

Barnsley Metropolitan Borough  
Council

**Strategic Housing and  
Employment Land Availability  
Assessment**

2016 Update

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This report takes into account the particular instructions and requirements of our client.

It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

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# Executive Summary

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## Overview

Arup has been commissioned by Barnsley Metropolitan Borough Council to undertake an update of Barnsley's Strategic Housing and Employment Land Availability Assessment (SHELAA).

The purpose of the SHELAA is to provide a technical assessment of the suitability, availability and achievability of land for development. It is an important part of the evidence base for the emerging Barnsley Local Plan. However, it does not determine whether a site should be allocated for future development, and does not constitute a land allocation. Land allocations can only be made through the Local Plan. The SHELAA also does not grant planning permission for sites, or suggest that planning permission would be granted.

Guidance on undertaking sites assessments is provided in the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG). The methodology used to undertake the SHELAA accords with this guidance. The methodology that has been followed is set out in **Section 3**.

The main findings of the assessment are summarised below. More details can be found in the remainder of this document, and in the appendices.

## Housing

### Overview of deliverable and developable sites in next 15 years

In summary, 110 sites over 0.4ha were considered to be deliverable (within the next five years), with an indicative capacity for 10,759 dwellings on these sites.

The objectively assessed housing need figure for the Borough is for at least 20,900 net additional homes between 2014 and 2033, equal to an annual average of 1,100 dwellings per annum. This means that the Borough has more than a five year supply of deliverable land. In addition, a total of 274 sites were considered to be developable (between five and 15 years), capable of bringing forward 58,917 dwellings. For the 15 year period recommended for SHELAA documents (as opposed to the 19 year Plan period), there is therefore an indicative capacity for 69,676 dwellings. In addition, the additional capacity for 3,017 homes on SHELAA sites after this 15 year period brings the total indicative capacity to 72,693 dwellings.

Further details are provided in **Section 4**.

### Housing windfalls

The NPPF states that local planning authorities may make an allowance for windfall sites if there is compelling evidence that such sites have consistently become available, and are expected to provide a reliable source of supply.

Based on available evidence, it has been concluded that the delivery of unidentified sites in the Borough has been and will continue to be an important element of housing supply.

It is estimated that an allowance of 142 dwellings per year could be made for windfalls on small sites.

Please refer to **Section 5** for more information on the evidence surrounding housing windfall sites.

## Indicative trajectory and assessment review

The PPG states that, following assessment, the development potential of all sites should be collated in order to produce an indicative trajectory. The trajectory sets out how much development can be provided and at what point over the Plan period (2014 to 2033). The trajectory helps to consider whether enough deliverable and developable sites have been identified to meet need in the Borough.

Based on the findings of the assessment, the following indicative housing trajectory has been produced.

Indicative trajectory (2014 to 2033), including an allowance for Windfalls

Plan period (19 years)					Total
April 2014 – March 2016	April 2016 – March 2021 (Deliverable)	April 2021 – March 2026 (Developable)	April 2026 – March 2031 (Developable)	April 2031 – March 2033 (rest of Plan period)	
1,381	12,879	54,979	5,283	3,301	77,823

Please refer to **Section 6** for further details on the indicative trajectory.

## Employment

### Overview of deliverable and developable sites

In summary, 50 sites were considered to be available for employment development, with an indicative capacity for 1,846,120m<sup>2</sup> of employment floorspace on these sites.

Further details are provided in **Section 4**.

### Sites suitable for Housing and Employment Use

In addition to the available sites for exclusive housing and employment uses, a further 162 sites over 0.4ha were found to be suitable for housing and employment uses. These sites have a capacity for up to 50,815 housing units or 7,564,920 m<sup>2</sup> of employment floorspace. These sites are in addition to what has been set out in the above trajectory.

## Next steps

The findings of the SHELAA will be used, alongside other evidence base documents, to inform the production of the Council's Local Plan. In particular, the SHELAA will be used to inform development options for further consideration.

The Council should continue to regularly update the SHELAA and indicative trajectory as new sites are put forward and updated information becomes available. The estimated windfall delivery rate should also be recalculated to take into account recent completions as well as taking into account any reassessment of market conditions.

# 1 Introduction

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## 1.1 Overview

Arup has been commissioned by Barnsley Metropolitan Borough Council to undertake an update of Barnsley's Strategic Housing and Employment Land Availability Assessment (SHELAA). The Council previously undertook a Strategic Housing Land Availability Assessment in 2013, and a (Draft) Employment Land Review in 2014. This SHELAA therefore combines and updates the Borough's housing and employment land assessments. All sites that were considered as part of the previous assessments were retained<sup>1</sup> and included in the updated SHELAA alongside any new sites, to provide an up-to-date evidence base. All sites submitted up to 14 March 2016 are included in this updated assessment.

The purpose of the SHELAA is to provide a technical assessment of the suitability, availability and achievability of land for development. It is an important part of the evidence base for the emerging Barnsley Local Plan. However, it does not determine whether a site should be allocated for future development, and does not constitute a land allocation. Land allocations can only be made through the Local Plan. The SHELAA also does not grant planning permission for sites, or suggest that planning permission would be granted.

## 1.2 Structure of this report

The remainder of this report is structured as follows:

- **Chapter 2** provides an overview of the national guidance on undertaking land availability assessments, as well as the local context and policy background.
- **Chapter 3** outlines the methodology used to undertake the SHELAA.
- **Chapter 4** sets out the findings of the assessment and the implications for housing and employment land in the Borough.
- **Chapter 5** considers whether an allowance for 'windfall' housing delivery (housing on unidentified sites or on sites that fall below the minimum threshold) should be included.
- **Chapter 6** provides an indicative trajectory of anticipated development.
- **Chapter 7** summarises the main findings and conclusions.

The appendices provide further details of the findings of the assessment:

- **Appendix A** – maps of sites assessed
- **Appendix B** – Deliverable and developable sites

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<sup>1</sup> Sites from previous assessments were retained unless they have subsequently been updated, or there is other evidence that the sites are no longer available for development. More information is on the methodology used is provided in Section 3.





## 2 Context

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### 2.1 National policy context

#### 2.1.1 National Planning Policy Framework

The National Planning Policy Framework (NPPF) forms of the overall national planning context for plan making and decision making, under the overarching principle of sustainable development. The NPPF promotes economic growth<sup>2</sup> and the delivery of a wide choice of high quality homes<sup>3</sup> through the preparation of Local Plans underpinned by an appropriate evidence base.

The NPPF requires each local planning authority to ensure that the Local Plan is based on adequate, up-to-date, relevant evidence. Paragraph 158 of the NPPF states ‘local planning authorities should ensure that their assessment of and strategies for housing, employment and other uses are integrated’.

The NPPF requires local planning authorities to have a clear understanding of housing in their area. To achieve this requires the production of a proportionate evidence based which includes a Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the Plan Period. The NPPF states that only where compelling evidence is available that windfall sites have been a consistent source of supply, can it be included within the five year housing land supply.

In terms of employment land, the NPPF requires local planning authorities to produce a proportionate evidence base document which considers: the need for land or floorspace for economic development; the existing and future supply of land available for economic development; and its sufficiency and suitability to meet the identified needs. Assessments should also include a reappraisal of suitability of previously allocated land.

#### 2.1.2 Planning Practice Guidance

The Planning Practice Guidance (PPG) is a continuously updated, web-based resource intended to assist practitioners with the understanding of planning legislation. Guidance is provided for housing and economic land availability assessments, which states that the assessment should:

- Identify sites and broad locations with potential for development.
- Assess their development potential.
- Assess their suitability for development and the likelihood of development coming forward (the availability and achievability).

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<sup>2</sup> NPPF, Chapter 1: Building a strong, competitive economy

<sup>3</sup> NPPF, Chapter 6: Delivering a wide choice of high-quality homes

The PPG highlights the benefits of carrying out land assessments for housing and economic development as part of the same exercise, in order that sites may be allocated for land that is the most appropriate use.

The PPG offers guidance on undertaking each stage of the assessment, summarised in Figure 1 and Figure 2 below. This is based on starting an assessment afresh, whereas this study provides an ‘update’. The methodology presented in Section 3 seeks to align with the approach set out in the PPG.

Figure 1 Guidance on site availability assessments provided in the PPG

Stage	Guidance
<b>Stage 1: Identification of Sites or Broad Locations for Development</b>	To comprehensively identify sites within the authority area, the local authority should seek to determine a site size threshold for inclusion within the assessment, undertake a review of existing information on available sites followed by a Call for Sites. The PPG sets out detail on the types of characteristics that should also be recorded, from site size and constraints, through to development progress and likely environmental constraints and recommends that detailed site surveys should be undertaken to ratify inconsistencies between Call for Sites data and secondary evidence.
<b>Stage 2: Site/ Broad Location Assessment</b>	The development potential of each site should be calculated using locally determined policies on density, existing development schemes or floor space density guides for specific employment industries. Sites should then be assessed for their suitability, availability and achievability for different uses. The PPG identifies that the following definitions, although recognises that these may be impacted by site constraints: <ul style="list-style-type: none"> <li>• <b>Suitability:</b> Sites within existing development plans will generally be considered as suitable for development, whilst site constraints, impact on landscape, appropriateness for the market or contribution to regeneration priority areas will all contribute to determining a site’s suitability.</li> <li>• <b>Availability:</b> A site is considered available for development when there are no legal or ownership problems, the landowner may have expressed an interest in selling the land.</li> <li>• <b>Achievability:</b> A site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time.</li> </ul>
<b>Stage 3: Windfall Assessment</b>	Inclusions for windfall sites will only be permitted where there is compelling evidence that there has been consistent evidence of sites coming forward.
<b>Stage 4: Assessment Review and Stage 5: Final Evidence Base</b>	The final two stages of the assessment include mechanisms for monitoring and reviewing the assessment and for aligning with the final evidence base.

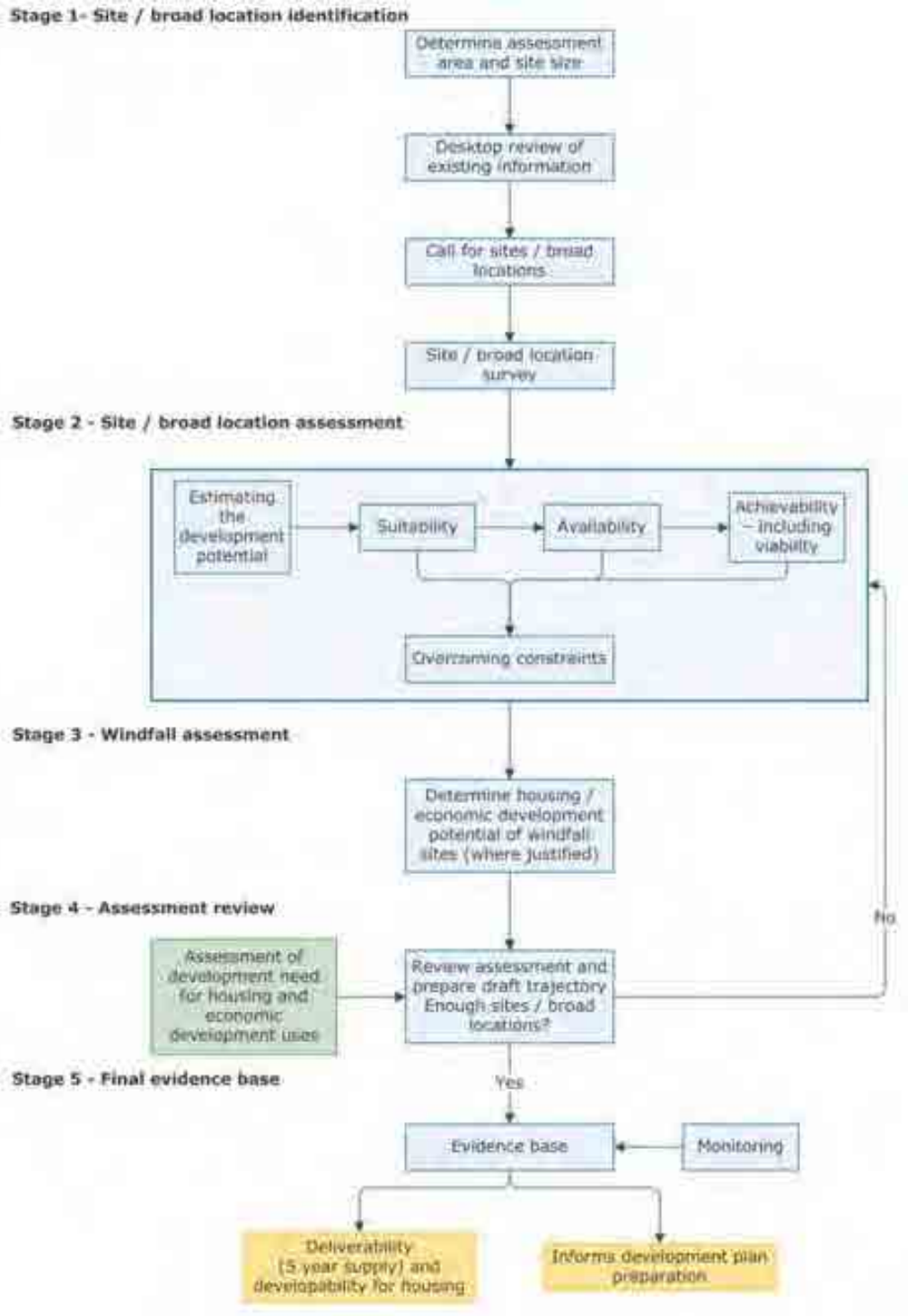


Figure 2 PPG land availability assessment methodology flow chart<sup>4</sup> (Paragraph 006, Reference ID: 3-006-20140306)

<sup>4</sup> Paragraph 006, Reference ID: 3-006-20140306

## 2.2 Local context

### 2.2.1 Barnsley characteristics

Barnsley is a Metropolitan Borough in South Yorkshire to the north of Sheffield and to the south of Wakefield. Doncaster is to the east of the Borough and the Peak District is to the west. The Borough has a resident population of 231,200 (2011 Census) and the population is growing with an expected population of almost over 265,000 by 2037<sup>5</sup>.

The majority of land (77%) within the Borough is Green Belt. The western part of the Borough contains the South Yorkshire Forest and is designated as an area of landscape value, and there are also nature conservation sites scattered throughout the Borough.

Historically, Barnsley grew as a centre of manufacturing for glass and linens and many of the smaller towns in the Borough became known for coal-mining – these industries have declined significantly in recent decades and there are no active mines remaining in the Borough. BMBC is responding to industrial decline through the ambitious re-development of the town centre aiming to strengthen the culture and leisure offer of the Borough.

Barnsley has good transport links; the M1 motorway runs north-south through the centre of the Borough and the A628 provides access westwards across the Pennines into Greater Manchester. The main railway station, Barnsley Interchange, provides frequent services to Sheffield, Leeds, Huddersfield and Nottingham. These transport links combined with a high percentage of countryside has made the Borough an attractive place for commuters to buy property.

The route of HS2 between London and Leeds is planned to run through the Borough, east of the town centre. The nearest proposed HS2 station to the Borough is Meadowhall, accessible by rail from Barnsley Interchange, Wombwell and Elsecar and by road via the M1 motorway.

## 2.3 Local planning and economic context

### 2.3.1 Existing policy

#### 2.3.1.1 Barnsley MBC Core Strategy (Adopted 2011)

The Barnsley Core Strategy was adopted in 2011 and contains policies which sets out the housing requirement and employment land requirements for the period 2008 to 2026. The Core Strategy will be replaced by the emerging Barnsley Local Plan.

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<sup>5</sup> Dataset: 2012SNPP Projected Population, 2012-based Subnational Population Projections (Population), Office of National Statistics; Barnsley Strategic Housing Market Assessment Update (2014)

Core Strategy Policy CSP9 (The Number of New Homes to be Built) sets out the Borough's requirement for at least 21,500 net additional new homes over the Plan Period from 2008 to 2026. The trajectory for housing completions has been stepped across the period from 2008 to 2026, with a lower requirement across 2009 – 2015 to reflect a recessionary period. The policy recognises that despite this trajectory, a five year supply of deliverable sites still needs to be maintained.

Core Strategy Policy CSP11 (Providing Strategic Employment Locations) states that the Plan will allocate 350 hectares of land in sustainable locations to go towards meeting the development needs of existing and future industry.

## 2.3.2 Emerging policy

### 2.3.2.1 Local Plan Consultation Draft 2014 and Additional Sites Consultation 2015

BMBC are currently progressing a draft Local Plan. The Local Plan Consultation Draft document was subject to consultation in 2014, and the Local Plan Additional Consultation document in 2015.

The housing and employment land requirements established within the Core Strategy have been refined through the Local Plan Consultation Drafts. The objectively assessed housing need figure for the Borough is for at least **20,900 net additional homes** during 2014 to 2033 – equal to an indicative annualised figure of 1,100 dwellings per annum.

The distribution of new homes for the period 2014 to 2033 set out in the consultation documents are shown in Figure 3.

Figure 3 Distribution of homes, Barnsley Local Plan Publication Draft (2016)

Settlement	Number of homes	Planning permissions	Total	% Overall Supply**
<b>Barnsley Urban</b>	6,394	2,900	9,294	44
<b>Cudworth</b>	1,156	68	1,224	6
<b>Dearne</b>	2,104	751	2,855	13
<b>Hoyland</b>	2,136	243	2,379	11
<b>Penistone</b>	697	373	1,070	5
<b>Roystone</b>	866	480	1,346	6
<b>Wombwell</b>	1,501	639	2,140	10
<b>Other</b>	0	681	681	3
<b>Total</b>	14,854	6,135	20,989	100

\* The methodology used to calculate indicative dwellings that could be achieved on allocations that do not have planning permission is laid out in the background paper for housing. An allowance for windfall development will also be made.

\*\* Percentages are rounding and as a result do not add up to 100%.

The Local Plan proposes to allocate around 300 ha of land to meet the development needs of existing and future industry and business up to 2033.

It is anticipated the following types of employment sites will be allocated in the Local Plan:

- Research and development, and light industry.
- General industrial.
- Storage or distribution.

Other uses may be considered on their merits, particularly their contribution to the Borough's economic offer and job density.

### 2.3.3 Local Plan Evidence Base Documents

The existing 2013 SHLAA was produced by Peter Bretts Associates, in association with Benell Investments Ltd. Other evidence base documents which will feed into the SHELAA update include:

- **Barnsley Strategic Housing Market Assessment (SHMA) Update 2014:** The SHMA concludes that Barnsley has a fairly self-contained housing market, however it is part of a wider functional market area which overlaps with Sheffield and Rotherham, Leeds and Wakefield.
- **Five Year Housing Land Supply:** BMBC has published Five Year Land Supply Notes that track the supply position for housing.
- **Barnsley Draft Employment Land Review 2014:** The Draft ELR identifies a need for 291.2 ha of employment land to 2033 and proposes a portfolio of viable sites across the Borough to meet that requirement.
- Information on **site constraints gathered by the Council** as part of Local Plan preparatory work.
- Consultation Responses to the Consultation Draft 2014 and Further Sites Consultation

## 3 Methodology

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The adopted methodology accords with the guidance set out in the PPG (set out in Section 2), across the five stages of assessment and review.

- Stage 1: Sites identification
- Stage 2: Sites assessment
- Stage 3: Windfall assessment
- Stage 4: Assessment review (including indicative trajectory)
- Stage 5: Final evidence base

The methodology used to undertake these various stages of assessment are set out in the rest of this section.

### 3.1 Stage 1: Sites identification

This commission constitutes an update of previous sites availability assessments undertaken on behalf of BMBC. On this basis, the majority of the sites were drawn from existing studies, including the 2013 SHLAA and any additional sites promoted through the 2014 and 2015 Local Plan consultations for both housing and employment uses. All sites submitted up to 14 March 2016 have been included in this update.

#### 3.1.1 Stage 2: Sites assessment

Information used in the assessment of sites was gathered from a variety of desktop sources that included:

- Data included in 2013 SHLAA.
- GIS data on a variety of topics;
- Aerial photography;
- Data collected to feed into criteria within the Housing Site Selection Methodology and Employment Site Selection Methodology.
- Site promoters Deliverability Proformas<sup>6</sup> (where applicable); and
- Relevant planning applications.

#### 3.1.2 Suitability

The assessment of sites' suitability is a high level assumption about whether the sites 'could' be developed. It is not an assessment of what should or will be developed or allocated.

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<sup>6</sup> Deliverability Proformas submitted alongside representations to the 2014 and 2015 Local Plan consultations

The assessment of suitability was undertaken by taking into account a range of available information to help build up an understanding of the sites and their development potential. These are set out in Figure 4.

Figure 4 Suitability assessment

Category	Data source	Categories / Assessment methodology
Access Infrastructure Constraints	<ul style="list-style-type: none"> <li>• Aerial photography</li> <li>• Information contained in the SHLAA 2013</li> <li>• Information derived and updated from Housing Site Selection and Employment Site Selection (where applicable).</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Extensive new access infrastructure not required:</b> access road already in place.</li> <li>• <b>Some new access infrastructure required:</b> access does not already exist but there are clear access opportunities, e.g. an existing gate.</li> <li>• <b>Extensive new access infrastructure required:</b> access does not already exist and there are no clear access opportunities.</li> </ul>
Drainage Infrastructure Constraints	<ul style="list-style-type: none"> <li>• Information contained in the SHLAA 2013.</li> <li>• Information derived and updated from Housing Site Selection and Employment Site Selection (where applicable).</li> <li>• Information from Deliverability Proformas (if applicable).</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Extensive new drainage infrastructure required:</b> if the site is greenfield then is considered that extensive drainage infrastructure is likely to be required. It is also considered that brownfield sites over</li> <li>• <b>Extensive new drainage infrastructure not required:</b> if the site has buildings that require demolition or re-use it is considered that extensive drainage infrastructure is not required.</li> </ul>
Ground Condition Constraints	<ul style="list-style-type: none"> <li>• Information contained in the SHLAA 2013.</li> <li>• Information derived and updated from Housing Site Selection and Employment Site Selection (where applicable).</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Treatment/remediation expected to be required:</b> e.g. sites where an existing industrial use or unknown previous uses.</li> <li>• <b>Treatment/remediation not expected to be required:</b> (e.g. sites within primarily residential areas, where there is no obvious indication of previous contaminating uses).</li> </ul>
Surrounding Land Uses	<ul style="list-style-type: none"> <li>• Information contained in the SHLAA 2013.</li> <li>• Aerial photography</li> <li>• Information derived and updated from Housing Site Selection and Employment Site Selection (where applicable)</li> <li>• Particular focus on industrial uses or any other potential polluting uses.</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Site has no bad neighbours:</b> no surrounding neighbours which would be incompatible with future development (e.g. noisy or polluting uses).</li> <li>• <b>Site has bad neighbours with potential for mitigation:</b> surrounding neighbours which would be incompatible with future development, but with opportunities for mitigation e.g. landscaping, buffers etc.</li> <li>• <b>Site has bad neighbours with no potential for mitigation:</b> surroundings neighbours which</li> </ul>



Category	Data source	Categories / Assessment methodology
		would be incompatible with future development, mitigation is not possible.
Soil Quality	<ul style="list-style-type: none"> <li>• GIS mapping on agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Site is not agricultural land</b></li> <li>• <b>Site is Grade 1 or 2 agricultural land</b></li> <li>• <b>Site is 3 - 5 agricultural land</b></li> </ul>
Suitability of location for development	<ul style="list-style-type: none"> <li>• GIS mapping on settlement hierarchy.</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Site is in Urban Barnsley:</b> includes Barnsley, Darton and Dodworth.</li> <li>• <b>Site is in one of the Principal Towns:</b> Cudworth (includes Grimethorpe and Shafton); Wombwell (includes Darfield); Hoyland (includes Birdwell, Blacker Hill, Elsecar, Hemingfield and Jump); Goldthorpe (Dearne Towns, including Thurnscoe and Bolton on Dearne); Penistone (including Cubley and Springvale); Royston.</li> <li>• <b>Site is adjacent to Urban Barnsley:</b> see above.</li> <li>• <b>Site is adjacent to one of the Principal Towns:</b> see above.</li> <li>• <b>Site is within village</b></li> <li>• <b>Site does not fall into one of the above five categories</b></li> </ul>
Air Quality Management Areas (AQMA) constraints	<ul style="list-style-type: none"> <li>• AQMA mapping.</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Site not within 800m of an AQMA</b></li> <li>• <b>Site 200m - 800m of an AQMA</b></li> <li>• <b>Site within 200m of an AQMA</b></li> </ul>
Geological and Mining Constraints	<ul style="list-style-type: none"> <li>• GIS mapping on a range of geological and mining topics, from the British Geological Survey (BGS): <ul style="list-style-type: none"> <li>• Historic landfill</li> <li>• Coal Authority specific risk data</li> <li>• BGS detailed geology (including mass movement and artificial ground layers).</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• <b>Site within area likely to contain geological constraints or mining constraints:</b> BGS constraints present on all or part of the site.</li> <li>• <b>Site not within area likely to contain geological constraints or mining constraints:</b> no BGS constraints present on the site.</li> </ul>
Flood Risk	<ul style="list-style-type: none"> <li>• GIS mapping on flood zones.</li> </ul>	<ul style="list-style-type: none"> <li>• Proportion of the site falling within flood zones 1, 2, 3a and 3b recorded.</li> </ul>
Physical Limitations	<ul style="list-style-type: none"> <li>• Aerial photography</li> <li>• Information contained within the SHLAA 2013.</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Major constraints:</b> major electricity pylons or a collection of power/telephone lines affecting a large part of the site; major gas/oil pipelines; topographical issues affecting a large part of the site.</li> <li>• <b>Minor constraints:</b> minor power/telephone lines affecting a</li> </ul>

Category	Data source	Categories / Assessment methodology
		<p>small part of the site; minor topographical issues or affecting a small part of the site; existing structures on site.</p> <ul style="list-style-type: none"> <li>• <b>No known constraint</b></li> </ul>

Sites with no known constraints or limitations preventing development were viewed as being suitable. Only where no feasible development potential could be demonstrated were sites deemed to be unsuitable. This may be due to certain overwhelming constraints (e.g. location within a functional floodplain), or where no information is available to demonstrate how constraints could be overcome.

It should be noted that existing policy constraints, including the Green Belt, were not considered to prevent the site from being assessed as suitable. This is because the purpose of the SHELAA is to be a policy neutral assessment where suitability is not determined by policy constraints. It is the role of other evidence base documents, including the Housing Site Selection and Employment Site Selection, to consider the implications of policy decisions on whether the sites should be allocated.

### 3.1.3 Availability

The assessment of a site's availability for future development is important in establishing where it is a valid option. Availability is related to planning status and the likelihood that the owner wishes to see the site developed. The methodology for assessing availability is set out in Figure 5.

In order to confirm the availability of sites, the following information has been used:

- 2013 SHLAA as a start point
- Deliverability Proformas submitted alongside representations to the 2014 and 2015 Local Plan consultations
- Extant planning permissions
- Land Registry information sourced by BMBC

For the purposes of this updated assessment, it has been assumed that the sites identified through the 2013 SHLAA are potentially available for development.

Figure 5 Availability assessment

Category	Data source	Categories / Assessment methodology
Site Ownership	<ul style="list-style-type: none"> <li>• Information provided in Deliverability Proformas submitted through Local Plan Consultations in 2012, 2014 and 2015.</li> </ul>	<ul style="list-style-type: none"> <li>• Site known to be in complex/multiple ownership:</li> <li>• no information, but thought likely to be in private and/or multiple ownership because of the nature of the use or public ownership.</li> </ul>

Category	Data source	Categories / Assessment methodology
	<ul style="list-style-type: none"> <li>Additional information on ownership accessed by BMBC from Land Registry.</li> <li>Extant Planning Permissions.</li> </ul>	<ul style="list-style-type: none"> <li>held by developer/willing owner/public sector.</li> </ul>
Site Availability	<ul style="list-style-type: none"> <li>A site is considered to be available if it has an extant planning permission or has been promoted through the Local Plan process via Deliverability Proforma or other comment promoting the site</li> </ul> <p>A site is considered potentially available if there no evidence that the land owner is unwilling to develop the site.</p>	<ul style="list-style-type: none"> <li><b>Site is available:</b> currently available</li> <li><b>Site is potentially available:</b> not currently available but expected or possible to become available</li> <li><b>Site is unlikely to become available:</b> not currently available and not expected to become available.</li> </ul>
Planning Status	<ul style="list-style-type: none"> <li>BMBC data on planning permissions</li> <li>Barnsley UDP site allocations map</li> </ul>	<ul style="list-style-type: none"> <li><b>Site has full planning permission for housing</b></li> <li><b>Site has outline planning permission for housing</b></li> <li><b>Site has full planning permission for employment</b></li> <li><b>Site outline planning permission for employment</b></li> <li><b>Site is allocated for housing development in UDP</b> ('Housing Proposals')</li> <li><b>Site is allocated for employment development in UDP</b> ('Employment Proposals'; 'Site for Expansion of Existing Firm')</li> <li><b>Site is not allocated or have a planning permission</b></li> </ul>

Sites which have been assessed as unavailable will remain in the SHELAA process but are not considered to be able to contribute to the Borough's potential land supply at this time. Circumstances around availability may over time; any further updates to the SHELAA should reflect any changes in the availability of sites.

### 3.1.4 Achievability

Sites are considered achievable for development where there is a reasonable prospect that the particular type of development expected will be developed on the site at some point over the plan period. This is in part a judgement about the economic viability and market attractiveness of each site, and the expected timing and build out rate of the development.

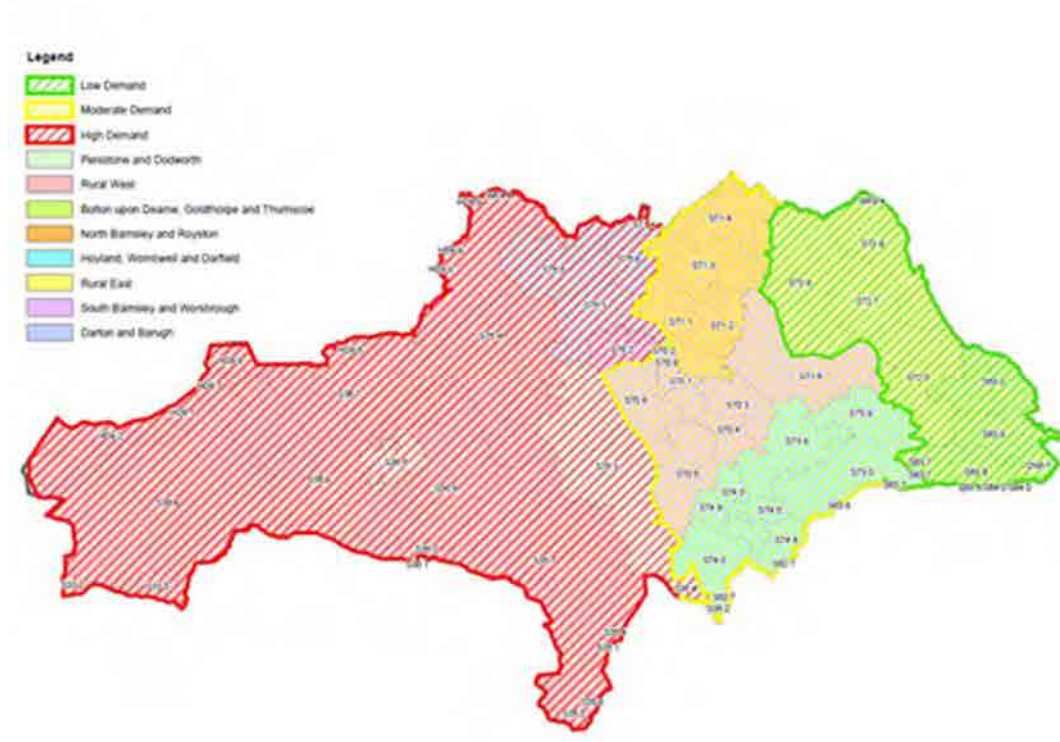
Professional input from specialised Jones Lang LaSalle has been used to understand the market attractiveness of broad locations within Barnsley.

The methodology for assessing achievability is set out in Figure 6.

Figure 6 Achievability assessment

Category	Data source	Categories / Assessment methodology
Site Achievability	<ul style="list-style-type: none"> <li>Information from the SHLAA 2013.</li> <li>Professional judgement based on the findings of the assessment and size and character of the site and constraints.</li> <li>Includes consideration of likely lead in-times and build out rates</li> </ul>	<ul style="list-style-type: none"> <li><b>Achievable in next five years</b></li> <li><b>Achievable in next 10 years</b></li> <li><b>Achievable in next 15 years</b></li> <li><b>Not achievable in next 15 years</b></li> </ul>
Market Attractiveness	<ul style="list-style-type: none"> <li>Market attractiveness of location based on work undertaken by Jones Lang LaSalle.</li> </ul>	<ul style="list-style-type: none"> <li><b>High Market Demand Area:</b> £150 - £200 per sq ft – Rural West, Penistone, Darton and Barugh</li> <li><b>Moderate Demand Areas:</b> £140 - £150 per sq ft – South Barnsley, Hoyland, Wombwell, Darfield and North Barnsley and Royston (this includes central Barnsley)</li> <li><b>Low Market Demand Areas:</b> £125 - £140 per sq ft – Rural East, Bolton, Goldthorpe and Thurnscoe</li> </ul>

Figure 7 Market Demand Areas



Source: Jones Lang La Salle

### 3.1.5 Yield

In order to understand the yield of a site found to be suitable, available and achievable, as part of the assessment a judgement was made on whether the site might be suitable for:

- housing uses;
- employment uses; or
- mixed housing and employment uses.

This judgement is made on the basis of surrounding uses, as well as the findings of other parts of the suitability assessment.

Within the particular land use, an indicative yield was derived using the percentage of land available after physical constraints, as well as assumptions around density and gross-to-net ratios (see Figure 8).

Figure 8 Site yield assumptions

Assumption	Housing	Employment
Percentage of land available after physical constraints	This is assessed based on constraints identified through suitability.	
Density	40 dwellings per hectare applied, as per emerging Local Plan	N/A
Gross-to-Net Ratio	<ul style="list-style-type: none"> <li>• Site less than 1ha: 90%</li> <li>• Site 1-10ha: 80%</li> <li>• Site over 10ha: 75%</li> </ul>	40%

Yields for sites with a planning permission on all or the majority of the site were taken from the permission rather than this area-based calculation. However, if only part of the site was subject to a planning permission, the area based calculation was used instead of a pro-rata of what was consented, to ensure consistency with the remainder of the SHELAA inputs.

## 3.2 Stage 3: Windfall assessment

A windfall allowance may be justified in the five-year supply if there compelling evidence exists. The methodology used to undertake the windfall assessment is provided in Section 5.

## 3.3 Stage 4: Assessment review

Following the sites assessment, the development potential of all sites was collated to produce an indicative trajectory, helping to review the assessment. The methodology used to produce the indicative methodology is provided in Section 6.

### 3.4 Stage 5: Final evidence base

The final evidence base is made up of: a list of all sites which have been considered (see Appendix A); an assessment of each site based on the factors set out above (see Appendix B); and an overview of the main findings of the assessment. The findings of the suitability, availability and achievability assessment are set out in Section 4, and the overall findings of the assessment are summarised in Section 7.

### 3.5 Next steps

#### **Next steps**

Barnsley Metropolitan Borough Council should continue to regularly update the SHELAA, as new sites are put forward and updated information becomes available.

A Call for Sites should be undertaken in 2017, and then annually as part of the continuous update to the SHELAA.

## 4 Housing and Employment Land Availability

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In total, 370 sites<sup>7</sup> over 0.4ha were found to be suitable for housing development. On these sites, an indicative housing yield of 72,693 housing units was found (not all of which might be expected within the 15 year SHELAA period – see Chapter 6 for the indicative trajectory).

Some 50 sites<sup>8</sup> over 0.4ha were found to be suitable for employment development. On these sites, an indicative employment floorspace yield of 1,846,120m<sup>2</sup> sites was found<sup>9</sup>.

No sites were assessed as being ‘unsuitable’ – in other words, there were no sites where development is definitely not appropriate, based on a policy off approach. A number of sites are within the South Yorkshire Green Belt or are very large in scale compared to the settlement they are adjacent to. However, some sites were assessed to have physical limitations e.g. topographical issues, power lines or existing buildings on site. These limitations have been factored into the indicative site yields for these sites. The assessment has also flagged other issues relating to mitigation measures or other works that would need to be done to ensure that the development would be appropriate on the site. These would need to be considered further as part of site selection as well as any potential planning applications.

No sites were found to be ‘unavailable’, with no evidence that landowners did not wish to see development take place on their sites. However, it is important that the evidence relating to landowner ‘willingness’ is kept up-to-date and robust. BMBC should therefore undertake continued engagement with landowners as the Local Plan is being progressed.

None of the sites were found to be ‘unachievable’ within the Plan period. However, as mentioned above, not all sites would be expected to be able to deliver their entire development capacity within 15 years. In total, seven housing sites were assessed to still be delivering at the end of the 15 year SHELAA period. This is equivalent to an additional 3,017 homes after 15 years.

In addition, 162 sites over 0.4ha were found to be suitable for housing and employment uses – that is, either a mix of uses or one or the other. These sites have a capacity of up to 50,815 housing units or 7,564,920m<sup>2</sup> of employment floorspace, depending on the mix of uses. These sites have not been included in the trajectory (see Section 6), given the uncertainty around their use.

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<sup>7</sup> This includes one site (215) where mixed housing and employment uses are proposed, and where it is known that 50% of the site will be available for housing. Please see later in Section 4 for an explanation of how the remainder of sites which might be suitable for either housing or employment sites have been treated.

<sup>8</sup> This includes one site (215) where mixed housing and employment uses are proposed, and where it is known that 50% of the site will be available for employment. Please see later in Section 4 for an explanation of how the remainder of sites which might be suitable for either housing or employment sites have been treated.

<sup>9</sup> Note, employment sites have not been subject to the same phasing assessment as housing sites.

There were a number of sites included in the SHELAA which fell between 0.25 and 0.4ha. These sites had an indicative yield of 353 houses and 1,200m<sup>2</sup> employment floorspace (plus sites which might be suitable for either housing or employment, with a yield of up to 71 houses or 8,400m<sup>2</sup> employment floorspace). These sites have not been included in the subsequent figures presented in this report as they are below the threshold used. However, they have been retained in the SHELAA database to inform other plan making activities, e.g. the maintenance of a self build register etc.

Further details of the individual sites assessments are provided in Appendix B.



## 5 Windfall

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### 5.1 Policy background

Guidance on the treatment of windfall development – that is, sites not specifically identified as available in the plan making process – is provided in both the NPPF and the PPG.

Paragraph 48 of the NPPF states that:

‘Local planning authorities may make an allowance for windfall sites in the five-year supply if they have **compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply.**’

Any allowance which is made should make reference to the housing land availability assessment, as well as evidence on historic windfall delivery rates and expected future trends.

The NPPF also makes it clear that residential gardens should not be included in any assessment of windfall rates.

### 5.2 Approach

Both the previous (2013) SHLAA and this updated (2016) SHELAA have used a minimum threshold of 0.4 hectares or ten or more dwellings. Windfalls can therefore be understood as housing delivery on sites which fall below this threshold, and so have not been included in the SHELAA trajectory reporting.

In order to assess whether windfall development is expected to continue to provide a reliable source of supply, the following approach has been taken:

- The historic annual amount of houses delivered on small windfall sites (excluding on garden sites to be consistent with the NPPF) has been analysed.
- Existing and proposed housing-related policies have been reviewed, to ascertain whether the historic trend might be supported or curtailed by the changing policy framework.
- Any additional evidence on the likelihood of sites to come forward as windfall development has been taken into account. The main source of this information is the Barnsley Strategic Housing Market Assessment Update (2014).

It should be noted that larger windfall sites (i.e. unallocated sites with the capacity to deliver more than ten dwellings) have not been included in this calculation. It is assumed that, with the adoption of the Local Plan and its associated allocations, larger sites will become a less consistent and reliable source of housing delivery. They should therefore not be considered as part of the evidence for the justification for any windfall allowance.

## 5.3 Historic windfall delivery

Figure 9 sets out the annual net completions of residential developments of fewer than ten dwellings between the 2006/2007 and 2015/2016 monitoring periods. To be clear, these figures exclude houses delivered on residential garden land.

Figure 9 Historic small site windfall completions

Year	Gross small site windfall completions	Proportion of total gross completions
2006/2007	134	12.3%
2007/2008	211	14.1%
2008/2009	229	21.3%
2009/2010	125	15.8%
2010/2011	162	14.1%
2011/2012	166	18.0%
2012/2013	115	15.8%
2013/2014	107	13.0%
2014/2015	77	12.0%
2015/2016	89	12.1%
<b>Annual average</b>	<b>142</b>	<b>15.0%</b>

Over the last decade, the average small sites windfall delivery has been 142 dwellings per year. This is equal to around 15% of total completions over this period, highlighting the important role that windfalls have played in delivering housing in the Borough. Windfalls have remained relatively stable over this period when compared with total gross completions – i.e. the lower number of windfall sites in the last few years is matched by a corresponding decline in overall delivery. This would suggest that windfall rates are related to market demand and not simply the availability of suitable windfall sites.

## 5.4 Likely future trends

### 5.4.1 Policy context

Figure 10 outlines a review of the housing-related policies in the existing and emerging local policy for Barnsley. The purpose of this review is to understand whether the emerging policy framework is either:

- more restrictive of windfall development (therefore a lower rate of delivery might be expected); or
- more supportive of windfall development (therefore a higher rate of delivery might be expected).

Differences between the two are shown in red, and discussed further below.

Figure 10 Review of existing and emerging housing-related policies

Ref	Policy summary	Implications for windfall delivery rates	Change between current and emerging policy
<b>EXISTING POLICY: Barnsley UDP (2000) – saved policies</b>			
<b>H3</b>	<b>New Housing</b> <ul style="list-style-type: none"> <li>Housing allocations in line with the UDP proposals map.</li> </ul>	N/A	
<b>H4</b>	<b>Development on Housing Sites</b> <ul style="list-style-type: none"> <li>Land allocated for housing should be used primarily for residential purposes.</li> </ul>	N/A	
<b>H7</b>	<b>Access to Residential Land</b> <ul style="list-style-type: none"> <li>Safeguarding of access to adjacent residential land.</li> </ul>	N/A	
<b>H8</b>	<b>Existing Policy Areas</b> <ul style="list-style-type: none"> <li>Housing Policy Areas on proposals map will remain predominantly in residential use.</li> </ul>	May impact windfall delivery rates – expectation that sites are re-used for residential purposes.	No corresponding policy – may impact on windfall delivery rates.
<b>EXISTING POLICY: Barnsley Core Strategy (2011)</b>			
<b>CSP10</b>	<b>The Distribution of New Homes</b> <ul style="list-style-type: none"> <li>Sets the amount and distribution of new homes.</li> </ul>	May impact on windfall delivery rates – sets context for housing growth required.	Corresponds with Local Plan Policy H1.
<b>CSP13</b>	<b>The Release of Allocated Housing Land</b> <ul style="list-style-type: none"> <li>Phased release of allocated housing sites, as per Development Sites and Places DPD<sup>10</sup></li> </ul>	N/A	
<b>CSP14</b>	<b>Housing Mix and Efficient Use of Land</b> <ul style="list-style-type: none"> <li>Proposals expected to include a mix of sizes, types and tenures.</li> <li>Priority for previously developed land.</li> <li>Density standards.</li> </ul>	May impact on windfall delivery by guiding the amount of units delivered (via density standards).	Corresponds with Local Plan Policy H7.
<b>CSP15</b>	<b>Affordable Housing</b> <ul style="list-style-type: none"> <li>Affordable housing targets for developments of 15 or more houses.</li> </ul>	N/A	
<b>CSP16</b>	<b>Affordable Housing Rural Exception Policy</b> <ul style="list-style-type: none"> <li>Rural exceptions sites.</li> </ul>	Support for rural exception sites supports windfall development.	Corresponds with Local Plan Policy H8.

<sup>10</sup> The Development Sites and Places DPD was not produced.

<b>CSP17</b>	<b>Housing Regeneration Areas</b> <ul style="list-style-type: none"> <li>Support for renewal and regeneration in Goldthorpe, Bolton on Dearne, Thurnscoe, Great and Little Houghton, Royston, Shafton, Brierley, Grimethorpe and Urban Barnsley.</li> </ul>	May impact on windfall delivery rates – regeneration supported in some areas.	Corresponds with Local Plan Policy H9.
<b>EMERGING POLICY: Local Plan Publication Draft (2016)</b>			
<b>H1</b>	<b>The Number of New Homes to Be Built</b> <ul style="list-style-type: none"> <li>Sets the minimum number of homes to be delivered.</li> </ul>	May impact on windfall delivery rates – sets context for housing growth required.	Corresponds with Core Strategy Policy CSP10.
<b>H2</b>	<b>The Distribution of New Homes</b> <ul style="list-style-type: none"> <li>Distribution of new homes across settlements.</li> </ul>	N/A	
<b>H3</b>	<b>Housing Site Policies</b> <ul style="list-style-type: none"> <li>Site-specific planning policies.</li> </ul>	N/A	
<b>H4</b>	<b>Uses on Allocated Housing Sites</b> <ul style="list-style-type: none"> <li>Allocated housing sites will be developed mainly for residential purposes.</li> </ul>	N/A	
<b>H5</b>	<b>Residential Development on Small Non-allocated Sites</b> <ul style="list-style-type: none"> <li>Small windfall developments (including conversions etc.) allowed where in compliance with other policies .</li> </ul>	Yes	Whilst there is no corresponding existing policy, it is not considered that this policy provides an additional barrier to windfall development – just formalises the position.
<b>H6</b>	<b>Residential Development on Large Non-allocated Sites</b> <ul style="list-style-type: none"> <li>Proposals on large non-allocated previously developed sites within Urban Barnsley or the Principal Towns will be supported</li> <li>Consideration of character, access and services .</li> </ul>	Yes	Whilst there is no corresponding existing policy, it is not considered that this policy provides an additional barrier to windfall development – just formalises the position.
<b>H7</b>	<b>Housing Mix and Efficient Use of Land</b> <ul style="list-style-type: none"> <li>Proposals expected to include a mix of sizes, types and tenures.</li> <li>Density standards.</li> </ul>	May impact on windfall delivery by guiding the amount of units delivered (via density standards).	Corresponds with Core Strategy Policy CSP14. Density standards have changed from 40-55dph to 40dph. This may impact on quantum of windfall delivery.
<b>H8</b>	<b>Affordable Housing</b>	Support for small exception sites in	Rural exception sites corresponds with Core Strategy Policy CSP16.

	<ul style="list-style-type: none"> <li>Affordable housing targets for developments of 15 or more houses</li> <li>Limited affordable housing to meet community needs in Green Belt.</li> </ul>	Green Belt supports windfall development.	
<b>H9</b>	<b>Housing Regeneration Areas</b> <ul style="list-style-type: none"> <li>Support for renewal and regeneration in Goldthorpe, Bolton on Dearne, Thurnscoe, Great and Little Houghton, Royston, Shafton, Brierley, Grimethorpe and Urban Barnsley</li> </ul>	May impact on windfall delivery rates – regeneration supported in some areas.	Corresponds with Core Strategy Policy CSP17.
<b>H10</b>	<b>Protection of Existing Larger Dwellings</b> <ul style="list-style-type: none"> <li>Development in curtilage of larger dwellings resisted where it has an adverse impact on size of original dwelling and remaining garden area.</li> </ul>	Impacts on windfall delivery rates by resisting delivery through subdivision of larger dwellings / plots.	No corresponding policy – may impact on windfall delivery rates.

The main differences between the existing and emerging policies which may impact on windfall delivery are:

- The emerging Local Plan has a new policy (H10) which restricts windfall completions through subdivision of larger dwellings and plots. (However, it should be noted that the NPPF has since 2012 made it clear that windfall development on gardens should not be supported. The numbers included in Figure 9 exclude windfalls on residential gardens).
- Density standards in the emerging Local Plan have been amended to 40dph across the Borough. This does not necessarily mean a reduction in the amount of homes delivered on windfall sites, but could have an impact.
- Existing planning policy states that existing housing locations (identified as Housing Policy Areas) should remain predominantly in residential use. This policy is likely to have had the effect of encouraging windfall development on previously developed land in these areas. There is no corresponding policy in the emerging Local Plan.

Despite these differences, it is not felt that the emerging Local Plan puts forward significant additional barriers to the development of windfall sites. In addition, changes to the planning system, such as office-to-residential permitted development rights, could lead to increased delivery on small windfall sites.

## 5.4.2 Additional evidence

Barnsley Strategic Housing Market Assessment Update (2014) provides the following information on market factors which might influence future windfall delivery:

- Demographic evidence suggests a growing demand for housing. The population is expected to increase from 236,600 to 264,800 by 2037, with a demographic shift in the number and proportion of older residents.
- Based on recent delivery rates, a step change in delivery will be required to meet objectively assessed housing need.
- House prices across the administrative area have increased significantly since 2000. House prices vary across the Borough. However, there does not appear to be ‘pent up’ demand for housing in Barnsley.

This evidence indicates that there will be a continued demand for housing over the Plan period. Given this demand, it would suggest that there will still be an incentive for developers to seek to bring forward windfall sites.

## 5.5 Conclusions and next steps

It is concluded that the delivery of unidentified sites in the Borough has been and will continue to be an important element of housing supply. On this basis, the Council should consider making an allowance for expected future housing delivery through windfall sites in the emerging Local Plan. Based on the ten year average, this allowance would be **142 dwellings per year**.

### Next steps

Barnsley Metropolitan Borough Council should continue to monitor windfall delivery, and recalculate the allowance made if necessary.

## 6 Assessment Review

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### 6.1 Housing Trajectory

#### 6.1.1 Overview

The PPG suggests that, once sites have been assessed, the development potential of all sites should be collated in order to produce an indicative trajectory. The trajectory sets out how much development can be provided and at what point over the Plan period. The trajectory helps to consider whether enough deliverable and developable sites have been identified to meet need in the Borough.

This section presents the indicative housing delivery trajectory up to March 2033 (the end of the Plan period), based on all the sites considered to be deliverable and developable and on general assumptions. It should be acknowledged that this does not set out a detailed annual trajectory, and (by virtue of the stage of the plan making process) does not take into account policy considerations.

Section 6.2 below sets out how the trajectory has been derived.

#### 6.1.2 Approach

The indicative trajectory is made up of a number of elements:

- Completions since the start of the Plan period (April 2014) to date.
- Permissions already given but where development has not yet been completed. The expected delivery of these permissions is taken from work undertaken by Barnsley Metropolitan Borough Council.
- Undeveloped land supply from Barnsley Core Strategy / UDP allocations.
- Sites assessed through the SHELAA as being suitable for housing. Information on suitability, availability, achievability and constraints have been used alongside professional judgement to assess the timescale within which the sites with development potential are capable of development – including lead-in times, build-out rates and multiple developers on large sites. Sites are categorised into the following time periods:
  - 0-5 years ('deliverable')
  - 6-10 years ('developable')
  - 11-15 years ('developable')
- An allowance for windfall development (see Section 5).

Please note, only sites which do not currently have a planning permission attached to them have been included in the indicative trajectory totals (although the indicative yields are provided in the table for reference). This is to avoid any double-counting between the consented schemes and the yield assessed on these sites through the SHELAA. In some cases, the indicative capacity may be higher than what has been consented, i.e. there may be additional capacity that could

come forward in the future on sites with planning permission. By not including them, the trajectory provides a conservative view.

Sites assessed as being suitable for housing and employment have not been included in the trajectory, as it is unclear what proportions of the sites might come forward for residential uses. These provide an additional source of available land for both housing and employment use in addition to that outlined in the trajectory.

### **6.1.3 Indicative trajectory**

Using the approach set out above, the indicative trajectory is set out in Figure 11.



Figure 11 Indicative trajectory

Source	Plan period (19 years)									Total
	April 2014 – March 2016	April 2016 – March 2021 (Deliverable)		April 2021 – March 2026 (Developable)		April 2026 – March 2031 (Developable)		April 2031 – March 2033 (rest of Plan period)		
	Units	Sites	Units	Sites	Units	Sites	Units	Sites	Units	
<b>Completions and permissions</b>										
Completions	1,381	-		-	-	-	-	-	-	1,381
Permissions (10+ dwellings)	-	-	3,242	-	411	-	-	-	-	3,653
Permissions (<10 dwellings)	-	-	560	-	227	-	-	-	-	787
<b>SHELAA</b>										
SHELAA housing-only sites	-	111	10,759	260	54,314	14	4,603	7	3,017	72,693
<i>Minus:</i> Permissions on SHELAA housing-only sites	-	-	(1,832)	-	(456)	-	(30)	-	-	(2,318)
<b>Windfall</b>										
Windfall allowance	-	-	710	-	710	-	710	-	284	2,414
<i>Minus:</i> Windfall permissions (<10 dwellings) <sup>11</sup>	-	-	(560)	-	(227)	-	-	-	-	(787)
<b>Total</b>	<b>1,381</b>	<b>N/A</b>	<b>12,879</b>	<b>N/A</b>	<b>54,979</b>	<b>N/A</b>	<b>5,283</b>	<b>N/A</b>	<b>3,301</b>	<b>77,823</b>

<sup>11</sup> Subtracted to avoid double counting

## 6.2 Assessment review

Figure 12 compares the indicative yield against the objectively assessed needs for housing and employment floorspace.

Figure 12 Assessment review

Land Use	Need	Local Plan requirement	SHELAA indicative yield
Housing (housing only sites)	20,900	20,900	77,823
Employment (employment only sites)	178.2 ha <sup>12</sup> (approx. 712,800m <sup>2</sup> ) <sup>13</sup>	300ha (approx. 1,200,000m <sup>2</sup> )	1,846,120m <sup>2</sup>

The PPG states that, if insufficient sites have been identified against objectively assessed needs, plan makers should revisit the assessment and/or investigate how this shortfall should be best planned for. Figure 11 shows that the indicative capacity on housing-only and employment-only sites is higher than both the objectively assessed need and the Local Plan requirements. In addition, there may be capacity for housing development or employment development on those sites assessed to be suitable for either or both uses. Depending on the use of the site, this could mean an indicative yield of:

- up to 50,815 houses, or
- up to 7,564,920m<sup>2</sup> employment floorspace.

These figures should be viewed in the context of the SHELAA's role as a 'policy neutral' assessment. A number of the sites judged to be suitable for development in the assessment may not meet the strategic objectives of the Council. It is the role of the Housing Site Selection and the Employment Site Selection, alongside other evidence base documents, to consider which sites should be allocated in the Local Plan.

### Next steps

Barnsley Metropolitan Borough Council should continue to monitor the trajectory, and take into account any updated information or assumptions in relation to its inputs, e.g. completions, housing land supply and the windfall allowance.

<sup>12</sup> The (Draft) Employment Land Review found that at the end of the Plan period the Borough will require 291.2ha of employment land. It found a current supply of 141ha, of which 28ha is no longer suitable for employment use. The requirement over the Plan period is therefore 178.2ha.

<sup>13</sup> Assuming 0.4 floor area ratio (FAR).

## 7 Summary of Main Findings

### 7.1 Housing

#### 7.1.1 Overview of deliverable and developable sites

In summary, 111 sites over 0.4ha were considered to be deliverable (within the next five years), with an indicative capacity for 10,759 dwellings on these sites.

The objectively assessed housing need figure for the Borough is for at least 20,900 net additional homes between 2014 and 2033, equal to an annual average of 1,100 dwellings per annum. This means that the Borough has more than a five year supply of deliverable land.

In addition, a total of 274 sites were considered to be developable (between five and 15 years), capable of bringing forward 58,917 dwellings.

For the 15 year period recommended for SHELAA documents (as opposed to the 19 year Plan period), there is therefore an indicative capacity for 69,676 dwellings. In addition, the additional capacity for 3,017 homes on SHELAA sites after this 15 year period brings the total indicative capacity to 72,693 dwellings.

#### 7.1.2 Windfall

Based on available evidence, it has been concluded that the delivery of unidentified sites in the Borough has been and will continue to be an important element of housing supply. It is estimated that an annual allowance of 142 dwellings per year could be made for windfalls on small sites.

#### 7.1.3 Trajectory

Based on the findings of the assessment, an indicative housing trajectory (Figure 13) has been produced.

Figure 13 Indicative trajectory

Plan period (19 years)					Total
April 2014 – March 2016	April 2016 – March 2021 (Deliverable)	April 2021 – March 2026 (Developable)	April 2026 – March 2031 (Developable)	April 2031 – March 2033 (rest of Plan period)	
1,381	12,879	54,979	5,283	3,301	77,823

## 7.2 Employment

### 7.2.1 Overview of deliverable and developable sites

In summary, 50 sites were considered to be available for employment development, with an indicative capacity for 1,846,120m<sup>2</sup> of employment floorspace on these sites.

## 7.3 Sites suitable for Housing and Employment use

In addition to the available sites for exclusive housing and employment uses, a further 162 sites over 0.4ha were found to be suitable for housing and employment uses. These sites have a capacity for up to 50,815 housing units or 7,564,920 m<sup>2</sup> of employment floorspace. These sites are in addition to what has been set out in the above trajectory.

## 7.4 Next steps

The findings of the SHELAA will be used, alongside other evidence base documents, to inform the production of the Council's Local Plan. In particular, the SHELAA will be used to inform development options for further consideration.

It is important to note that the classification of a site as suitable, available and achievable in this assessment does not constitute an allocation in the Local Plan.

The Council should continue to regularly update the SHELAA and indicative trajectory as new sites are put forward and updated information becomes available. The estimated windfall delivery rate should also be recalculated to take into account recent completions as well as taking into account any reassessment of market conditions.