropriate supply of good quality employment land. This section of the review describes the method used to determine the Boroughs employment land requirement up until 2033.

7.2 In accordance with PPG, sectoral job growth projections derived from the Yorkshire and Humber Regional Econometric Model (REM)[8] bi-annual update (April 2014) have been manipulated to create a number of potential growth scenarios. Data from these scenarios is then translated into land requirements following the application of assumptions; on job density, site coverage, replacement allowance and margin of choice.

7.3 The analysis of past take-up of land for employment uses has been used to help establish the employment land requirement.

8. Growth Scenarios

Potential Growth Scenarios

- Growth Scenario 1: Policy off (REM Baseline 12,555 jobs)
- Growth Scenario 2: Jobs and Business Plan Aspirations (Baseline + additional 17,558 Jobs Impact)
- Growth Scenario 3: Historic Take Up

Scenario 1: Policy Off

8.1 The Policy Off/ REM baseline scenario is based on the assumption that economic conditions maintain their current direction. This scenario indicates that without intervention the total number of jobs in the Borough will increase by 12,555 (15.7%) between 2011 and 2033.

8.2 Table 11 below shows the projected total employment growth broken down by sector. It shows the largest increases in Accommodation, Food Services & Recreation, Professional & Other Private Services and the largest decrease in Manufacturing.

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[8] An independently developed forecasting model that provides national, regional and local economic forecasts for private and public sector organisations.

Table 11: Total employment broad sector change (2011-2033)

	Barnsley		Y&H	UK
	Number	%	%	%
Accommodation, Food Services & Recreation	2,603	39.2%	31.6%	29.3%
Agriculture, Forestry & Fishing	-92	-12.3%	-7.5%	-17.2%
Construction	558	8.6%	6.9%	23.3%
Extraction & Mining	-2	-12.1%	-13.7%	-8.3%
Finance & Insurance	418	24.7%	14.2%	21.6%
Information & Communication	259	20.4%	26.9%	28.5%
Manufacturing	-2,070	-19.4%	-25.3%	-24.6%
Professional & Other Private Services	3,977	36.8%	34.5%	38.4%
Public Services	4,583	17.9%	14.9%	16.2%
Transport & Storage	1,199	32.7%	14.6%	27.1%
Utilities	65	14.2%	16.9%	15.7%
Wholesale & Retail	1,058	8.8%	3.8%	14.1%

8.3 Based on the data in table 11 it is estimating that only 20.5% of the 12,555 jobs created are envisaged to fall within employment land use classes (B use classes), with the remaining 79.5% envisaged to fall within non B land use classes.

Job density

8.4 Applying the job density assumptions, in table 12, to the change in job numbers in the sectors which have employment land implications, namely the B class uses, enables the derivation of the net floorspace implications for this job growth (see table 13).

Table 12: Job density assumptions

Use class	Floorspace per worker (Sq. m)
B1a: Offices	19
B1 b/c: R&D/ Light Industry	34
B2: General Industry	
B8: Storage and distribution	50 – 80

8.5 The job density assumptions used are taken from the REM. They are considered appropriate for Barnsley as they are reflective of the job densities seen in the Yorkshire and Humber region.

Table 13: Floorspace requirement by employment use class (2011-2033)

Employment Land Use	2011	2033	Change Number	Change %
Offices B1a	261.0	323.1	62.1	23.8%
Industry B1 b/c, B2	411.9	349.5	-62.4	-15.2%
Storage, Distribution (B8) - Other	272.8	332.4	59.6	21.8%
Storage, Distribution (B8) - Shed	6.3	3.8	-2.5	-40.0%
Total Employment Land	952.0	989.0	56.7	6.2%

Numbers recorded in the table are 000's of SQM

8.6 The data in table 13 indicates that the overall associated employment land use in Barnsley is anticipated to increase by 6.2% over the next 22 years.

Site coverage

8.7 In order to convert the floorspace projections into land requirements over the plan period it is necessary to apply a suitable plot ratio. For the purposes of our calculation a plot ratio of 40% (e.g. a 1ha site would be needed to accommodate 4,000sq.m of floorspace) has been applied to the use class floorspace forecasts.

8.8 To ensure that an adequate supply of employment land is maintained throughout the plan period, two additional factors are introduced into the calculation, they are:

i) Replacement allowance

8.9 A 5ha per annum allowance to account for the anticipated loss of employment land to other uses.

8.10 This figure was arrived at through the analysis of Council AMR data which illustrated that over the 8 year period 2004/5 to 2011/12 70.39 ha of employment land was lost to residential development, amounting to an average loss of 8.79ha per annum.

8.11 The loss of employment land has tailed off in recent years, in part due to the introduction of more stringent employment land safeguarding policies. Consequently, it was deemed appropriate to reduce the replacement allowance to 5 ha per annum.

ii) Margin of choice

8.12 A 30% margin to allow for choice and flexibility in the market so that the Councils high economic growth aspirations are not undermined. This margin is comparable to that used by other authorities.

8.13 Using the above approach, Growth Scenario 1: Policy Off identifies an employment land requirement of **141.96 Ha**. Table 14 provides a breakdown of how this figure was arrived at:

Table 14: Scenario 1 land requirement calculation summary

REM Baseline (Policy Off Scenario)	
Additional jobs in Barnsley (2011-2033)	12,555
Number of jobs apportioned to B class uses	2,573
Floorspace required (Sq m)	56,731
Land Requirement (Ha)	5.7
Land Requirement (Ha) based on 40% site coverage	14.2
Replacement allowance (5ha per annum)	95
Total Employment land requirement (Ha)	**109.2**
Margin of choice 30%	32.76
Total Overall Employment land requirement (Ha)	**141.96**

Scenario 2: Policy On

8.14 In view of the Council's aspirations for significant economic growth a 'Policy On' scenario has been developed which proposes a higher job growth figure than the REM Baseline.

8.15 This scenario proposes that through Council and its partner's interventions job growth of 17,558, in addition to the REM baseline jobs figure, could be achieved over the plan period. This assumption is based on past trend analysis.

8.16 Using the same approach as Growth Scenario 1, but manipulating the data to reflect the additional job growth and the sectoral split identified in the Jobs and Business Plan, as shown in table 15 below:

Table 15: Jobs and Business Plan sectoral split

Key Sectors	74%	Advanced Manufacturing	50%
		Logistics	40%
		Construction	5%

		Visitor Economy	5%
Enabling Sectors	26%	Business Services	70%
		Creative and Digital Industries	23%
		Low Carbon	7%

Growth Scenario 2: Policy On identifies an employment land requirement of **291.2 Ha**. Table 16 provides a breakdown of how this figure was arrived at:

Table 16: Scenario 2 land requirement calculation summary

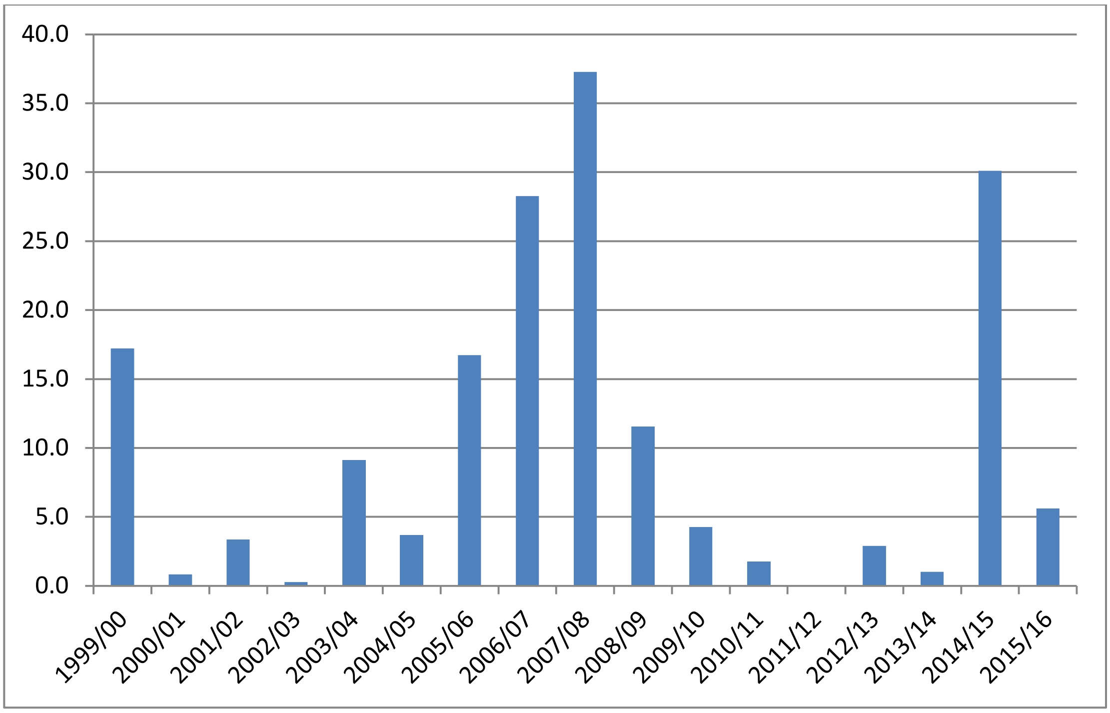
Jobs and Business Plan figure (17,558 jobs impact)	
Floorspace required (Sq m)	515,957
Land Requirement (Ha)	51.6
Land Requirement (Ha) based on 40% site coverage	129.0
Replacement allowance (5ha per annum)	95
Total Employment land requirement (Ha)	**224**
Margin of choice 30%	67.2
Total Overall Employment land requirement (Ha)	**291.2**

Scenario 3: Past take up of land for employment uses

8.17 The use of historic take-up rates provides a basic methodology which can be used to project demand over the Local Plan period. This is calculated by using a crude projection of historic take-up rates based on the assumption that similar rates would be expected in the future.

8.18 Data from the Councils monitoring team shows that over the past 17 years (1999/2000 to 2015/16) there is great variation in the take-up rate of land for employment uses. Figure 5 below shows that the peak year was 2007/08 when 37.3 ha of land was developed, this is in sharp contrast to the early 2000s and the recent past/ current situation, with the exception of 2014/15, when annual development levels were significantly lower. This may in part be due to the current shortage of available and prepared land.

Figure 5: Land developed in Hectares over last 17 years for employment uses



8.19 Figure 5 shows that a total of 173.9 ha of land has been developed for B class uses over the past 17 years. This equates to an average take up of 10.23 ha per year. Multiplying this by the Local Plan plan period (19 years) gives an employment land requirement of **194.35 Ha**.

Conclusion

8.20 In view of the Council's aspirations for significant economic growth it is recommended that Growth Scenario 2: Policy On, which identifies an employment land requirement of **291.2 Ha**, should be pursued. Based on this scenario the land requirement broken down by B class use would be as follows:

Use class	Land requirement
B1a Office	40.8 Ha
B1b/c, B2 Industry	125.8 Ha
B8 Other	120.8 Ha
B8 Shed	3.5 Ha

Part 3: The New Employment Land Portfolio

9. Identifying a New Portfolio of Employment Land

9.1 With the objectively assessed employment land requirement of 291.2 Ha, the review now turns to the identification of the portfolio of land which will make up the land requirement.

9.2 From the initial assessment of the existing employment land supply, 94.69 Ha of land already allocated for employment use in the UDP was regarded as suitable for more detailed assessment. Even if all this land was found to be suitable for allocation, the majority of Boroughs employment land portfolio would need to be made up of new employment land (that is land which has not previously been allocated for employment use). Consequently, a number of potential new employment sites which were identified by BMBC officers or put forward by external stakeholders through representations made during Local Plan consultations have also been assessed for their potential for employment use.

Site Assessment Criteria

9.3 Both existing UDP and potential new sites were assessed and scored against a range of criteria under the themes: Meeting employment needs, Accessibility, Deliverability, Location, Environment and Amenity. Each theme was given an equal weight.

9.4 A viability assessment of the sites was carried out in the Market Assessment of LDF Employment Sites (Peter Brett Associates 2013). This viability assessment showed that some of the sites were unviable and as such should not been considered for employment allocation.

9.5 A full list of the sites assessed, assessment criteria and scoring can be found in appendices at the end of this report.

Proposed Employment Land Portfolio

9.6 Following the assessment the sites below have been identified as those which will make up the Boroughs Employment land supply up to 2033. These sites encompass land which was previously allocated for employment use in the UDP which remains undeveloped and considered appropriate for continued allocation and new land which has not been allocated for employment use before.

9.7 In the main these sites are located in Urban Barnsley and the Principal Towns in accordance with the proposed Local Plan spatial strategy. The proposed sites represent an appropriate mix to improve Barnsley's future prosperity and deliver the NPPF's sustainable economic growth objective. They range from small scale sites suitable for local business start up and growth, right up to large sites which are regarded as attractive to inward investment and can serve the borough as a whole and can accommodate a proportion of the ambitious job growth targets of both the Leeds and Sheffield City Regions.

9.8 The total quantum of land proposed for employment allocation 307.1ha exceeds the objectively assessed employment land requirement of 291.2ha. The purpose for this proposed over allocation is to enable the allocation of a suitable area of the D1 Land South of Dearne Valley Parkway site at Goldthorpe. This site, regarded as a unique and important addition to the employment land portfolio as its relatively flat topography means it is capable of accommodating large floor plate buildings.

Table 17: Proposed employment land portfolio

Site Assessment Ref:	Site Assessment Name	UDP Site Ref and name if applicable	Site Description	Site Area (Ha)
Urban Barnsley				
UB1	Birthwaite Business Park	DT3/1	The site is located north of the A637 (Huddersfield Road), Darton. The site is comprised of undeveloped Greenfield land which forms part of a wider area originally allocated for employment use in the UDP. The wider employment allocation is now an established business park and is occupied by Premdor. Bringing this site into employment use would contribute to the continued success of the business park.	3.5
UB3	Claycliffe Business Park	BA4/1 Claycliffe Rd/ Barugh Green Road	The site is located north of the A635 (Barugh Green Road), Barugh. The site is comprised of undeveloped Greenfield land which form part of a larger area which was originally allocated for employment use in the UDP. The wider employment allocation is now an established business park and	1.5

			accommodates a range of business/ industrial users. Bringing this site into employment use would contribute to the continued success of the business park.	
UB5	Zenith	BA4/2 Claycliffe Industrial Estate	The site is located off Whaley Road, Wilthorpe. The site is comprised of undeveloped Greenfield land which forms part of a wider area originally allocated for employment use in the UDP. The wider employment allocation is now an established business park and accommodates a range of businesses. Bringing this site into employment use would contribute to the continued success of the business park.	0.4
UB7	Capitol Park Extension		The site is located north of Capitol Park, Dodworth and is comprised of Green Belt land which is currently in agricultural use. The development of this land offers the potential to expand the adjacent successful business park which has excellent access to the M1.	5.4
UB8	Capitol Park	DO3/1 Junction 37 Employment Site	The site is located north of the A628 (Dodworth Bypass), Dodworth. The site is comprised of undeveloped land which forms part of a wider area originally allocated for employment use in the UDP. The wider employment allocation is now an established	9

			business park and accommodates a range of businesses. Bringing this site into employment use would contribute to the continued success of the business park. Part of the site benefits from Enterprise Zone status.	
UB12	Bromcliffe Business Park	BA40/2/1 Former Monk Bretton Training Centre	The site is located south of Burton Road, Monk Bretton and comprises undeveloped Brownfield land which forms part of a wider area originally allocated for employment use in the UDP. The wider employment allocation is now an established business park and accommodates a range of businesses. Bringing this site into employment use would contribute to the continued success of the business park.	0.7
UB13	Oaks Business Park	BA4/7 Barnsley Main Ind. Estate	The site is located west of Oaks Lane, Hoyle Mill. The site is comprised of undeveloped Brownfield land which forms part of a wider area originally allocated for employment use in the UDP. The wider employment allocation is now an established business park and accommodates a range of users. Bringing this site into employment use would contribute to the continued success of the business park.	0.9
UB16	Bleachcroft Way Industrial Estate	BA4/10	The site is located to the south of Bleachcroft Way, Stairfoot. The site is comprised of	9.3

			undeveloped Greenfield land which was previously allocated for employment use in the UDP.	
MU1	Land South of Barugh Green Road		The site is located south of the A635 (Barugh Green Road), between Barugh and Gawber. The site is comprised of undeveloped Green Belt land which is currently in agricultural use. The site is regarded as key to the delivery of the Councils aspirations for the creation of large business parks in market attractive locations.	43.2 (Part of mixed use allocation MU1)
Cudworth				
C2	Land off Ferrymoor Way	NE5 Former Grimethorpe Colliery	The site if located off Ferrymoor Way, Park Springs, Grimethorpe. The site is comprised of undeveloped Brownfield land which forms part of a wider area originally allocated for employment use in the UDP. The wider employment allocation is now an established business park and accommodates a range of businesses. Two of which are known to have an interest in this land for expansion purposes. Bringing this site into employment use would contribute to the continued success of the business park.	17
C3	Land West of Springvale Road	NE5 Former Grimethorpe Colliery	The site is located west of Springvale, Park Springs, Grimethorpe.	1.2

			The site is comprised of undeveloped Greenfield land which forms part of a wider area originally allocated for employment use in the UDP. The wider employment allocation is now an established industrial estate and accommodates a range of users. Bringing this site into employment use would contribute to the continued success of the business park.	
Goldthorpe				
D1	Land South of Dearne Valley Parkway	DE3/4 West Goldthorpe Colliery	The site is located south of the A635 (Dearne Valley Parkway), Goldthorpe. The site is comprised of Green Belt land which is currently in agricultural use and undeveloped Greenfield land which was originally allocated for employment use in the UDP. The majority of the wider employment allocation is now an established industrial estate which accommodates a range of industrial users. The site is regarded as key to delivering the Councils aspirations for the creation of large business parks in market attractive locations and due to the relatively flat topography is capable of accommodating large floor plate buildings.	72.9
D2	Fields End Business Park	DE3/3	The site is located east of Barrowfield Road, Thurnscoe and is comprised of undeveloped land	2

			which forms part of a wider area originally allocated or employment use in the UDP. The wider employment allocation is now an established business park and accommodates a range of businesses. Bringing this site into employment use would contribute to the continued success of the business park.	
D3	Thurnscoe Business Park	DE3/2	The site is located off Barrowfield Road, Thurnscoe. The site is comprised of undeveloped Greenfield land which forms part of a wider area originally allocated for employment use in the UPD. The wider employment allocation is now an established business park and accommodates a range of users. Bringing this site into employment use would contribute to the continued success of the business park.	6
Hoyland				
HOY1	Land West of Sheffield Road		The site is located to the west of the A6135 (Sheffield Road), Hoyland. The site is comprised of Green Belt land which is currently in agricultural use. The site is regarded as part of a cluster of sites which are seen as key to delivering the Councils aspirations for the creation of large business parks in market attractive locations.	52.3

HOY2	Rockingham	HN3/2 Rockingham Employment Site	The site is located off the Dearne Valley Parkway, between Birdwell and Hoyland. The site is comprised of undeveloped Greenfield land which was originally allocated for employment use in the UDP. The site is regarded as part of a cluster of sites which are seen as key to delivering the Councils aspirations for the creation of large business parks in market attractive locations.	8.9
HOY3	Shortwood Extension		The site is located north of the Dearne Valley Parkway, Hoyland. The site is comprised of Green Belt land which is currently in recreational use. The site is regarded as part of a cluster of sites which are seen as key to delivering the Councils aspirations for the creation of large business parks in market attractive locations.	11.8
HOY4	Shortwood Business Park	HN3/4 Shortwood	The site is located to the north of the Dearne Valley Parkway. The site is comprised of the remaining undeveloped plots of an existing business park, which was previously allocated for employment use in the UDP. Bringing this site into employment use would contribute to the	3.8

			continued success of the business park. Part of the site benefits from Enterprise Zone status. The site is regarded as part of a cluster of sites which are seen as key to delivering the Councils aspirations for the creation of large business parks in market attractive locations.	
HOY5	Land South of Dearne Valley Parkway		The site is located south of the Dearne Valley Parkway, Hoyland. The site is comprised of Green Belt land which is currently in agricultural use. The site is regarded as part of a cluster of sites which are seen as key to delivering the Councils aspirations for the creation of large business parks in market attractive locations.	28.6
HOY7	Ashroyds	HN3/3 Platts Common Ind. Est	The site is located off the B60696 (Ryecroft Bank), Hoyland. The site is comprised of undeveloped land which was previously allocated for employment use in the UDP. Part of the site benefits from Enterprise Zone status. The site is regarded as part of a cluster of sites	8.9

			which are seen as key to delivering the Councils aspirations for the creation of large business parks in market attractive locations.	
Penistone				
P2	Land North of Sheffield Road		The site is located to the north of the B6462 (Sheffield Road), Springvale, Penistone. The site is comprised of Green Belt land which is currently in agricultural use.	3.3
Wombwell				
W2	Everill Gate Lane	WW4/3 Valley Business Park	The site is located to the north of the A633 (Valley Way), Wombwell. The site is comprised of undeveloped Greenfield land which forms part of a wider are originally allocated for employment use in the UDP. The wider employment allocation is now an established Business Park and accommodates a range of businesses.	3.6
Non Principal Town				
N1	Wentworth Industrial Park, Tankersley	HN3/1 Wentworth Industrial Park, Tankersley	The site is located off Maple Road, Wentworth Industrial Park, Tankersley. The site is comprised of two plots of undeveloped land, within an established industrial park and were previously allocated for employment use in the UDP. Bringing this site into employment use would contribute to the continued success of the industrial park.	1.2

N2	Land West of Park Spring Road, Houghton	DA4 Houghton Main Colliery	The site is located west of Park Spring Road, Park Springs Houghton. The site is comprised of undeveloped land which was previously allocated for employment use in the UDP.	3.4
N5	Land East of Park Spring Road, Houghton	DA4 Houghton Main Colliery	The site is located to the east of Park Spring Road, Park Springs Houghton. The site is comprised of undeveloped land which was previously allocated for employment use in the UDP. The site has the potential to accommodate the expansion of the neighbouring distribution warehouse.	8.3
				307.1 Ha

10. Conclusions

The key conclusions of the Employment Land Review are as follows:

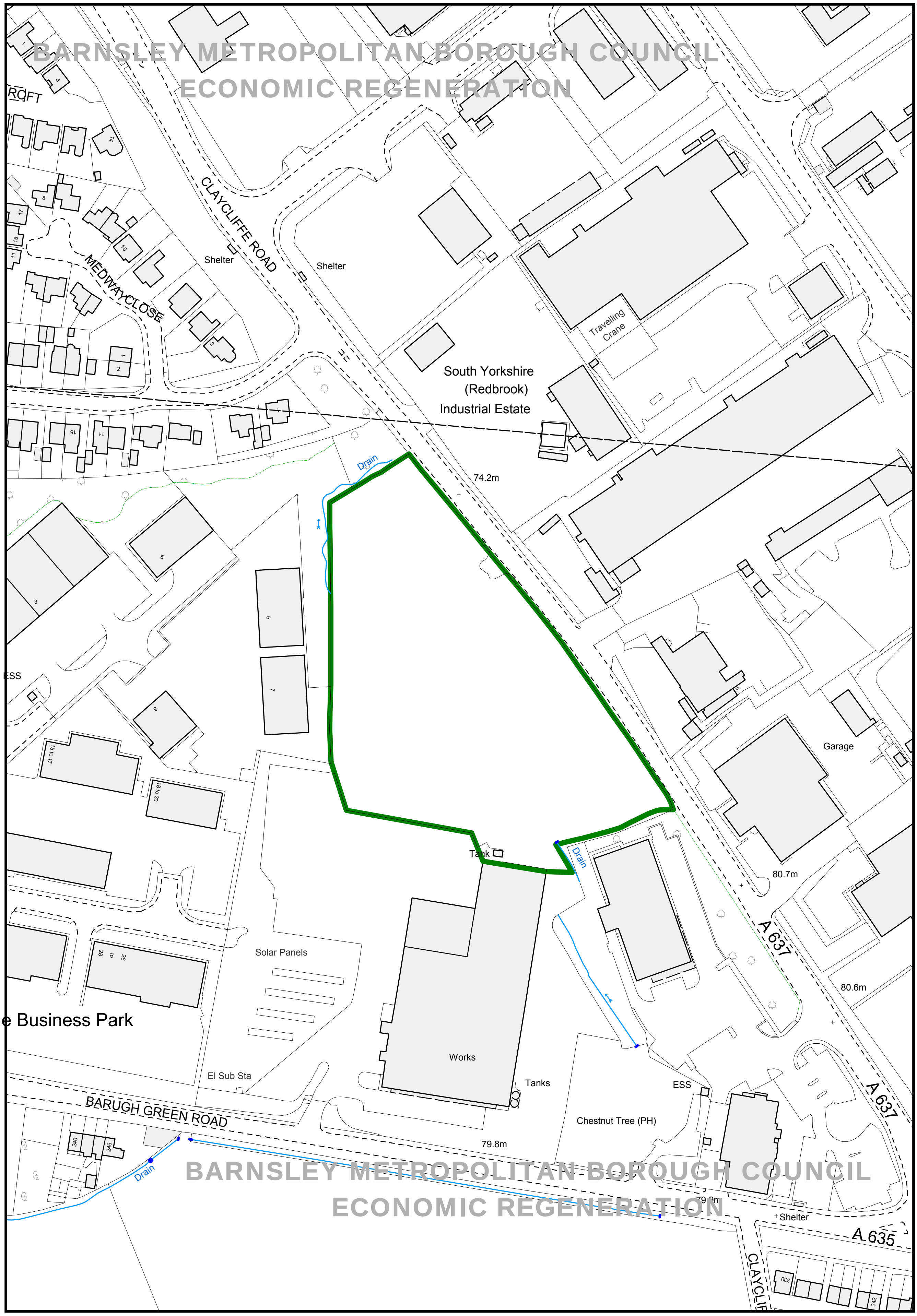
The Borough's economy, when compared to regional and national figures, is shown to be underperforming against a range of economic and employment indicators. The Borough's most notable deficiencies are in job density and workforce skills.

In order to address these deficiencies and realise the Council's economic growth and resident employment and prosperity aspirations, a significant number of new jobs and businesses will need to be created in the Borough. The Council's Jobs and Growth Plan 2014-17 sets the target for the creation of 39,000 new jobs and 1,600 new businesses.

Work undertaken as part of this review has demonstrated that the Borough's projected employment land requirement, that is land needed to accommodate the proportion of jobs and business growth within the B use classes and is regarded as realistically achievable within the Local Plan plan period (up to 2033), should be 291.2 Ha.

The Borough's current employment land supply is 121.84 Ha. Analysis undertaken as part of this review shows that approximately 27 Ha of this land is no longer considered suitable for employment use. As a result of the Borough's severely limited current employment land supply and the projected employment land requirement of 291.2 Ha, it is essential that new employment land allocations are made in the Local Plan and until these new allocations are formalised, the Borough's existing employment land stock is safeguarded from non-economic development use.

To ensure that the Local Plan can contribute fully to the Council's aspirations it is considered appropriate to allocate an employment land portfolio of 307.1 Ha. The size of the portfolio is slightly greater than the projected employment land requirement.



BARNSLEY METROPOLITAN BOROUGH COUNCIL
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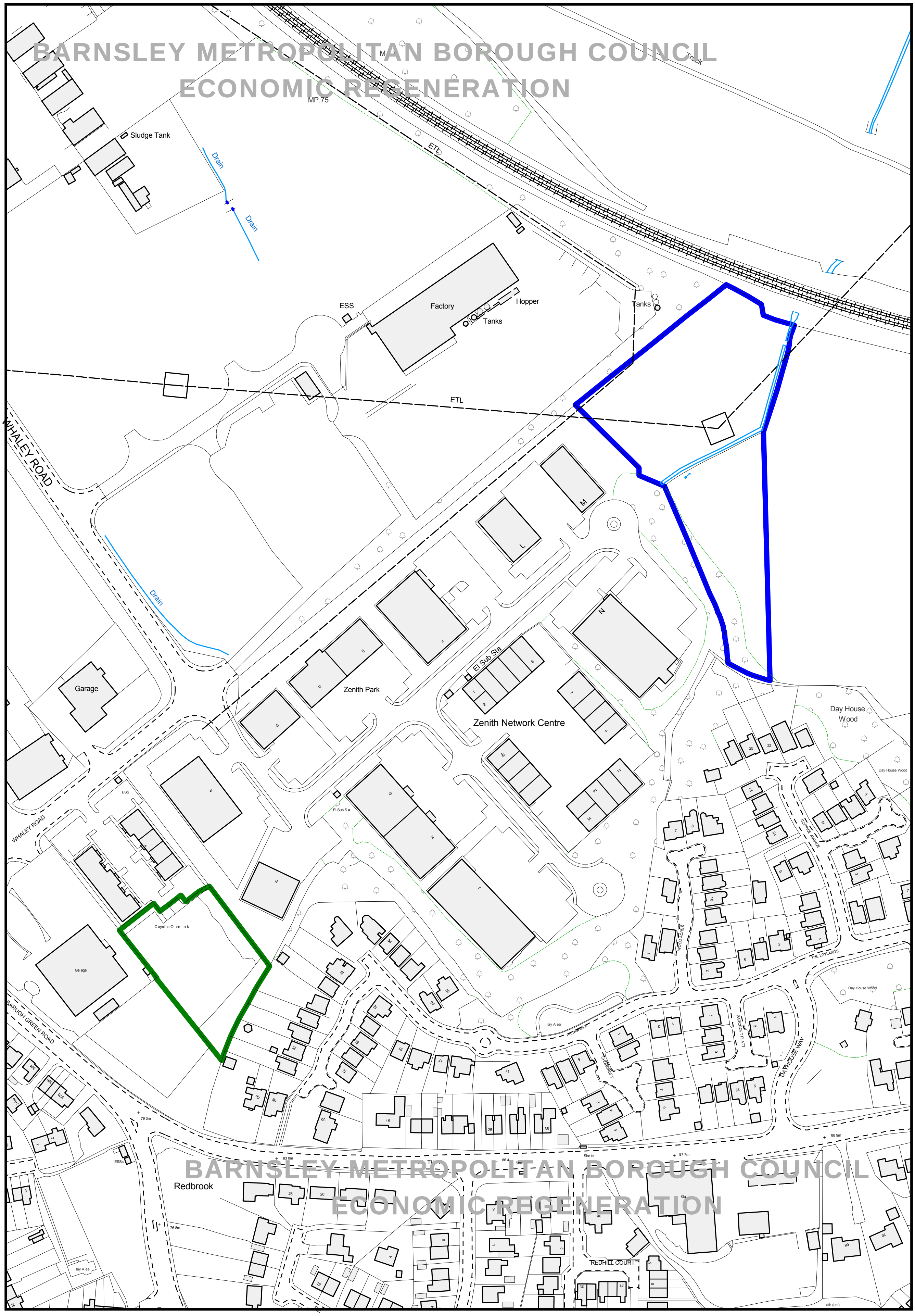

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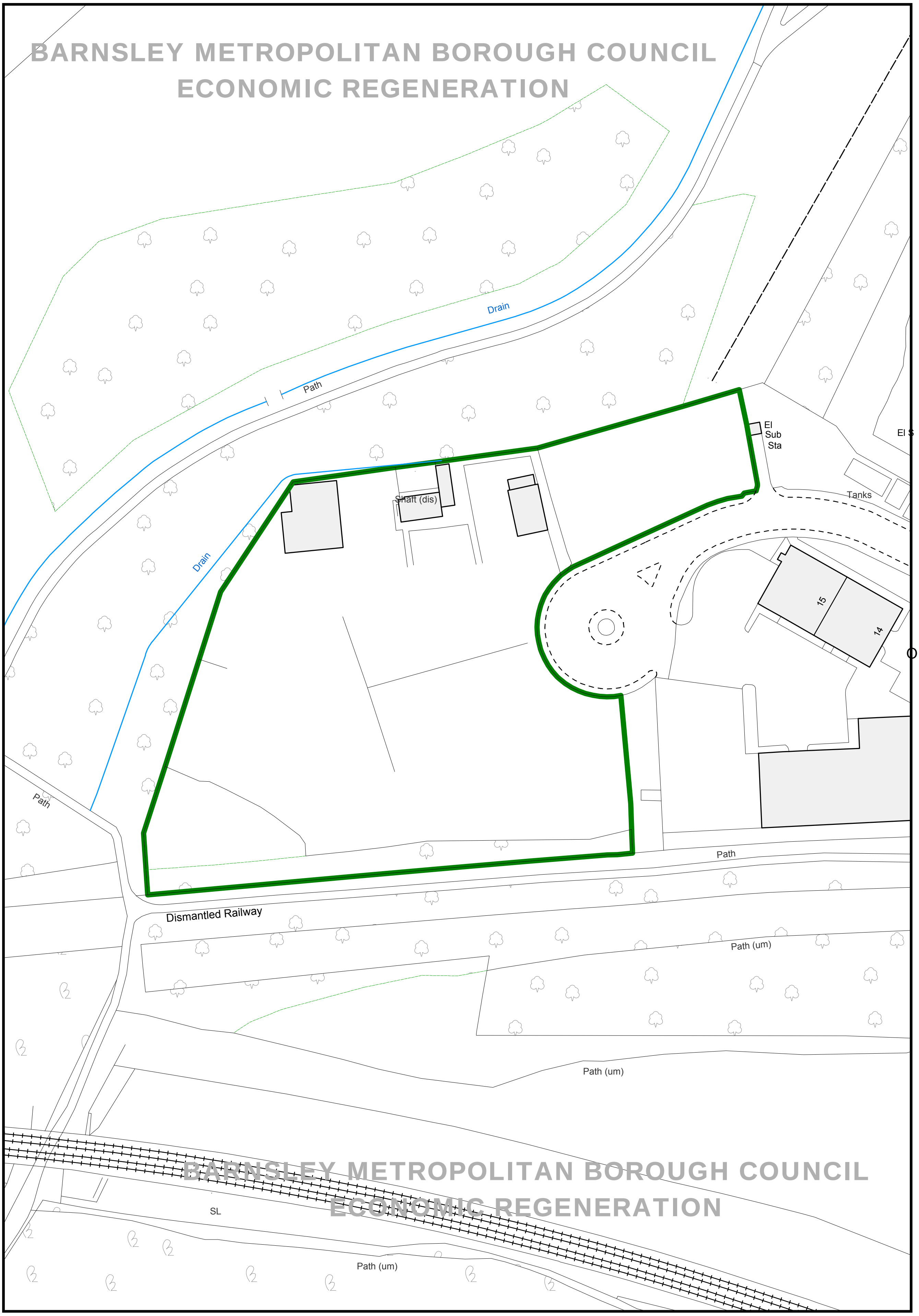

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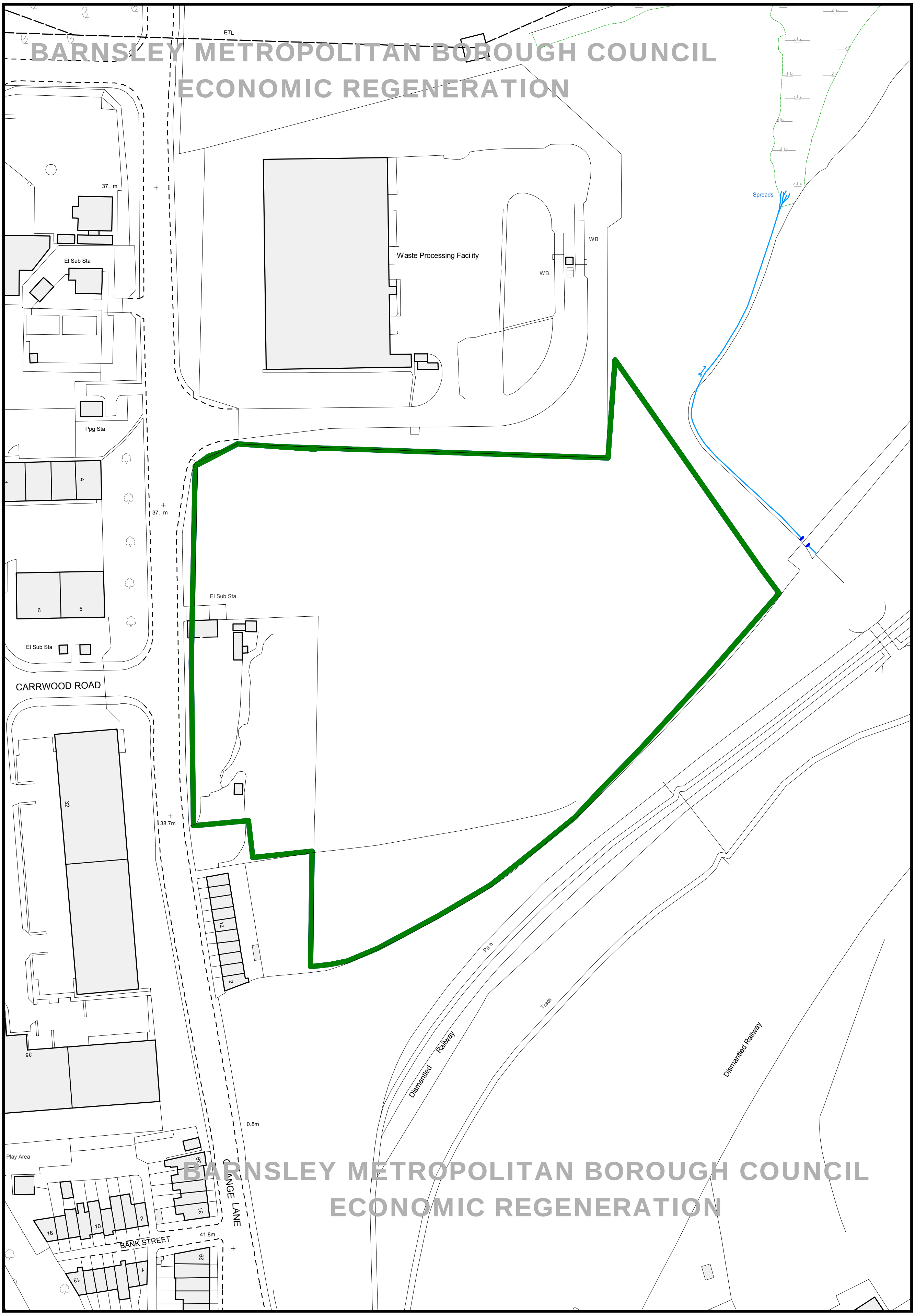

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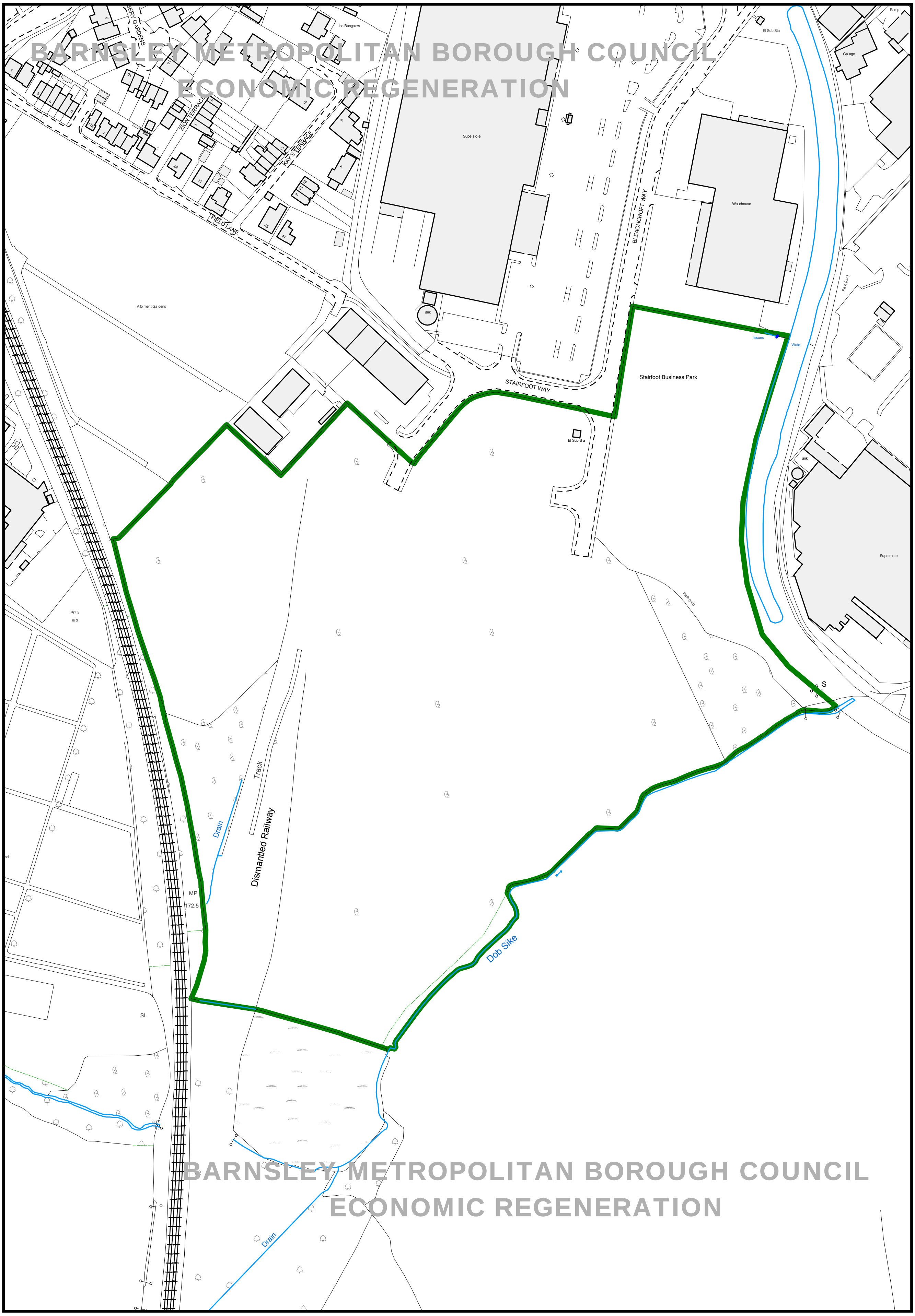

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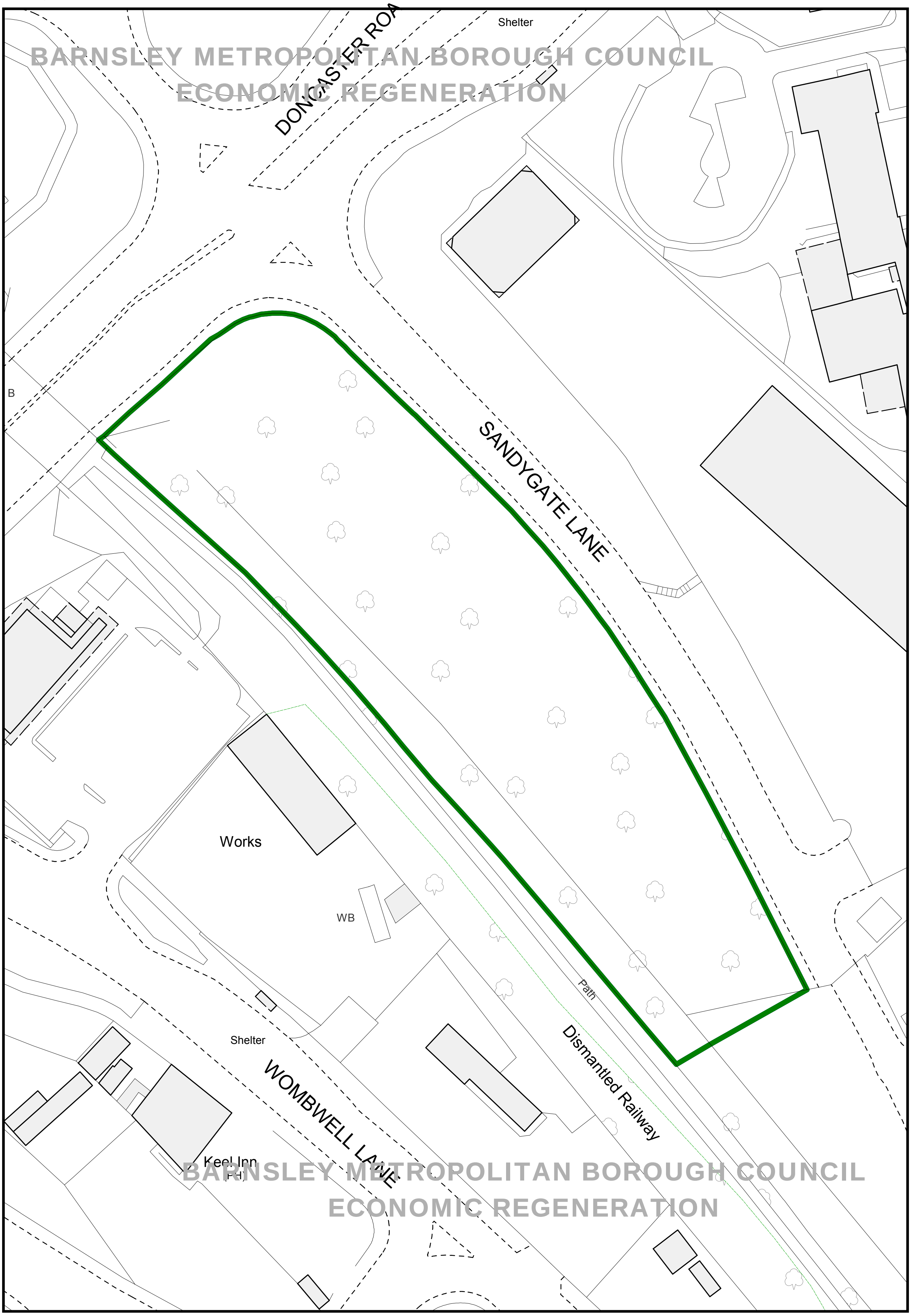

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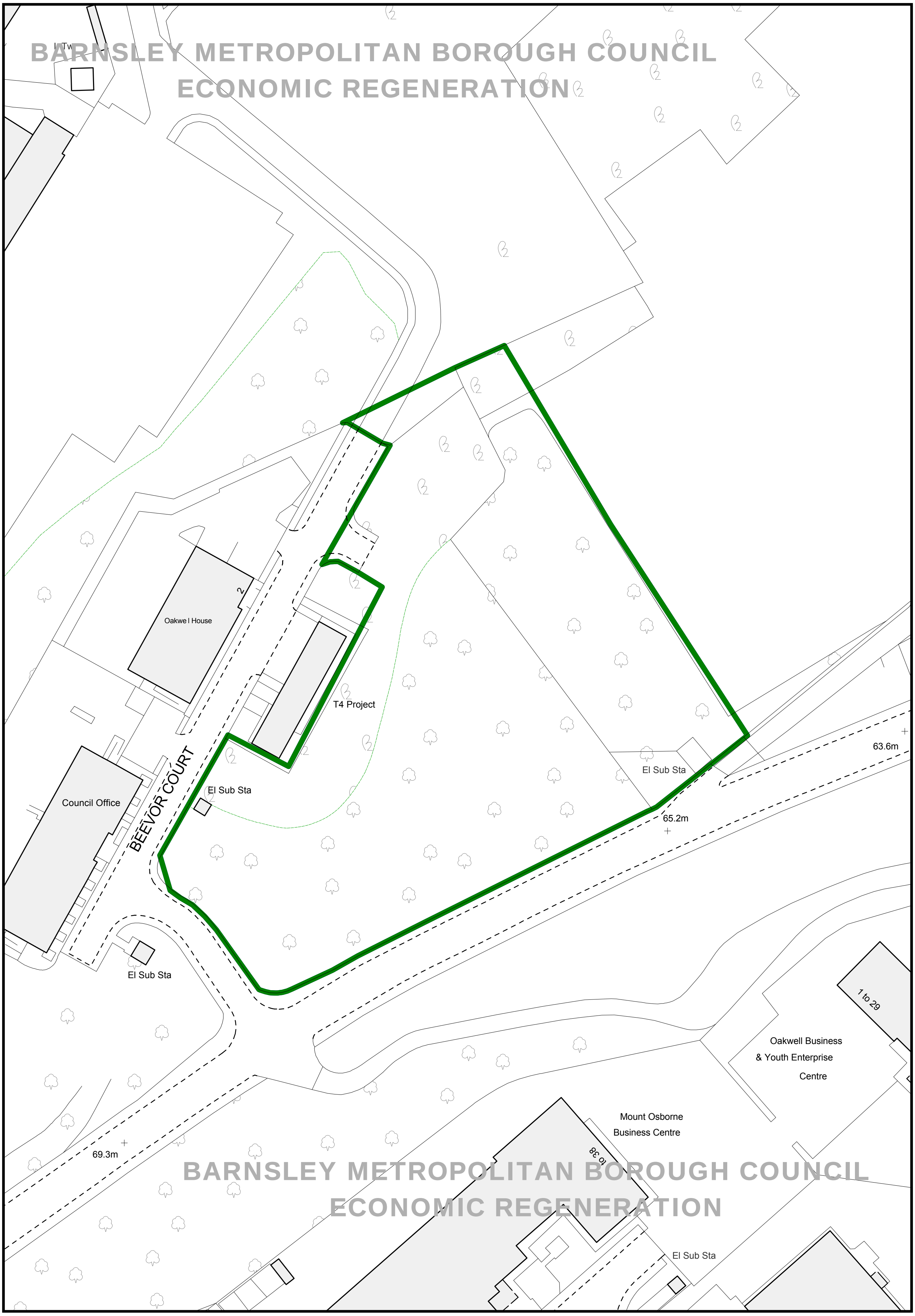

BARNSLEY METROPOLITAN BOROUGH COUNCIL
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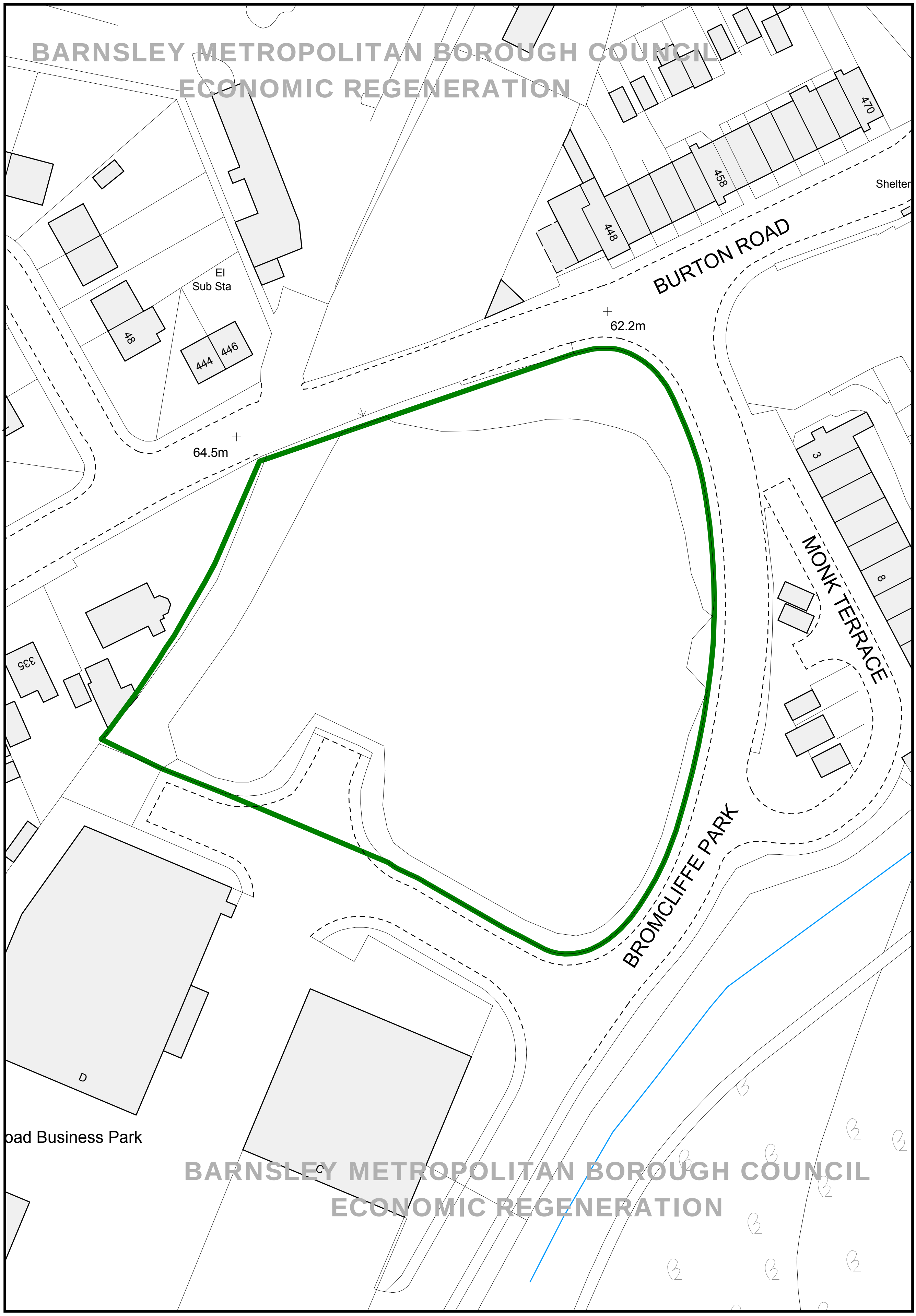

BA40/2/1

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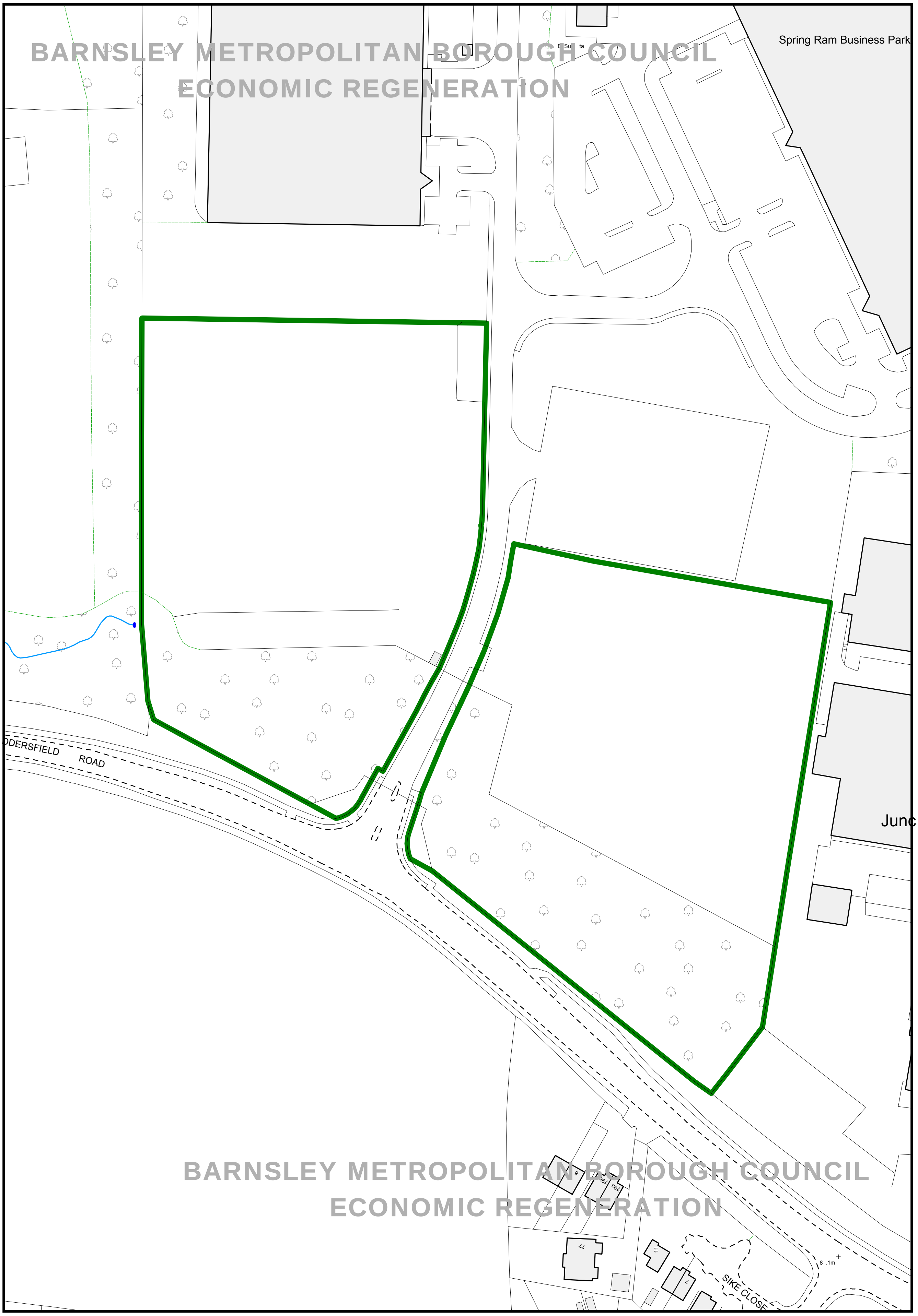

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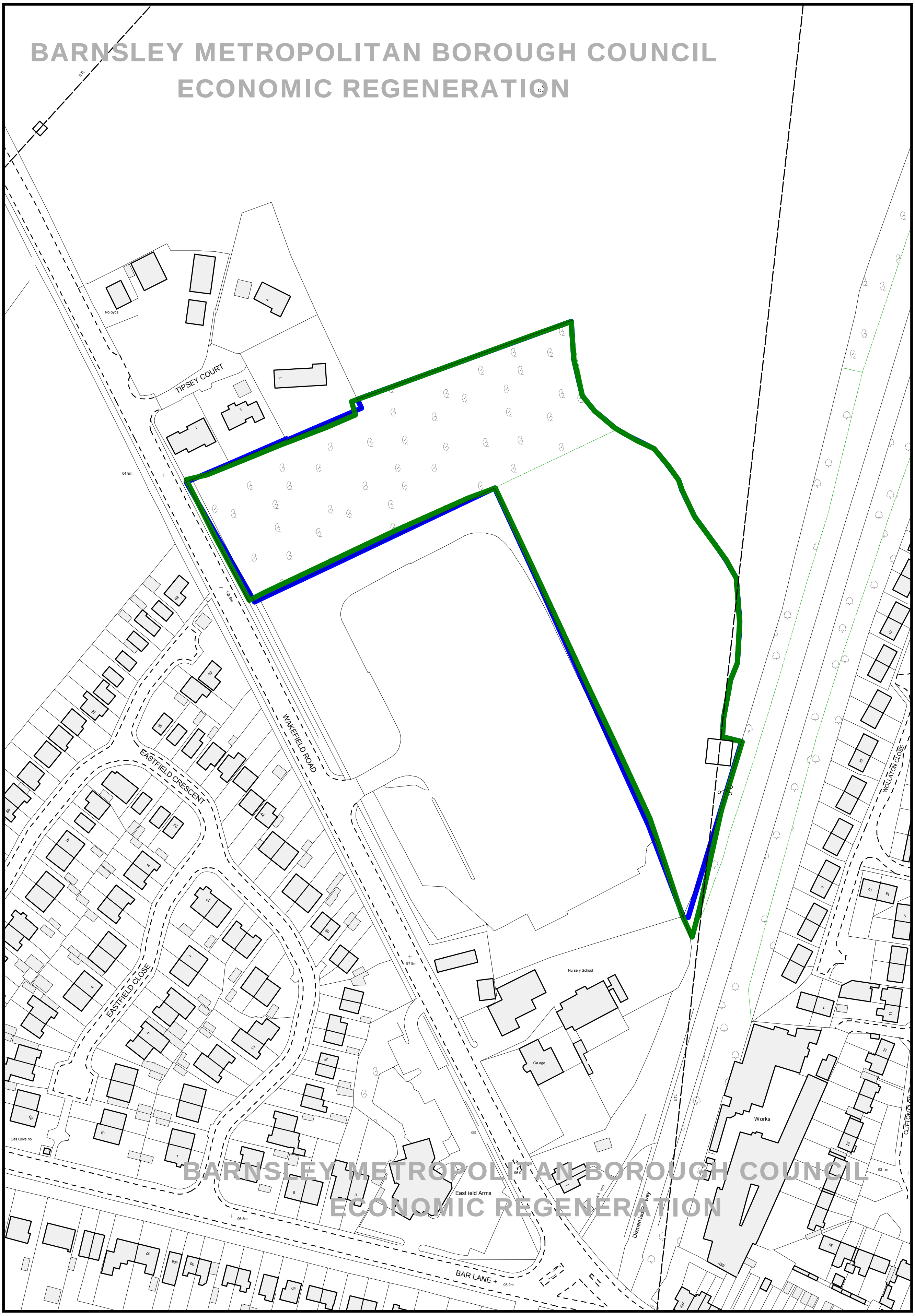

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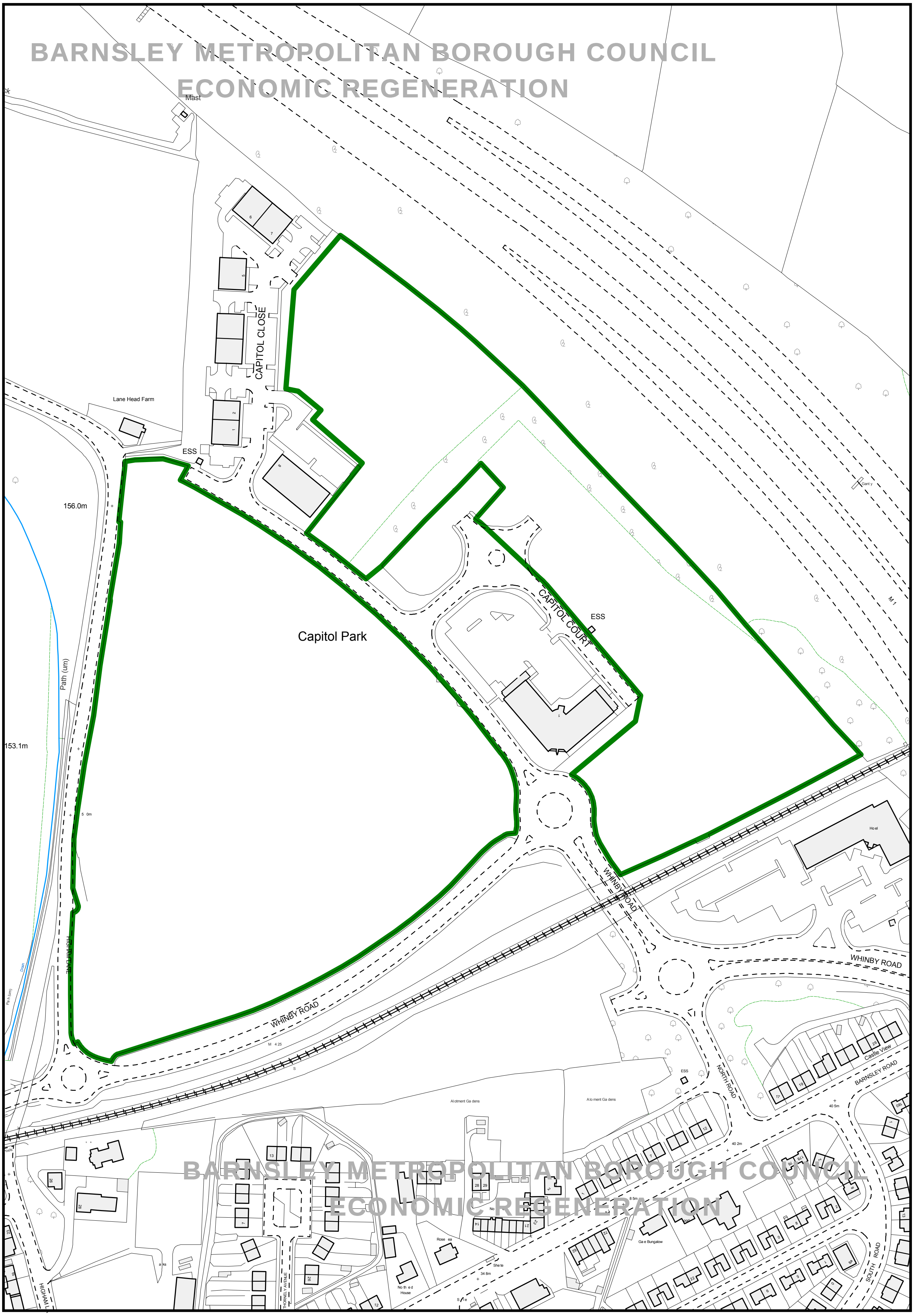

BARNSLEY METROPOLITAN BOROUGH COUNCIL
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DO3/1

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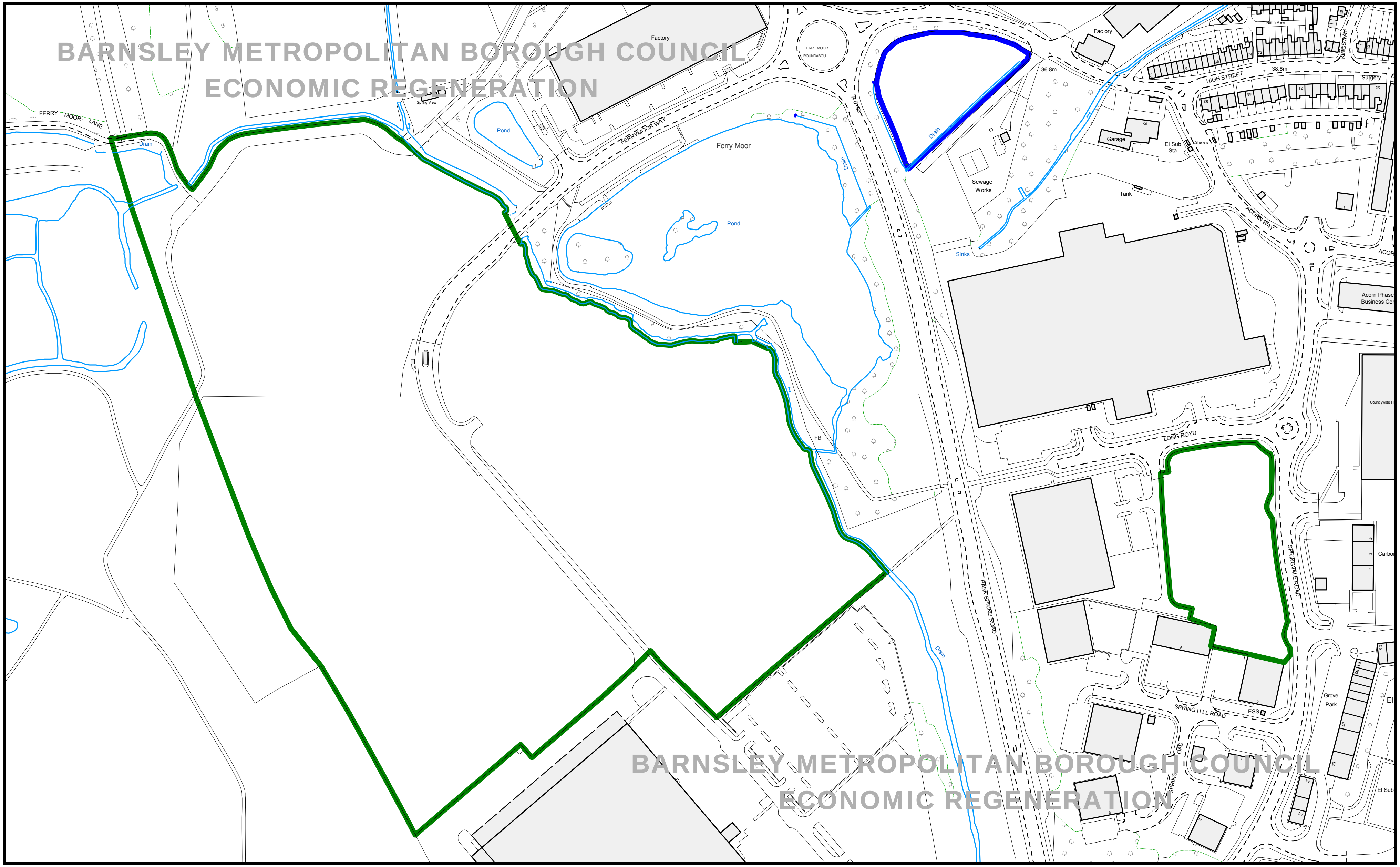

NE5

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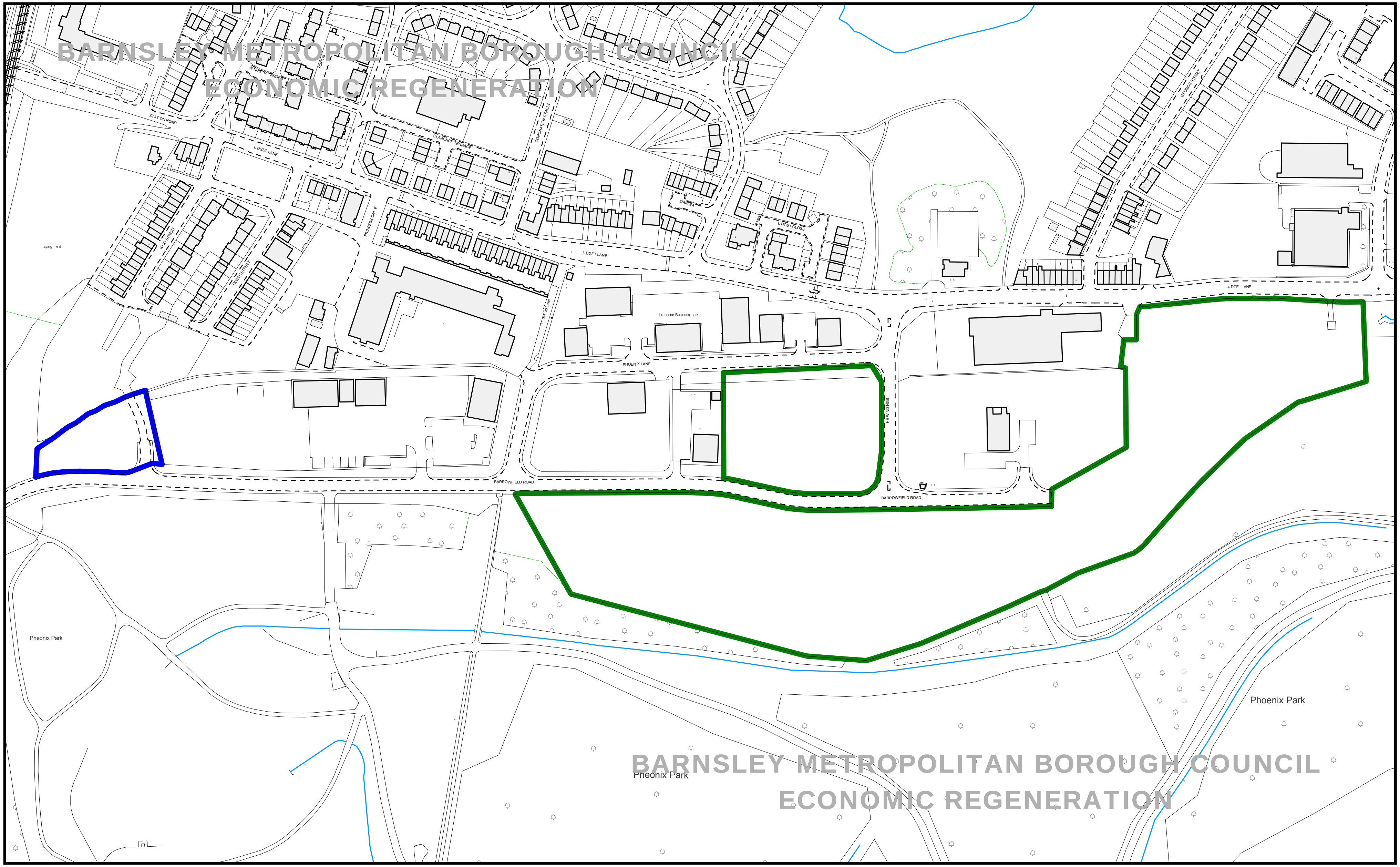

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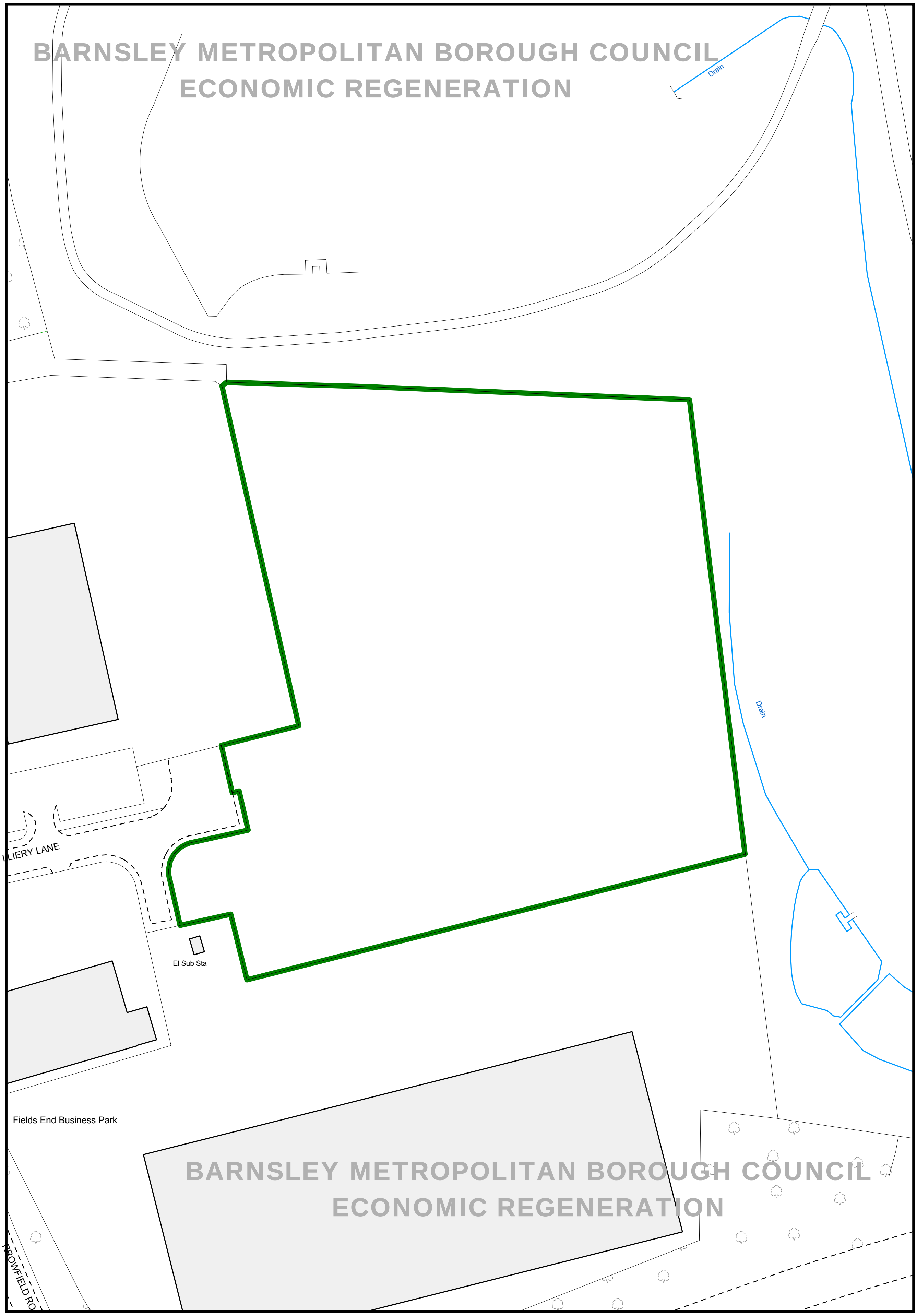

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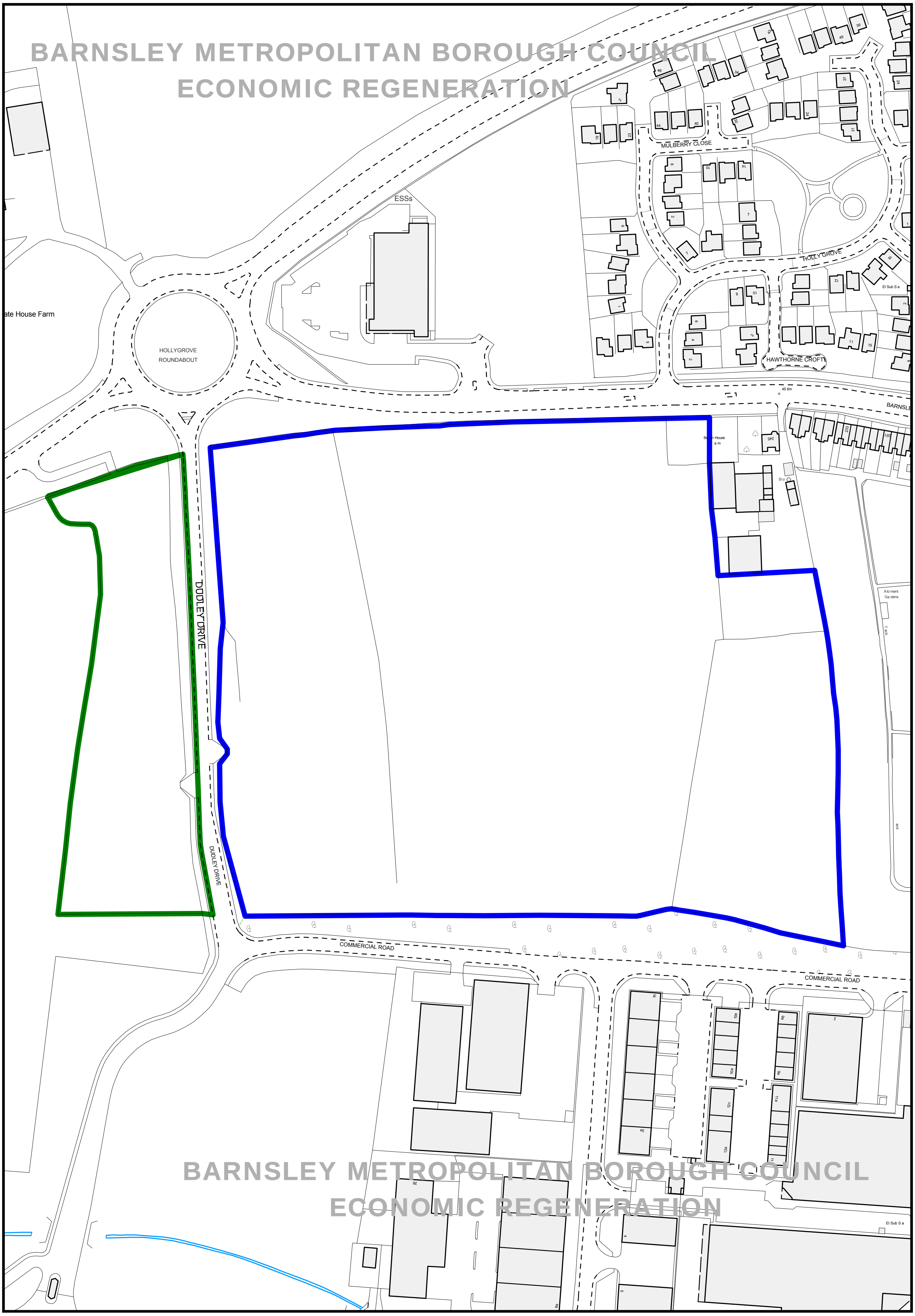

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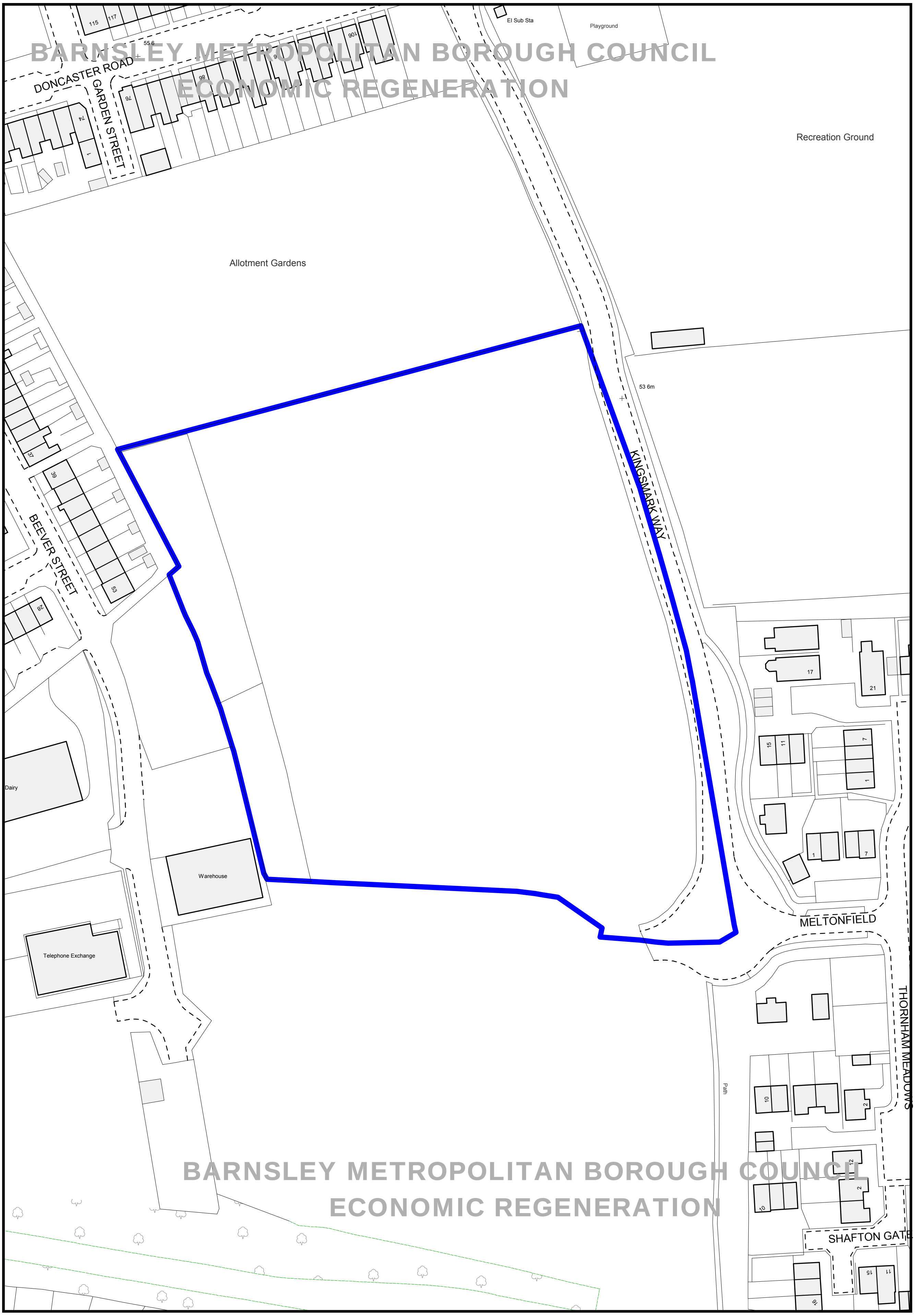

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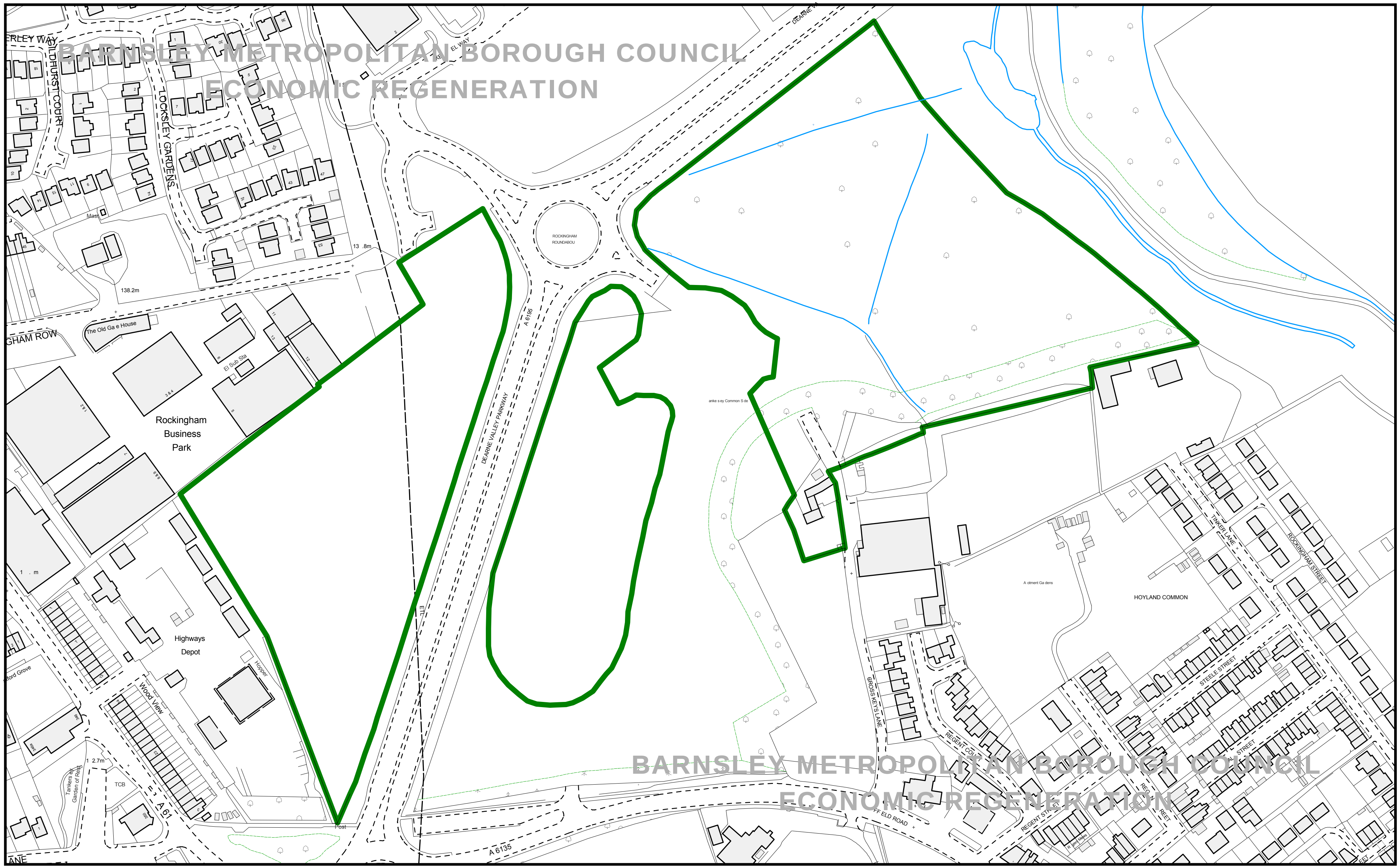

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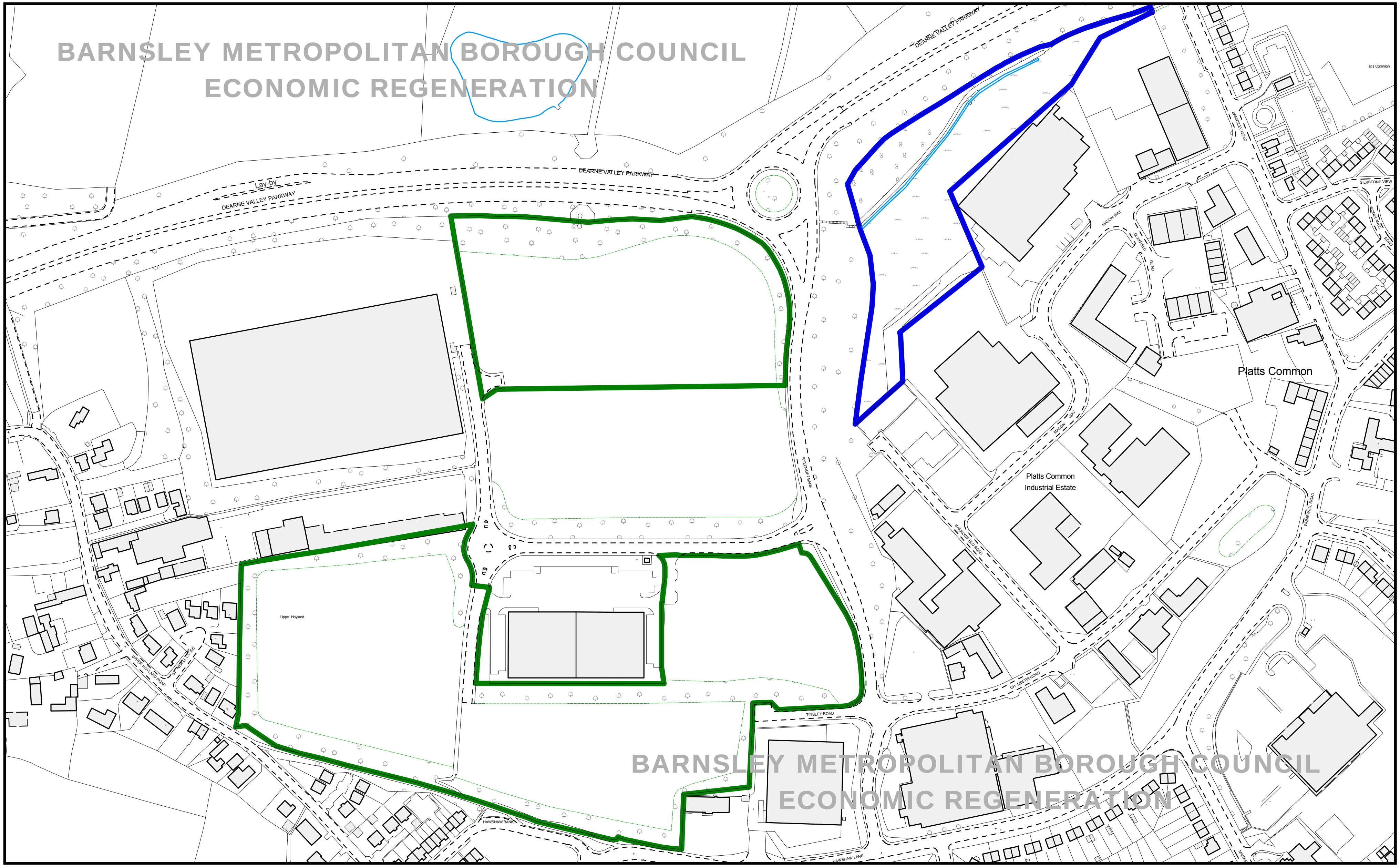

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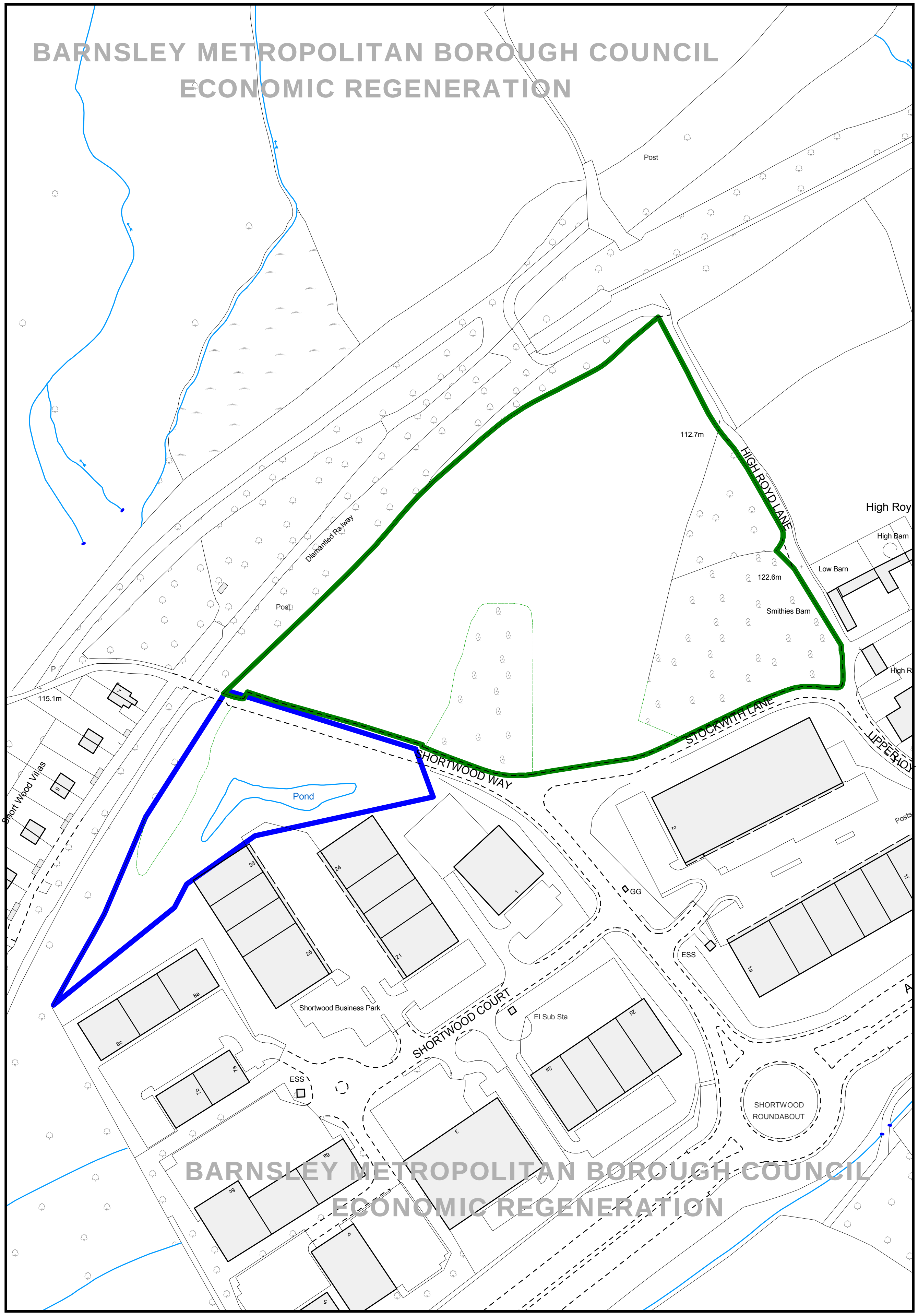

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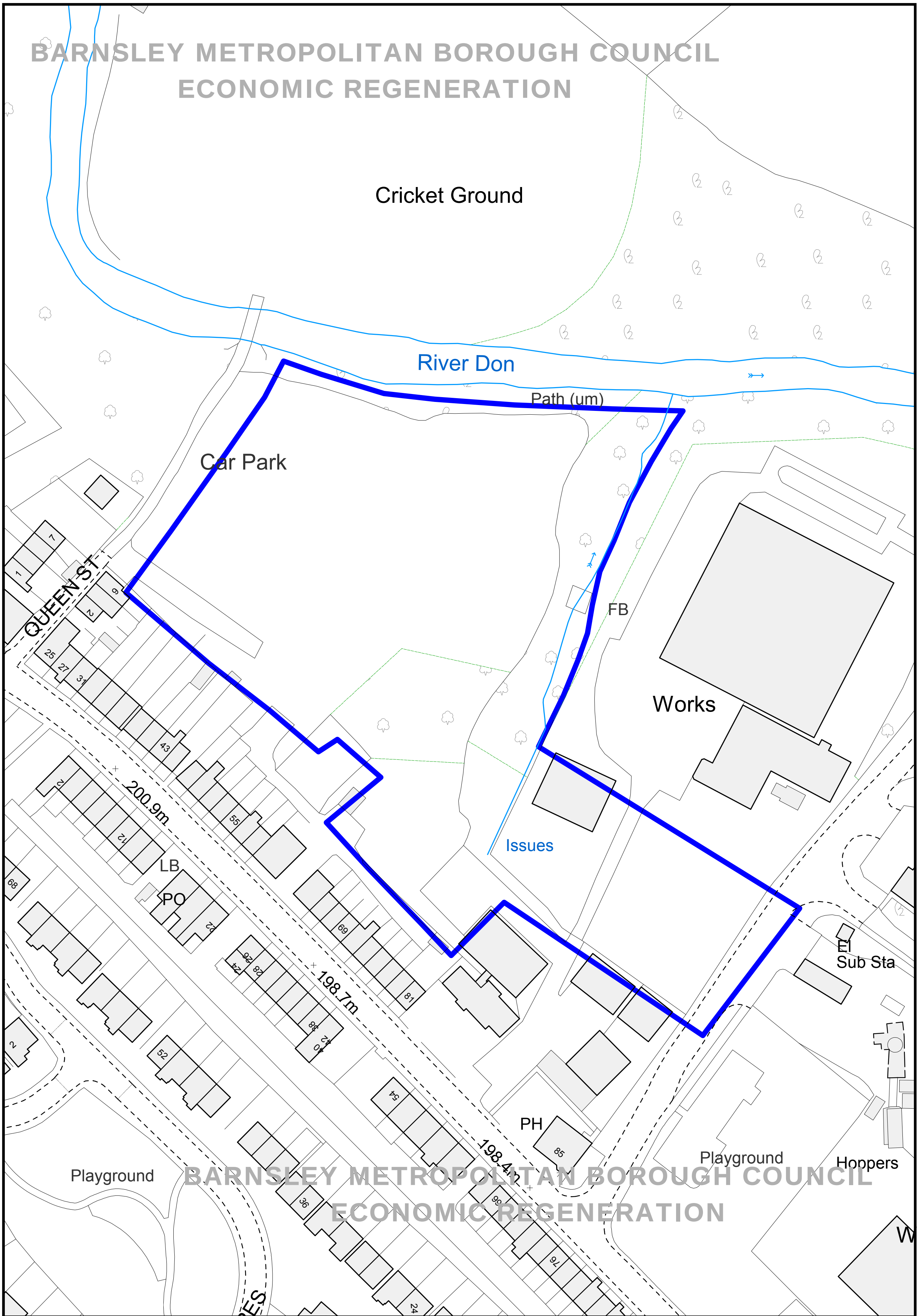

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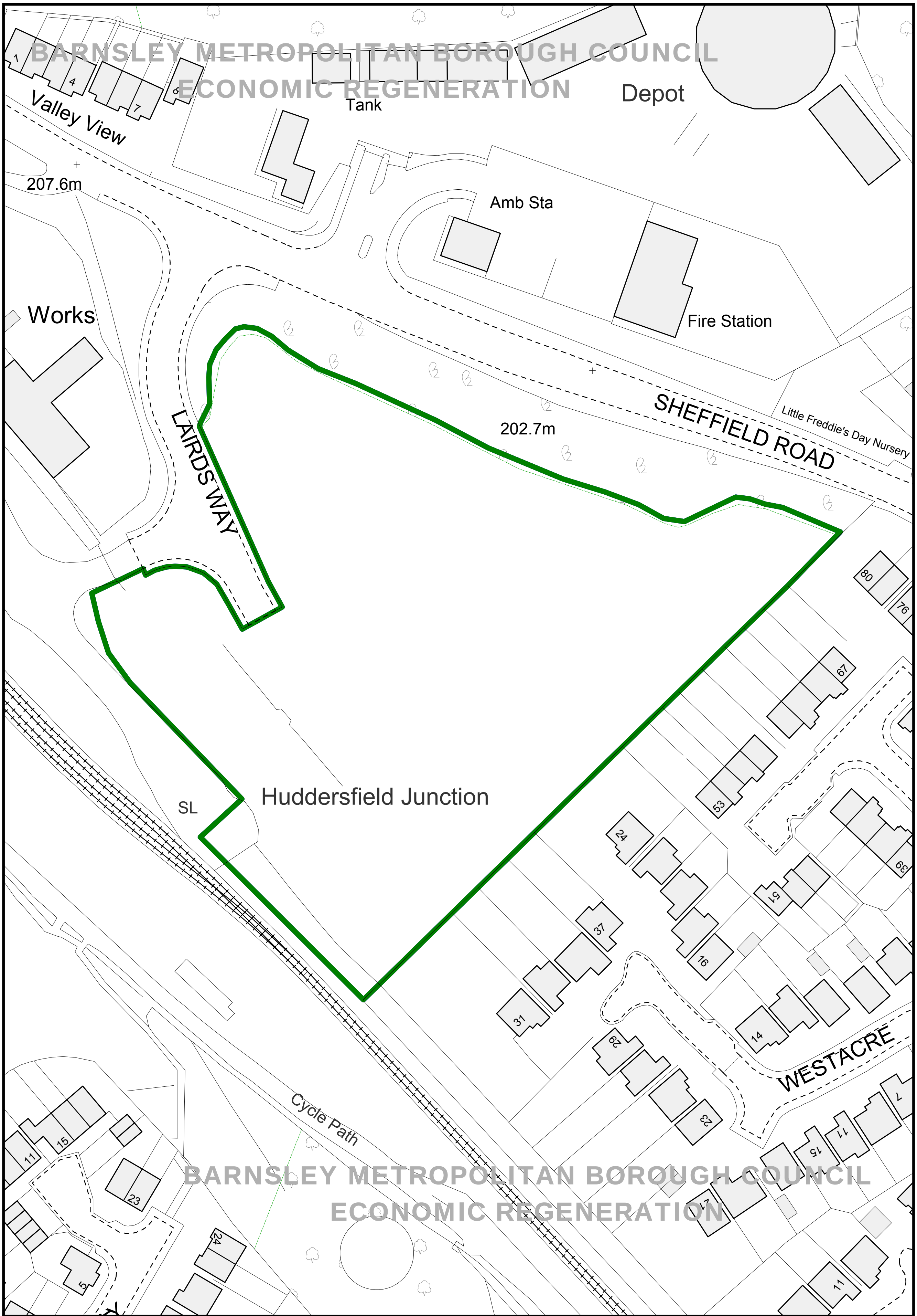

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PE3/3

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WR8/1

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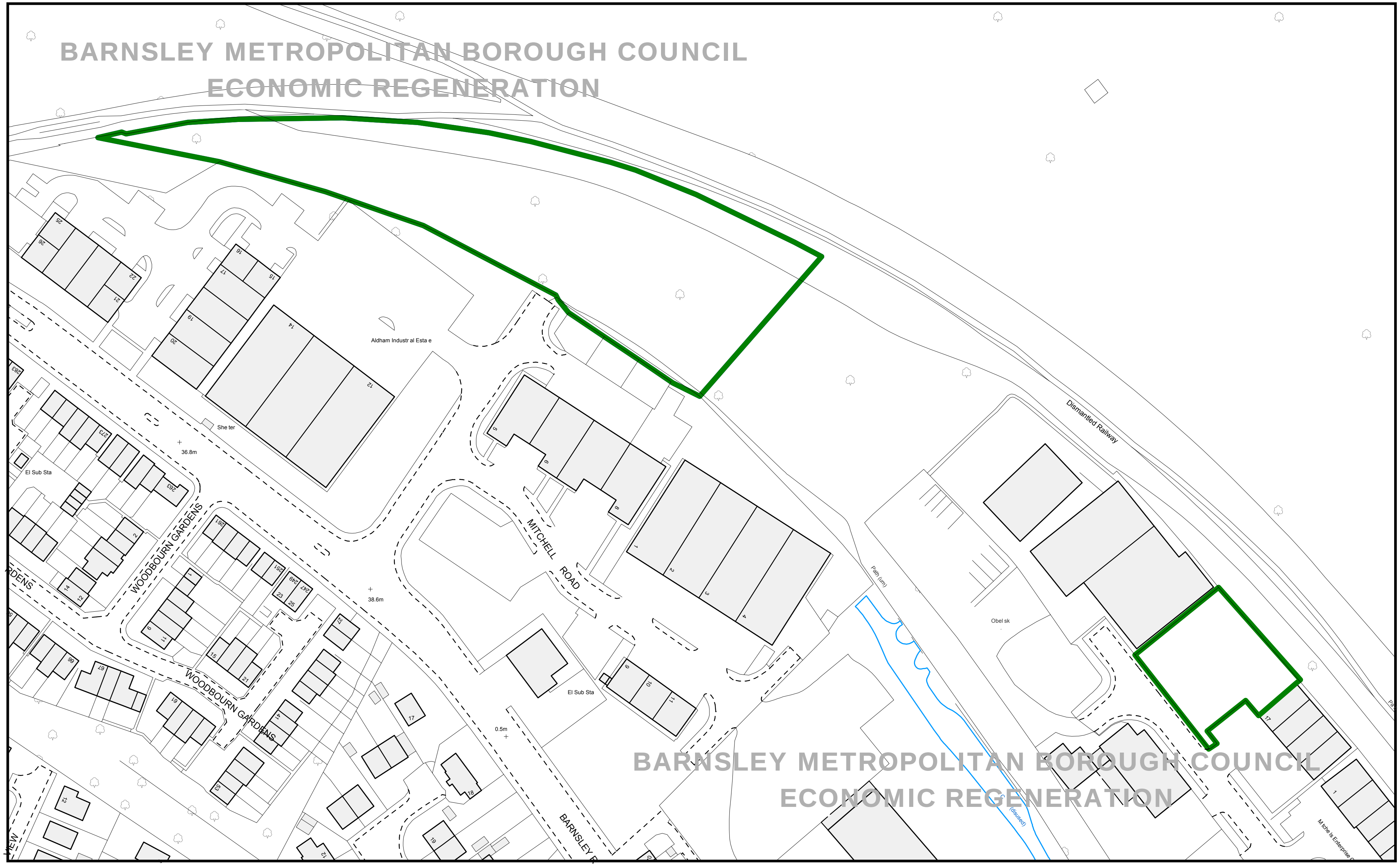

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WW4/3

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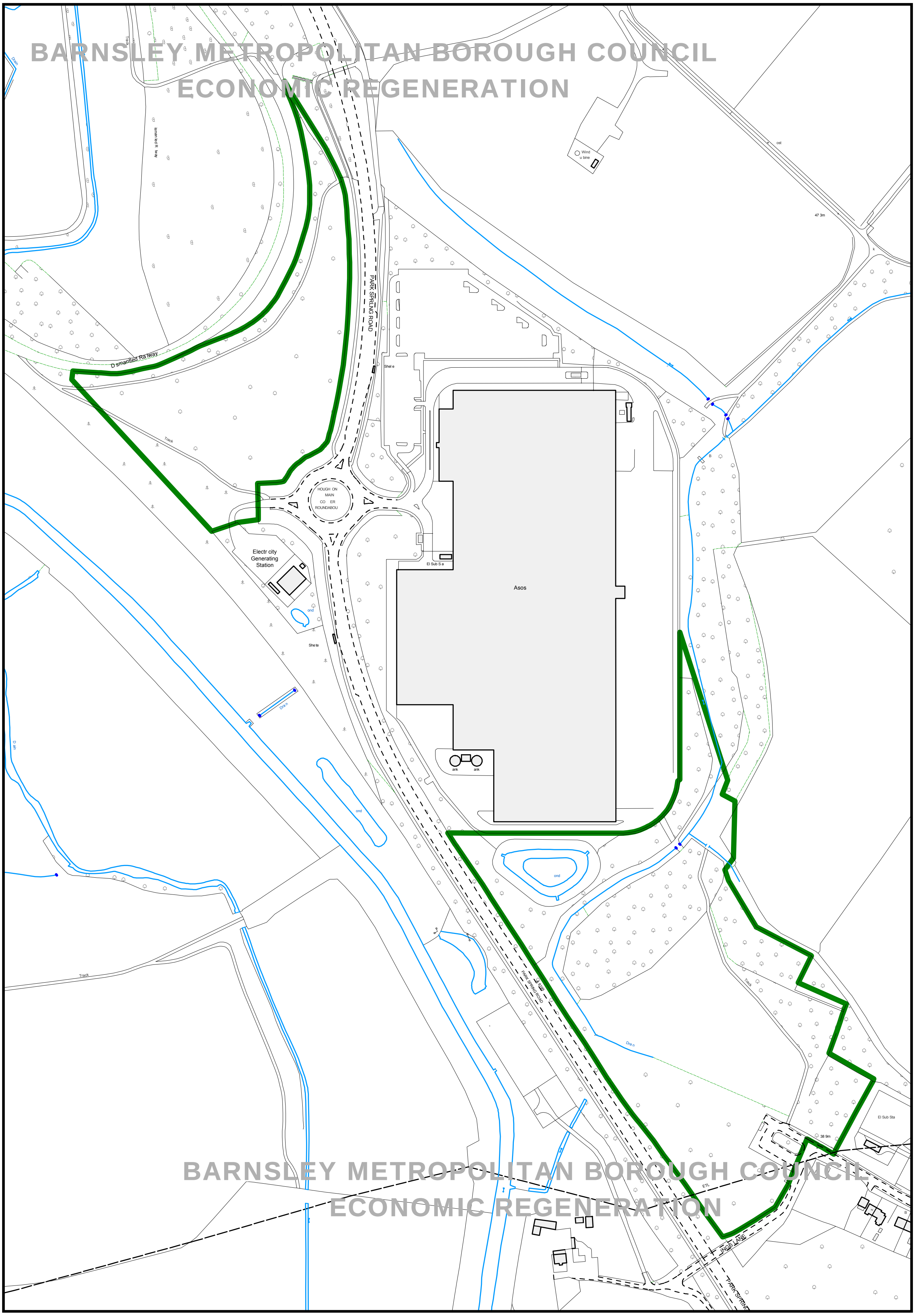

BARNSLEY METROPOLITAN BOROUGH COUNCIL
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DA4

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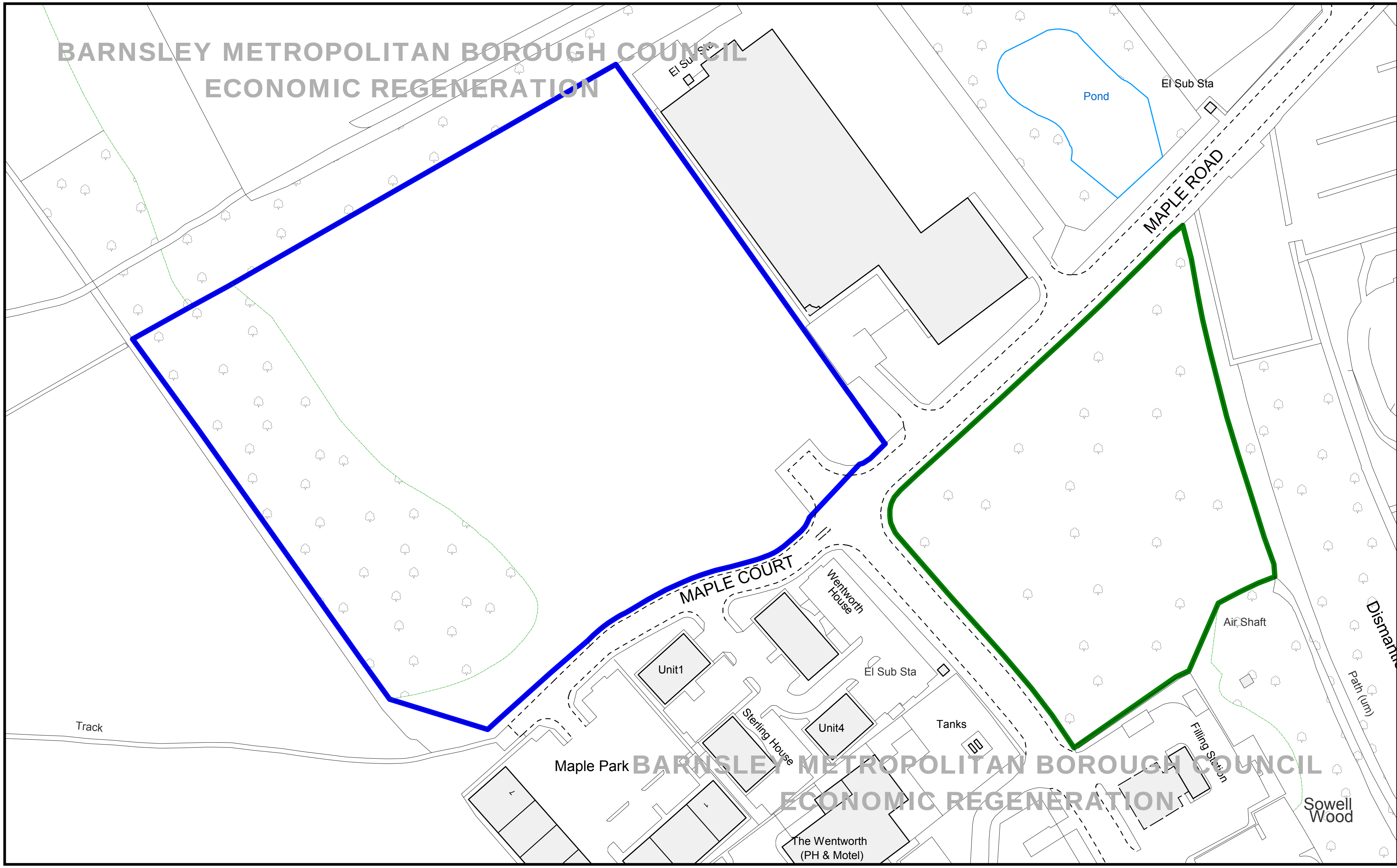

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EMPLOYMENT SITE ASSESSMENT CRITERIA

INDICATOR	SUBSET	DEFINITIONS	SCORE
MEETING EMPLOYMENT NEEDS			
Potential to meet local employment needs	Local Deprivation level	Site is within an area of above average deprivation	5
	Index of Local Deprivation for Barnsley	Site is within an area of average deprivation	3
		Site is within an area of below average deprivation	1
	Potential to meet local employment needs	Site has potential to provide local jobs in an area of above average employment need	5
	Local unemployment rate	Site has potential to provide local jobs in an area of average employment need	3
		Site has potential to provide local jobs in an area of lower than average employment need	1
Potential to meet wider employment needs	Potential to meet wider jobs needs of the Borough	Site has potential to make a significant contribution towards the boroughs long term employment needs and stimulate further investment	5
	The extent to which the type and number of jobs site has potential to create would promote employment growth in the Borough as a whole	Site has potential to make a contribution towards the boroughs long term employment needs and stimulate further investment	3
		Site has limited potential to contribute towards the boroughs long term employment needs and stimulate further investment	1
ACCESSIBILITY			
Accessibility for employees	Existing access to the site by rail	Site is within 800m of a Railway station	5
	Proximity to railway station/rail corridor	Site is within 1500m of a Railway station	3
		Site is not within walking distance of a railway station	1
	Existing access to the site by bus	Site is within high frequency bus corridor	5
	Proximity to bus stop and availability/frequency of bus service	Site is within bus corridor with medium service frequency	3
		Site is not within a bus corridor or limited service frequency	1
	Existing access to the site cycling and/or walking	Site is within walking distance of large population centres and/or is served by dedicated cycle links	5
	Distance to nearest settlements and availability of dedicated cycle routes	Site is within walking distance of smaller population centres and/or is served by dedicated cycle links	3
		Site has limited potential for walking and cycling from population centres	1
	Potential for public transport improvements	Committed public transport improvements within transport corridor	5
	Identified public transport improvements	Potential for public transport improvements under investigation	3
		No identified opportunities and none under investigation	1
	Potential for reducing net out commuting	Site could supply local jobs within an area of significant net out commuting	5
	Potential for reducing net in and out commuting	Site has potential to supply local jobs within an area of lower out commuting/or may not lead to a net overall decrease in commuting	3
		Site could increase net in commuting into the Borough	1
Accessibility for business needs	Proximity to the motorway network	Site is in close proximity and/or has good access to an M1 or A1 junction	5
	Proximity and quality of highway access to motorway junctions	Site is in reasonable proximity and/or has reasonable access to an M1 or A1 junction	3
		Site is in poor proximity and/or has poor access to an M1 or A1 junction	1
	Proximity to the principal road network	Site has direct access to a high quality principal road network	5
	Proximity and quality of highway access to principal road network	Site has no direct access to, but is in close proximity to principal road network	3
		Site has limited or difficult access to the principal road network.	1
	Potential for road transport improvements	Road improvement scheme with commited or provisional funding	5
		Road improvement scheme under investigation	3
		No committed schemes or improvements under investigation	1
	Potential for use of rail infrastructure	Rail freight access already provided	5
		Potential for rail freight access under investigation or been safeguarded	3
		No potential for rail freight access	1
DELIVERABILITY			
Market attractiveness	Existing market interest in site	Identified market interest in the site	5
	Whether specific users have expressed an interest in the site or developer/user inquiries have been received	Number of serious enquiries into availability received	3
		No identified market interest and limited or no enquiries received	1
	Existing market interest in location of the site	Site is located within an area that is already attractive to the market	5
	Developer inquiries or users already identified for the site	Site is within an area with reasonable market interest or potential for future interest with further development/intervention	3
		Site is within an area of limited or no market interest	1
	Market competition from nearby sites	Limited employment site provision within surrounding area	5
	Potential for competing provision to limit development potential	Some competition but different market sector/ land supply limits competition	3
		Significant competition from similar nearby employment sites or competing centres	1
Potential uses	Potential for development in B1 market sector	High potential for B1 end uses in terms of market attractiveness and location	5
	Potential end use of the site	Medium potential for B1 end uses in terms of market attractiveness and location	3
		Poor potential for B1 end uses in terms of market attractiveness and location	1
	Potential for development in B2 market sector	High potential for B2 end uses in terms of market attractiveness and location	5
	Potential end use of the site	Medium potential for B2 end uses in terms of market attractiveness and location	3
		Poor potential for B2 end uses in terms of market attractiveness and location	1
	Potential for development in B8 market sector	High potential for B8 end uses in terms of market attractiveness and location	5
	Potential end use of the site	Medium potential for B8 end uses in terms of market attractiveness and location	3
		Poor potential for B8 end uses in terms of market attractiveness and location	1
	Potential for Non B Class use/ Mixed Use	High potential for Non B class end uses/ Mixed Use in terms of market attractiveness and location	5
	Potential end use of the site	Medium potential for Non B class end uses/ Mixed Use end uses in terms of market attractiveness and location	3
		Poor potential for Non B class end uses/ Mixed Use end uses in terms of market attractiveness and location	1
Availability and constraints	Planning Status	Site has full or outline planning permission for employment development	5
	Existing planning permissions and UDP status	Site currently allocated for employment development in the UDP	3
		Site is not allocated for employment development in the UDP	1
	Level of site preparation required	Site preparation works completed	5
	Level of site preparation still required	Site preparation works underway or committed	3
		Full site preparation works are still required	1
	Approximate site preparation costs	Site preparation costs not a constraint to development potential	5
	Approximate costs required to prepare the site for development	Site preparation costs could limit development potential but could be overcome by scale of development or other intervention	3
		Site preparation costs significant limitation to development potential	1
	Potential land ownership constraints	Limited or no land ownership constraints	5
		Potential to overcome land ownership issues through negotiation or intervention	3
		Land ownership issues significant constraint to development	1
LOCATION			
Location	Location within settlement	Site is within the urban area	5
		Site has potential to form an extension to the urban area	3
		Site is outside the urban area	1
Land type	Potential for re-use of land	Site is Brownfield	5
		Site is Greenfield	3
		Site is undeveloped land in the Green Belt	1
ENVIRONMENT			
Environmental Impacts	Landscape constraints	Development of site would have limited or no landscape impact	5
	Impact of development on the landscape	Development impact could be overcome through mitigation	3
		Development of site would have significant landscape impact	1
	Ecological impact	Development of site would have limited or no ecological impact	5
		Development impact could be overcome through mitigation	3
		Development of site would have significant ecological impact	1
	Flood risk	Development of site within Flood Zone 1	5
		Development of site within Flood Zone 2	3
		Development of site within Flood Zone 3a or b	1
AMENITY			
Compatibility with surrounding land uses	Potential impact on amenity of surrounding sensitive land uses	Development of the site would have a limited impact on surrounding sensitive land uses	5
	Impact on surrounding uses e.g. access, visual, noise	Development of the site would have a moderate impact on surrounding sensitive land uses	3
		Development of the site would have a significant impact on surrounding sensitive land uses	1
OTHER			
Local Plan	Settlement classification	Site is within a Sub-regional or Principal town	5
	Compliance with Local Plan settlement classification	Site is on the edge of a Sub-regional or Principal town	3
		Site is outside a Sub-regional or Principal town	1

SELECTED SITES

INDICATOR	SUBSET	Urban Barnsley: UB1 Birthwaite Business Park	UB3 Claycliffe Business Park	UB5 Zenith	UB7 Capitol Park Extension	UB8 Capitol Park	UB12 Bromcliffe Business Park	UB13 Oaks Business Park	UB16 Bleachcroft Way	MU1 Land South of Barugh Green Road (Mixed Use)	Cudworth: C2 Land off Ferrymoor Way	C3 Land West of Springvale Road	Dearne: D1 Land South of Dearne Valley P'way
Potential to meet local employment needs	Local Deprivation level	3	1	1	3	3	5	5	5	1	5	5	5
	Potential to meet local employment needs	3	1	1	1	1	3	5	5	1	5	5	5
Potential to meet employment needs	Potential to meet wider jobs needs of the Borough	3	3	3	5	5	1	1	3	5	3	1	5
Accessibility for employees	Existing access to the site by rail	5	1	1	3	3	1	1	1	1	1	1	3
	Existing access to the site by bus	3	5	3	1	5	3	5	5	1	3	3	1
	Existing access to the site by cycling and/or walking	3	1	3	3	3	3	5	3	5	3	3	3
	Potential for public transport improvements	1	1	1	3	3	1	1	3	1	3	1	1
	Potential for reducing net out commuting	3	3	3	3	3	1	1	5	3	3	3	5
Accessibility for business needs	Proximity to the motorway network	3	3	3	5	5	3	1	1	3	3	3	3
	Proximity to the principal road network	5	5	5	5	5	3	1	5	5	5	5	5
	Potential for road transport improvements	1	1	1	1	1	1	3	1	3	1	1	1
	Potential for use of rail infrastructure	1	1	1	1	3	1	1	1	1	3	1	1
Market strength	Existing market interest in site	3	3	3	5	5	3	3	3	5	5	5	5
	Existing market interest in location of the site	5	5	5	5	5	3	3	3	5	3	3	5
	Market competition from nearby sites	5	3	3	3	3	3	3	3	3	3	3	3
Potential uses	Potential for development in B1 market sector	5	3	5	5	5	5	3	3	5	5	5	5
	Potential for development in B2 market sector	5	3	3	5	5	3	5	5	3	5	5	5
	Potential for development in B8 market sector	5	1	1	5	5	1	1	1	5	3	3	5
	Potential for Non B Class Uses/ Mixed Use	1	3	3	3	3	3	1	5	5	1	1	3
Availability and constraints	Planning Status	3	3	3	1	3	3	3	3	1	5	5	1
	Level of site preparation required	5	5	5	1	5	5	5	5	1	5	5	1
	Approximate site preparation costs	5	5	5	3	5	5	5	5	1	5	5	1
	Potential land ownership constraints	3	5	5	5	3	5	5	3	5	5	5	5
Location	Location within settlement	5	5	5	1	3	5	3	5	3	3	5	1
Land re-use	Potential for re-use of land	3	3	3	1	5	5	5	3	1	5	5	1
Environmental Impacts	Landscape constraints	3	5	5	3	3	5	5	5	1	3	5	3
	Ecological Impact	3	5		3	5	5	5	3	3	3	5	3
	Flood Risk	5	5	5	5	5	5	5	5	5	3	3	1
Compatibility with surrounding land uses	Potential impact on amenity of surrounding sensitive land uses	3	5	3	3	3	3	5	5	3	3	5	1
Local Plan	Settlement classification	5	5	5	5	5	5	5	5	5	5	5	5
	Score	**106**	**98**	**93**	**96**	**116**	**98**	**100**	**108**	**90**	**108**	**110**	**92**

SELECTED SITES

		Hoyland						P'stone	Wombwel	Other		
D2 Fields End	**D3 Thurnscoe Business Park**	**HOY1 Land West of Sheffield Road**	**HOY2 Rockingham**	**HOY3 Shortwood Extension**	**HOY4 Shortwood**	**HOY5 Land South of Dearne Valley Parkway**	**HOY7 Ashroyd**	**P2 Land North of Sheffield Road**	**W2 Everill Gate Lane**	**N1 Wentworth Ind. Park, Tankersley**	**N2 Park Springs, Houghton**	**N5 Land South of Park Springs, Houghton**
5	5	3	3	3	3	3	3	1	3	1	3	3
5	5	3	3	3	3	3	5	1	3	3	3	3
3	3	3	5	5	5	5	5	1	1	3	3	3
5	5	1	1	1	1	1	1	3	1	1	1	1
3	3	3	3	1	1	1	3	1	3	1	1	1
3	5	3	1	1	1	3	3	1	5	1	1	1
1	1	3	3	3	3	3	3	1	1	1	3	3
3	3	1	3	3	3	3	3	3	3	3	3	1
3	3	5	5	5	5	5	5	1	3	5	3	3
5	5	5	5	5	5	5	5	1	5	5	5	5
1	1	5	1	1	1	1	1	1	1	1	1	1
1	1	1	1	1	1	1	1	1	1	1	3	1
5	3	5	5	3	5	5	5	3	3	3	5	5
5	3	5	5	5	5	5	5	5	5	3	3	3
3	5	5	3	3	3	3	3	5	3	3	1	3
3	1	5	5	5	5	5	3	3	3	5	1	3
5	5	5	5	5	5	5	5	3	5	5	5	3
5	3	5	5	5	5	5	5	1	3	5	5	5
1	3	5	3	3	3	3	1	3	1	3	1	3
5	5	1	5	1	5	1	5	1	3	3	5	5
5	5	1	1	1	5	1	5	1	1	5	3	1
5	5	3	3	1	3	1	3	1	3	5	3	1
5	5	3	5	5	5	3	5	3	3	5	5	5
3	3	3	5	1	1	1	3	3	5	3	1	1
5	3	1	5	1	3	3	3	1	3	3	3	3
5	5	3	3	3	3	3	3	3	3	3	3	1
5	3	3	3	3	5	1	5	5	5	1	3	3
5	5	5	5	5	5	5	5	5	5	5	5	5
3	3	3	3	3	3	3	3	3	5	3	5	5
5	5	5	5	5	5	5	5	5	5	1	1	1
116	**110**	**102**	**108**	**90**	**106**	**92**	**110**	**70**	**94**	**90**	**88**	**82**

Urban Barnsley

INDICATOR	SUBSET	UB6 Zenith Extension	UB9 Land East of Wakefield Road (A)	UB9 Land East of Wakefield Road (B)	UB10 Land North of Laithes Lane	UB11 Land off West Green Link Road (A)	UB11 Land off West Green Link Road (B)	UB14 Land East of Grange Lane	UB15 Land South of Doncaster Rd.	UB18 Land off Old Mill Lane	UB19 Site of the Wellington Public House	AC8 Land to rear of Tower Street, Barnsley (Development Site)	AC51 Land North of Wakefield Road, Mapplewell (Mixed Use Site)	AC54 to 57 Land North of Spark Lane, Darton (Development Site)
MEETING EMPLOYMENT NEEDS														
Potential to meet local employment needs	Local Deprivation level	1	5	5	5	3	3	5	5	5	5	3	5	3
	Potential to meet local employment needs	1	5	5	5	3	3	5	5	3	5	1	5	3
Potential to meet employment needs	Potential to meet wider jobs needs of the Borough	3	3	3	3	3	3	1	1	1	1	1	1	3
ACCESSIBILITY														
Accessibility for employees	Existing access to the site by rail	1	1	1	1	1	1	1	1	5	1	1	1	1
	Existing access to the site by bus	3	5	5	3	1	1	3	5	5	3	1	1	3
	Existing access to the site by cycling and/or walking	3	3	3	3	5	1	3	3	5	3	3	3	3
	Potential for public transport improvements	1	3	3	1	1	1	1	1	1	1	1	3	1
	Potential for reducing net out commuting	3	3	3	5	3	3	1	1	1	3	1	3	3
Accessibility for business needs	Proximity to the motorway network	3	1	1	1	3	3	1	1	3	1	1	1	3
	Proximity to the principal road network	5	5	5	5	5	5	3	5	5	5	1	5	3
	Potential for road transport improvements	1	1	1	1	1	1	1	1	1	1	1	1	1
	Potential for use of rail infrastructure	1	3	3	1	1	3	1	1	1	1	1	3	3
DELIVERABILITY														
Market strength	Existing market interest in site	1	3	1	1	1	1	3	3	1	1	1	1	1
	Existing market interest in location of the site	5	3	1	5	3	3	3	3	3	5	1	1	3
	Market competition from nearby sites	3	5	5	3	3	3	3	3	5	3	5	5	5
Potential uses	Potential for development in B1 market sector	3	5	5	5	3	3	1	3	3	3	1	3	3
	Potential for development in B2 market sector	1	5	5	1	3	5	5	3	3	1	1	3	3
	Potential for development in B8 market sector	1	1	1	3	3	1	1	1	1	1	1	3	3
	Potential for Non B Class Uses/ Mixed Use	3	3	3	5	3	3	1	3	3	3	3	3	3
Availability and constraints	Planning Status	1	3	1	1	1	1	3	3	1	1	1	1	1
	Level of site preparation required	5	5	1	1	1	1	5	5	5	3	3	1	3
	Approximate site preparation costs	5	5	1	1	1	1	5	5	5	3	3	1	3
	Potential land ownership constraints	3	3	3	5	5	3	5	5	5	3	3	3	3
LOCATION														
Location	Location within settlement	5	5	3	3	3	3	3	5	5	5	3	3	3
Land re-use	Potential for re-use of land	3	3	1	1	3	3	3	3	5	5	1	1	1
ENVIRONMENT														
Environmental Impacts	Landscape constraints	3	3	3	3	3	5	3	3	5	3	3	3	1
	Ecological Impact	3	5	5	5	5	3		1			5	5	3
	Flood Risk	5	5	5	5	5	3	3	5	5	5	5	5	3
AMENITY														
Compatibility with surrounding land uses	Potential impact on amenity of surrounding sensitive land uses	3	3	5	3	3	5	3	3	3	3	1	3	3
OTHER														
Local Plan	Settlement classification	5	5	5	5	5	5	5	5	5	5	5	1	3
	Score	**84**	**108**	**92**	**90**	**84**	**80**	**81**	**92**	**99**	**83**	**62**	**78**	**78**

REJECTED SITES

Cudworth				Dearne		Hoyland								Penistone	Royston		Wombwell	
C1 Land off Engine Lane	C4 Land East of Springvale Road	C5 Site at Weetshaw Lane, Cudworth	AC64 Land at Shafton workshops	D4 Lidget Lane Ind. Est	D5 Bolton House Farm, Goldthorpe	H10 Land adjacent to H1	H6 Land North of Dearne Valley Parkway	H1a Land west of Sheffield Road	H1b Land east of Sheffield Road	H8 Land off Armroyd Lane	H9/ AC33 Land north of Rockingham	H11 Land at Sheffield Road, Birdwell	AC76 Land east of Bell Ground	P1 Land South of Sheffield Road	R1 Lee Lane	R2 Land north of Midland Road	W1 Mitchells Industrial Est.	W3 Land west of the DVPW
5	5	3	5	5	5	3	3	3	3	3	3	3	3	1	3	3	3	3
5	5	3	3	5	5	3	3	3	3	3	3	3	3	1	3	3	3	3
5	1	1	3	1	3	3	5	3	3	1	3	1	3	1	1	1	1	5
1	1	1	1	3	5	1	1	1	1	5	1	1	1	5	1	1	1	1
3	3	5	3	1	5	5	1	3	5	3	3	5	3	1	1	3	5	1
3	3	3	1	3	3	3	1	3	3	3	3	3	3	3	3	3	5	1
3	1	1	1	1	1	3	3	3	3	1	1	1	3	1	1	1	1	1
3	3	1	3	1	3	1	3	1	1	1	1	3	1	3	3	1	1	3
3	3	3	3	3	3	3	5	3	3	1	3	3	3	1	1	1	3	3
5	5	5	5	3	5	3	5	3	3	1	3	3	3	1	3	1	5	3
1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
1	5	1	3	3	3	5	1	1	1	1	1	1	1	1	1	1	3	1
3	3	3	3	3	3	5	5	3	1	1	5	1	3	3	1	3	3	3
5	3	3	3	5	3	5	3	3	3	5	3	3	3	5	5	5	3	5
5	5	5	5	5	5	5	5	3	5	3	5	5	3	5	5	3	5	3
5	5	3	5	5	5	3	5	1	3	3	3	3	1	3	3	1	5	3
5	3	1	1	1	3	5	5	1	3	1	3	1	1	1	3	1	1	3
1	1	5	1	1	3	5	3	1	3	3	5	5	1	3	3	3	1	3
1	5	1	3	3	5	1	5	1	1	1	1	1	1	3	1	1	3	1
1	5	3	3	5	1	1	1	1	1	1	1	1	1	5	1	3	5	1
1	5	3	3	5	1	3	3	1	3	1	1	1	1	5	1	3	5	3
3	5	5	3	5	5	5	5	5	5	5	5	5	3	3	1	5	5	5
1	5	3	1	5	5	3	1	1	1	1	1	3	1	5	3	5	5	1
1	5	1	3	5	3	1	1	1	1	1	1	3	1	5	3	1	3	1
3	5	3	3	5	5	3	3	3	3	1	1	3	1	3	3	3	5	3
3	5	5	3	5	5	5	3	3	5	3	3	5	3	5			5	3
3	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	1
3	3	3	5	5	3	3	1	3	3	3	1	3	3	1	3	3	3	3
5	5	5	3	5	5	5	5	1	3	3	3	3	1	5	5	5	5	1
90	**110**	**86**	**86**	**104**	**108**	**98**	**92**	**66**	**80**	**66**	**74**	**80**	**62**	**86**	**69**	**71**	**100**	**70**

	Other			
AC87 Land Soutrh of Bradbury Lane, Wombwell (Development Site)	N3 Land East of M1 J38	N4 Land west of Wentworth Ind Park	AC100 Land at J38	N6 Former Petroleum Storage Facility off Sheffield Road, Nr Oxspring
3	3	1	1	1
3	1	3	1	1
1	3	5	1	1
1	3	1	1	1
5	1	1	1	1
1	1	1	1	3
1	1	1	1	1
1	3	3	1	1
3	5	5	5	1
5	3	5	5	1
1	1	1	1	1
1	1	1	1	1
1	1	1	1	1
3	1	3	3	1
3	5	3	3	5
5	5	5	5	3
5	3	5	3	3
3	3	5	3	1
1	1	3	1	3
1	1	1	1	1
3	5	3	3	1
3	1	3	3	1
3	5	5	5	3
3	1	1	1	1
3	1	1	5	5
1	3	3	3	3
5	1	1		5
5	1	5	5	1
3	3	3	3	3
5	1	1	1	1
82	**68**	**80**	**69**	**56**