England & Lyle

BARNSLEY
Metropolitan Borough Council

SMALLER CENTRES STUDY

Volume 1:
Main Study Report

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Volume 1: Main Study Report

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EXECUTIVE SUMMARY

1. England & Lyle Limited were commissioned by Barnsley Metropolitan Borough Council in June 2010 to undertake this Smaller Centres Study for the Council. The study assesses:

- 6 District Centres – Cudworth, Goldthorpe, Hoyland, Penistone, Royston and Wombwell
- 12 Local Centres – Athersley, Bolton upon Dearne, Darfield, Darton, Dodworth, Grimethorpe, Hoyland Common, Lundwood, Mapplewell, Stairfoot, Thurnscoe Houghton Road, Thurnscoe Shepherd Lane

2. This report is the Main Study Report, Volume 1. The Appendices are included in a separate report, Volume 2.

3. Figure 1 shows the Study Area and Zones used in the study.

4. The study refers to background information from the Smaller Centres Study 2003, the Retail Analysis and Health Check of Barnsley Town Centre 2007 and the Goldthorpe Masterplan Report (draft, July 2010).

Review of Policy Context

5. The study reviews the policy context in the Barnsley Unitary Development Plan (UDP), the emerging Local Development Framework Core Strategy, the Sustainable Community Strategy, Strategic Development Framework 2003-2033, and Planning Policy Statement 4 (PPS4): Planning for Sustainable Economic Growth.

Existing Shopping Provision

6. The locations of the District and Local Centres are shown in Figure 2. Detailed surveys were carried out by England & Lyle in each of the district and local centres in the Borough in July/August 2010.

7. Goldthorpe and Wombwell are the largest district centres, in terms of both retail units and total retail and service units. Cudworth, Hoyland, Penistone and Royston district centres are smaller and similar in size. Mapplewell is the largest local centre, in terms of both retail units and total retail and service units. Hoyland Common, Dodworth, Thurnscoe (Houghton Road), Darton, Grimethorpe and Stairfoot are the next largest local centres. Changes in Provision since 2003 and 2007 are compared.

Existing Shopping Patterns

8. The study uses information from the Household Survey 2007. The survey asked questions about patterns of shopping for convenience and comparison goods across the Borough. We have combined the market shares for different types of goods with the amount of expenditure on those goods in each zone to calculate expenditure flows from zones to stores and centres.

9. In convenience goods the largest market shares are in Asda, Old Mill Lane, Barnsley (33%), Morrisons, Barnsley (19%), Tesco, Wombwell Lane (12%) and Morrisons, Cortonwood (10%). The District Centres have a total market share of 7% and the Local Centres a total of 4%.

10. Barnsley town centre has by far the largest market share of spending on comparison goods, with 55% of the total in the study area. The next largest market shares are all in centres outside the Borough. The District Centres have a total market share of just 2% of comparison goods expenditure.

In-Centre Interview Surveys 2010

11. England & Lyle commissioned In-Centre interview surveys in the six District Centres in July 2010. A total of 500 interviews were carried out.

12. All the centres are well used for food shopping, particularly Royston where 80% of respondents visited the centre for food shopping. The extent of usage for non-food shopping is lower (25% overall). It is highest in Wombwell (52%) and lowest in Royston. The extent to which respondents use leisure facilities in each centre varies widely.

13. The centres which have the highest levels of satisfaction are Penistone, Royston and Wombwell. The centre with the lowest level of satisfaction is Goldthorpe. The centres that have the least need for improvements, according to the survey responses, are Penistone and Royston. The centres with the greatest perceived need for improvements are Goldthorpe and Cudworth.

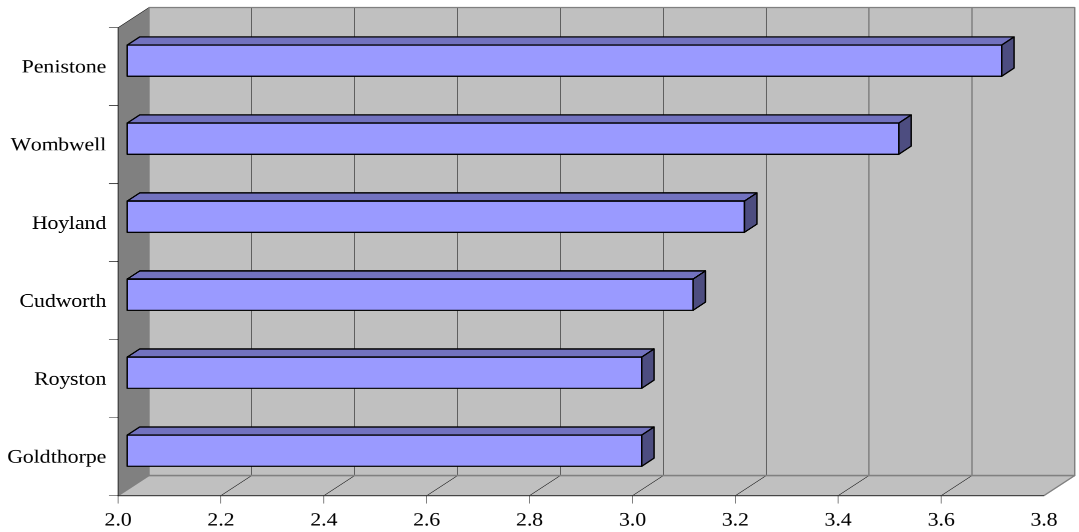
Catchment Areas

14. The catchment areas of the six District Centres are based on our analysis of the In-Centre interview surveys, by postcode sector of residents. For the Local Centres it is assumed that most of the people using the centre will live within 5 minutes walking distance, which represents a catchment area of approximately 800 metres radius. Figure 3 shows the catchment areas of Barnsley town centre, the District Centres and Local Centres.

Health Checks Of Centres

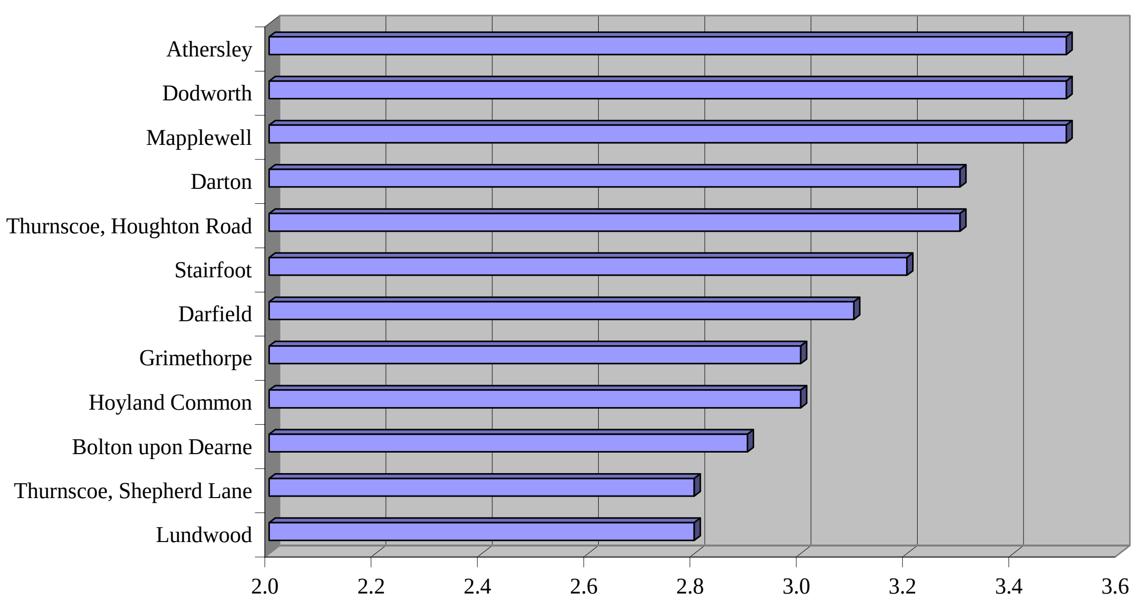
15. Health checks have been carried out in all the District and Local Centres to assess their vitality and viability. The approach is based on a systematic appraisal of a total of 36 factors based on the indicators listed in PPS4. These factors are scored and an overall vitality and viability index is calculated. An average sore is 3.0.

16. The vitality and viability of the district centres in Barnsley Borough is shown on the chart below.



17. Penistone has the highest level of vitality and viability with an overall vitality and viability index of 3.7, followed by Wombwell with a score of 3.5. Royston and Goldthorpe have a relatively low level of vitality and viability index but none of the district centres has a level of vitality and viability which is of concern in terms of their role and performance as centres.

18. The vitality and viability of the local centres in Barnsley Borough is shown on the chart below.



19. Athersley, Dodworth and Mapplewell have the highest level of vitality and viability with an overall vitality and viability index of 3.5. Lundwood (2.8), Thurnscoe Shepherd Lane (2.8) and Bolton upon Dearne (2.9) have relatively low vitality and viability scores which are of some concern in terms of their role and performance as centres.

Population and Expenditure

20. A detailed analysis has been carried out of population and expenditure base data and forecasts in the study area. Estimates have also been made of leisure expenditure. In convenience goods there is no forecast growth in expenditure up to 2016. The forecast growth from 2016 is 8% to 2021 and 15% to 2026. In comparison goods the forecast growth in expenditure is significantly greater with a growth of 14% to 2016. The long term growth in comparison goods is 36% to 2021 and 62% to 2026.

Need Assessment

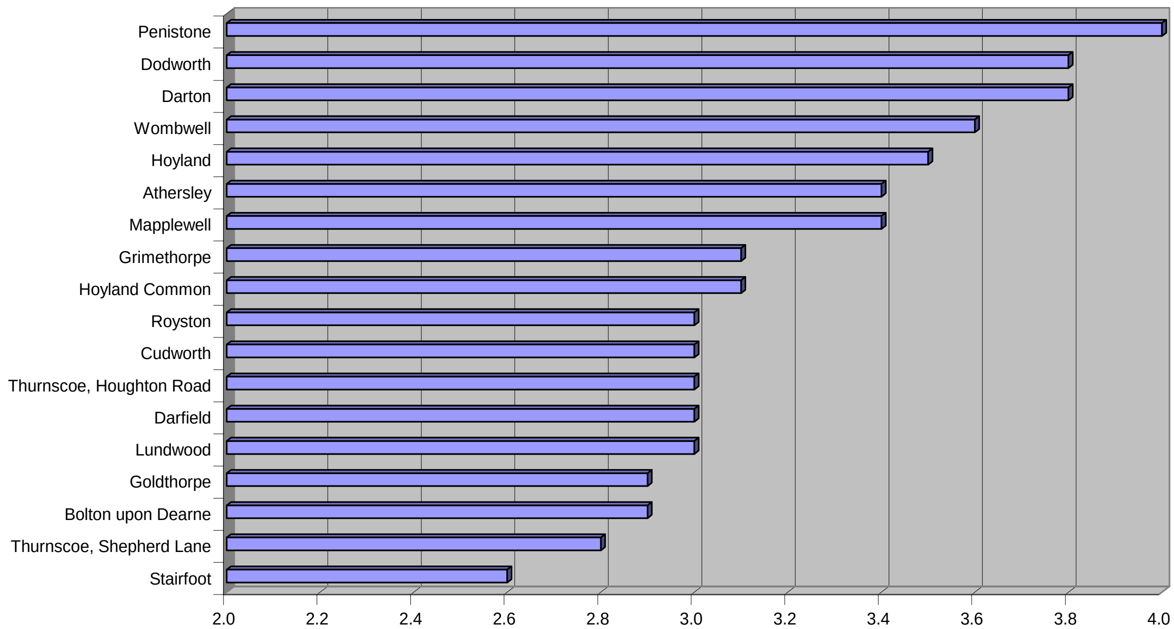
21. We have adopted a market-share approach to the capacity analysis for centres. The need for retail development has been assessed based on the expenditure forecasts and the market share of trade of each District Centre within its catchment area, taking account of commitments. Our assessments of floorspace capacity over the LDF period to 2026 are shown below.

Summary of Floorspace Capacity, 2026	Convenience (sq.m. gross)	Comparison (sq.m. gross)	Total (sq.m. gross)
Cudworth	110	30	140
Goldthorpe	550	240	790
Hoyland	110	280	390
Penistone	nil	590	590
Royston	nil	30	30
Wombwell	240	380	620

22. Advice is also given on qualitative need and the need for other town centre uses such as commercial leisure, based on the PPS4 Practice Guidance.

Place Quality Assessments

23. Place Quality Assessments have been undertaken to assess the special qualities and unique characteristics of each District and Local Centre, identifying potential opportunities to improve the capacity of each centre as a distinctive place. These assessments are intended to support the place shaping objectives of the Barnsley Core Strategy and, going forward, provide part of the evidence base for the Council’s emerging Development Sites and Places DPD. The overall scores on the place quality assessments are shown on the chart overleaf.



24. There are similarities between the place quality assessment scores and the health check vitality and viability scores, which is to be expected. However, there are also differences. In particular, Hoyland, Penistone, Darton and Dodworth have a higher place quality assessment score than vitality and viability because of their distinctive character. Stairfoot and Thurnscoe Houghton Road have a lower place quality assessment score than vitality and viability because of a relatively poor shopping environment and lack of distinctiveness.

Advice on Centres

25. Our advice on centres takes the form of a schedule of key findings for each centre. The schedules summarise the findings on:

- Existing Provision
- Extracts from the Core Strategy (where applicable)
- Vitality & Viability
- In-Centre Survey (District Centres only)
- Need Assessment (District Centres only)
- Place Quality Assessment, and
- Classification of Centre.

26. In addition an assessment has been made of each centre to review the existing centre boundaries defined on the Proposals Maps in the LDF Preferred Options document, October 2005. Maps of all the centres are included in Figure 4 at the end of this report. The maps show:

- The current boundaries of District and Local Centres on the Proposals Maps;
- Proposed boundaries of District and Local Centres;
- Proposed primary shopping areas in the District Centres;
- Proposed primary and secondary shopping frontages in the District Centres;
- Development opportunities.

27. We recommend that centres should be classified into four categories according to their potential for growth or change:

District Centres	
Cudworth	INTENSIFY
Goldthorpe	INTENSIFY
Hoyland	INTENSIFY
Penistone	EXPAND/INTENSIFY *
Royston	EXPAND
Wombwell	INTENSIFY
Local Centres	
Athersley	CONSOLIDATE
Bolton upon Dearne	CONSOLIDATE
Darfield	EXPAND
Darton	CONSOLIDATE
Dodworth	CONSOLIDATE
Grimethorpe	INTENSIFY
Hoyland Common	CONSOLIDATE
Lundwood	CONSOLIDATE
Mapplewell	CONSOLIDATE
Stairfoot	CONSOLIDATE
Thurnscoe Houghton Road	CONSOLIDATE
Thurnscoe Shepherd Lane	INTENSIFY

* NB. The potential for expansion in Penistone has already taken place with the recent Tesco supermarket development. There is further potential for intensification.

Other Policy Advice

28. Policy advice is given on Floorspace Thresholds for Impact Assessments, Monitoring, Locally Important Impacts and PPS4 Policy on Smaller Centres.

1. INTRODUCTION

1.1 England & Lyle Limited were commissioned by Barnsley Metropolitan Borough Council in June 2010 to undertake this Smaller Centres Study.

1.2 The Borough has a number of smaller centres that are vital to sustainable growth as they provide access to services in relatively accessible locations for local residents. The Borough has been awarded Growth Point status by the Government and it is essential that these centres are able to serve the increased population this will bring and that they can support sustainable growth. As part of the preparation of the Development Sites and Places DPD the Council needs to develop a better understanding of these centres and what potential they have for development to support growth over the plan period.

1.3 The Council's draft Core Strategy defines a hierarchy of centres in which Barnsley is a Town Centre and six centres are designated as District Centres – Cudworth, Goldthorpe, Hoyland, Penistone, Royston and Wombwell. These District Centres have an important role serving localised catchments and meeting more than local needs. The Study Brief also identifies 11 existing Local Centres (Athersley, Bolton upon Dearne, Darton, Dodworth, Grimethorpe, Hoyland Common, Lundwood, Mapplewell, Stairfoot, Thurnscoe Houghton Road and Thurnscoe Shepherd Lane) and one proposed Local Centre (Darfield). These Local Centres serve smaller catchments and their role is to meet the needs of the local area and not adversely impact on the vitality or viability of the larger centres.

1.4 There are two main aspects to the study:

(1) Defined Town Centres**:** A review of existing defined centres in the Borough to ensure they are able to support sustainable growth including a healthcheck and an assessment of the level of need that is present in the wider settlement they serve for retail uses and to provide advice on whether these centres are able to meet this requirement and if the Council needs to consider expansion or, possibly, contraction of the centre.

(2) Place Shaping**:** An analysis of the distinctiveness of the Borough's main settlements to ensure they can function as successful places and are able to attract and support sustainable growth. Recommendations will be required on how the local distinctiveness of centres can be enhanced as part of the place shaping agenda.

1.5 A previous study of smaller centres was carried out by consultants in 2003 and the Council carried out its own surveys of the smaller centres in 2007. In 2007 a further consultancy study was carried out of Barnsley town centre which included a Borough-wide household survey. We have made use of the household survey data in the current study. We have also commissioned In-Centre interview surveys in the six District Centres.

1.6 This report is the main study report, Volume 1. It refers to the previous retail studies and the Goldthorpe masterplan in Section 2, Background. Section 3 reviews the policy context including the development plan, other Council policy documents and Planning Policy Statement 4 (PPS4) on Planning for Sustainable Economic Growth.

1.7 We review existing shopping provision in the District and Local Centres in Section 4 and existing shopping patterns, based on the household survey, are analysed in Section 5. A detailed analysis is made of the In-Centre survey data in Section 6. Section 7 assesses the catchment areas of centres, based on the In-Centre survey results.

1.8 Full health checks of all the District and Local Centres are included in Section 8 and an assessment is made of the vitality and viability of each centre.

1.9 Sections 9 and 10 focus on population and expenditure and the assessment of need for shopping and leisure.

1.10 Section 11 includes the Place Quality Assessments of all the District and Local Centres, using an assessment sheet and commentary for each centre.

1.11 Section 12 discusses the relationships between the District Centres and the Local Centres that lie within their catchment areas, and the relationship between Barnsley town centre and the Local Centres around the edge of the Barnsley urban area.

1.12 Advice on centres is given in Section 13, including our recommendations on the boundaries of centres. Development opportunities are identified. For the District Centres we also propose primary shopping areas and primary and secondary shopping frontages. Other policy advice is given in Section 14 in relation to PPS4 guidance. Section 15 contains our Conclusions. The report also contains an Executive Summary.

1.13 Appendices are included in a separate report, Volume 2. The Appendices are:

1. PPS4 Advice on Plan-Making
2. Centre Surveys
3. Expenditure Flows
4. In-Centre Survey Tabulations
5. Health Check Appraisals
6. Expenditure Forecasts
7. Capacity Analysis

1.14 Figure 1 shows the Study Area and Zones used in the study.

1.15 We are very grateful for the assistance and co-operation of Robert Ellis of the Council's Planning Policy team throughout the preparation of the study and the support of other members of the Steering Group – Elaine Worthington and Richard King.

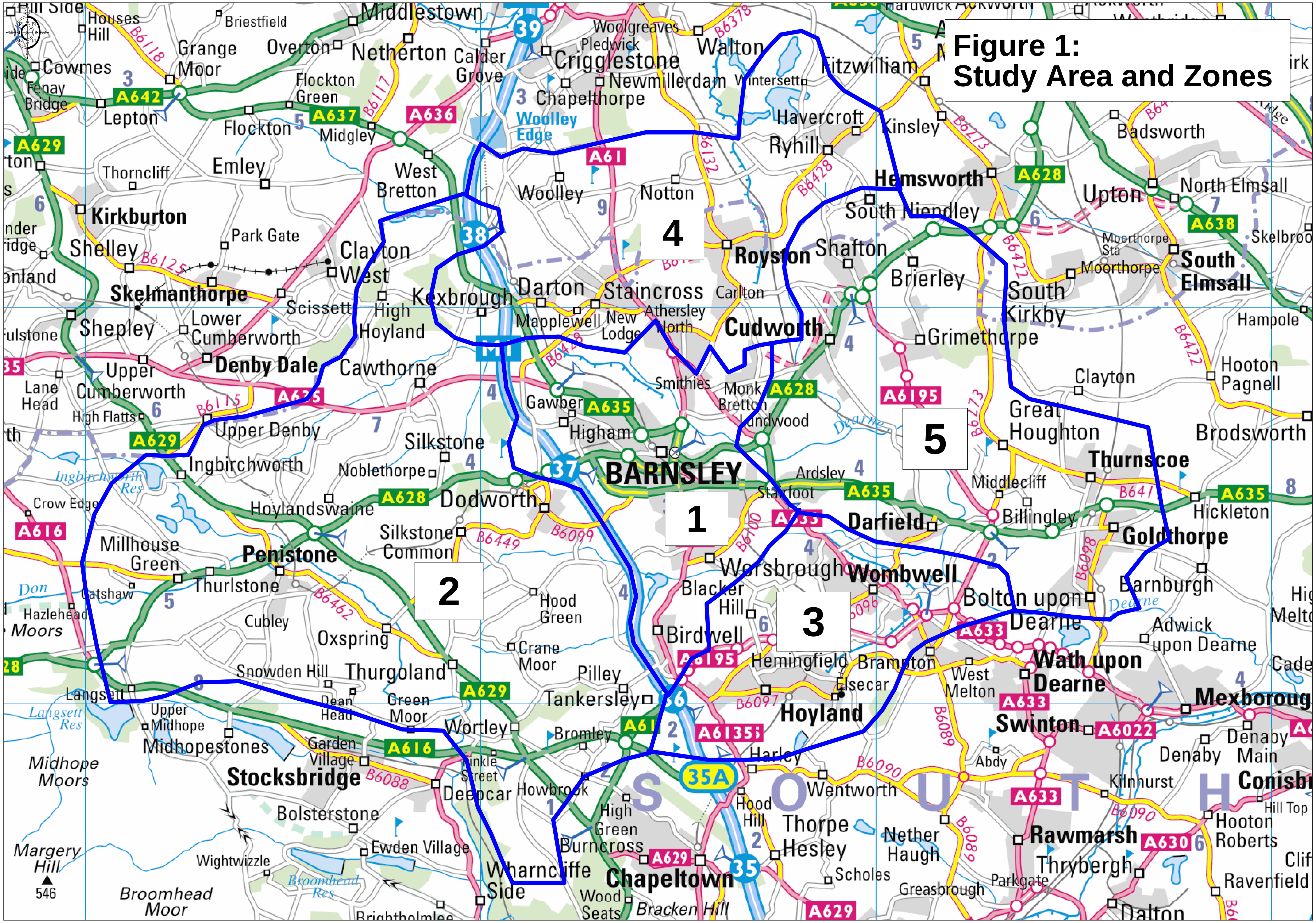


Figure 1: Study Area and Zones

Promap

2. BACKGROUND

Smaller Centres Study 2003

2.1 The report 'Barnsley's Smaller Centres – A Retail Review' was prepared by Donaldsons for Barnsley MBC in September 2003. The study comprises health checks of the vitality and viability of 17 centres in the Borough, and advice on the existing role and function of these centres.

2.2 The study takes account of the hierarchy of centres set out in the existing UDP (adopted December 2000) which includes Barnsley Town Centre, Other Town Centres, District Centres and Local Centres. Existing centres in the hierarchy are listed in Section 3. The study recommends a new hierarchy of centres, as follows:

- Principal Town Centre - Barnsley Town Centre
- Other Town Centres - Wombwell, Hoyland, Penistone,
- District Centres - Cudworth, Goldthorpe, Mapplewell.
- Local Centres - Stairfoot, Thurnscoe (Houghton Road), Darton, Thurnscoe (Shepherd Lane), Hoyland Common, Dodworth, Grimethorpe, Lundwood, Royston (The Wells), Royston (Midland Road). It also recommends that Worsborough (Park Road) should be removed from the classification of local centres.

Retail and Leisure Study 2003

2.3 In October 2003 Donaldsons also prepared the Barnsley Retail and Leisure Study for the Council. The study comprises the following elements:

- a health check of the vitality and viability of Barnsley Town Centre;
- an assessment of the capacity for new retail development in Barnsley town centre;
- an assessment of the leisure market as it relates to Barnsley Urban Centre;
- an assessment of the potential of the town to accommodate new leisure floorspace, and
- recommendations for future action.

2.4 Four different types of survey were used to inform the study:

- Visitors (Street) Survey
- Household Survey
- Retailers and Business Survey
- Leisure Operators Survey

2.5 Some of the conclusions of the study relate particularly to Barnsley town centre but some are relevant to smaller centres in the Borough:

- New convenience goods outlets may have a particular role to play in sustaining the smaller centres in the Borough. Applications in these smaller centres should be treated on their merits, but should be appropriate in size to the function, scale and character of the centre;

- Minor amendments should be made to some retail policies in the UDP to clarify the relationship between various policies and to strengthen policies necessary to protect the vitality and viability of the Borough's centres.

Retail Analysis and Health Check of Barnsley Town Centre 2007

2.6 In April 2008 DTZ (formerly Donaldsons) completed a 'Retail Analysis and Health Check of Barnsley Town Centre 2007' for the Borough Council. The study updates the 2003 Retail and Leisure Study. It:

- reviews recent national trends in retailing and retail development;
- includes a detailed inspection of Barnsley town centre;
- reviews changes in local and regional retail provision; and
- takes account of the results of a survey of 1,000 households within Barnsley's retail catchment area to ascertain current shopping habits and customer views of the town centre.

2.7 The main conclusions are again specific to Barnsley town centre and the planned Markets development scheme. The telephone household survey, described as the Barnsley Shopping Survey, was carried out by NEMS Market Research in July 2007, updating the survey carried out for the 2003 study. We make reference to the household survey data on shopping patterns in Section 5 of this report.

Goldthorpe Masterplan Report (draft, July 2010)

2.8 In 2008 a masterplan was prepared for Goldthorpe to improve the village centre for the benefit of local residents, businesses and also the wider Dearne Valley and develop the vision provided within the Renaissance Market Town strategy for Goldthorpe. The masterplan was revised and published in draft in July 2010.

2.9 One of the key issues in the revised masterplan is the creation of a new village centre and the size of the centre. An economic study identified that Goldthorpe town centre has the potential to support a total of 40-50,000 sq.ft. of retail floorspace. This is less than the total retail floorspace in the town centre at present and it implies the need to consolidate and improve the retail offer and ensure its future viability and sustainability. The objectives of the masterplan include:

- public realm improvements
- new retail development and public square
- car park reorganisation
- shop front enveloping refurbishment

2.10 The masterplan proposes the development of a new retail development and public space to complement existing shops. The preferred location is on the existing school site at the junction of Barnsley Road and High Street to reinforce the existing urban grain and visual prominent corner within the centre. The existing school is to be relocated to a new site in Goldthorpe.

3. REVIEW OF POLICY CONTEXT

Barnsley Unitary Development Plan (UDP)

3.1 The existing UDP (adopted December 2000) details a hierarchy of 18 designated centres which perform a variety of roles and functions. The classification of these designated centres, aimed to mirror that set out in PPG6 (now cancelled), is as follows:

- Principal Town Centre: Barnsley Town Centre
- Other Town Centres: Cudworth, Hoyland, Goldthorpe, Penistone, Wombwell
- District Centres: Mapplewell, Stairfoot, Thurnscoe (Houghton Road)
- Local Centres: Darton, Dodworth, Grimethorpe, Hoyland Common, Lundwood, Royston (The Wells), Royston (Midland Road), Thurnscoe (Shepherd Lane), Worsborough (Park Road).

3.2 All the shopping policies in the UDP were saved in September 2007. The existing policies in Volume 1 – Strategy, Policy and Justification are as follows (in summary):

> Policy S1 permits new retail development will be permitted only within the central shopping area of Barnsley town centre and in the principal shopping and commercial centres where suitable sites, or buildings suitable for conversion, are available for such purposes.
>
> Policy S2 seeks improvements in the general environment, traffic management, highway and pedestrian facilities and public transport within the central shopping area in Barnsley town centre and the other principal shopping and commercial centres.
>
> Policy S3 permits new retail development (convenience and comparison goods) outside the central shopping area of Barnsley town centre and the principal shopping and commercial centres only:
> a) on a site allocated for that purpose in the plan
> b) where there is no suitable site available within centres or where there is no available allocated site, then on a site at the edge of a defined shopping centre or
> c) where there is no other suitable site available, then on an out-of-centre site in a location accessible by a choice of means of transport.
>
> Policy S4 permits proposals for new retail development which comply with Policy S3 if :
> a) the development proposed will not unacceptably undermine the vitality and viability of any defined centre, and
> b) the development will not unduly harm investment strategies, policies or proposals intended to strengthen the viability of the defined centres, and
> c) the development is (or will be) made readily accessible to residential areas for pedestrians and cyclists, to a wider area by established public transport links, and will not generate a significant increase in private car journeys, and

d) the development includes satisfactory measures to accommodate the effects and impact of the development on the transport network.

Policy S5 indicates that all retail developments which would create more than 930 sq.m. gross floor area for the sale of comparison goods on sites outside the central shopping area of Barnsley town centre and principal shopping and commercial centres will be subject to planning conditions to control :
a) the range and types of goods to be sold, and/or
b) the maximum or minimum size of units.

Policy S6 is concerned with local shopping facilities, serving day to day needs of an immediate locality will be permitted subject to scale, traffic and environmental considerations.

Policy S7 is concerned with hot food takeaway shops.

Policy S8 is concerned with specialised retail, display or fitting premises such as car dealers, caravan suppliers, maintenance specialists, battery, exhaust, brake and clutch maintenance and tyre bays.

Policy S9 is concerned with garden centres.

3.3 Volume 2 on Community Areas contains details of allocations for housing, employment and other land uses and specific policies for local areas and is accompanied by proposals maps. Policy BA24 encourages retail development to locate in the following principal shopping and commercial centres – Lundwood, Worsbrough and Stairfoot. Volume 3 is concerned with Barnsley town centre.

3.4 Policies for the Principal Shopping and Commercial Centres are contained in Volumes 4 to 12 for Darton, Dodworth, Royston (The Wells and Midland Road), the North East Towns (Cudworth and Grimethorpe), the Dearne area (Goldthorpe and Thurnscoe Houghton Road and Shepherd Lane), Wombwell, Hoyland and Hoyland Common, and Penistone.

Emerging Local Development Framework Core Strategy

3.5 Following the Revised Preferred Options consultation on the Core Strategy in summer 2009, the Publication version of the Core Strategy was produced for further representations in February 2010 prior to its submission. It sets out the key elements of the planning framework for Barnsley and the approach to its long term physical development.

3.6 Core Strategy Policy CSP 31 on Town Centres states:

Support will be given to maintaining and enhancing the vitality and viability of the following hierarchy of centres:

Town Centre – Barnsley Town Centre
District Centres – Cudworth, Hoyland, Wombwell, Goldthorpe, Penistone, Royston
Local Centres – Athersley ,Bolton upon Dearne (St Andrew's Square), Darfield, Darton, Dodworth, Grimethorpe, Hoyland Common, Lundwood, Mapplewell, Stairfoot, Thurnscoe (Houghton Road), Thurnscoe (Shepherd Lane)

Barnsley Town Centre is the dominant town centre in the Borough. To ensure it continues to fulfil its sub-regional role the majority of new retail and town centre development will be directed to Barnsley town centre.

The District Centres have an important role serving localised catchments and meeting more local needs. To ensure they fulfil this role and continue to complement and support the role of Barnsley Town Centre new retail and town centre development will also be directed to the District Centres.

The Local Centres serve smaller catchments and development here will be expected to meet the needs of the local area and not adversely impact on the vitality or viability of other nearby centres.

All retail and town centre developments will be expected to be appropriate to the scale, role, function and character of the centres in which they are proposed.

A sequential approach will be used to assess proposals for new retail and town centre development. This will help to achieve the spatial strategy for the Borough and will focus development on identified centres in the first instance. Edge-of-centre and out-of-centre development will only be allowed where it meets the requirements of Planning Policy Statement 4.

3.7 The supporting text to Policy CSP 31 states that:

- The extent of the centres will be shown on the Proposals Map that will accompany the Development Sites and Places DPD (our proposed centre boundaries are included at the end of this report).
- The overall approach is that new retail and town centre development should be located within existing centres. This will help to strengthen and protect their important roles and to reduce the need to travel to out-of-centre locations.
- Barnsley’s District centres have a vital role to play in providing shops and services to the people who live near them. The aim is to support and improve the role of all of these centres and in particular to support and enhance them to enable them to have the capacity to fulfil their important roles as Principal Towns.
- Cudworth is identified as the district centre for the Cudworth and Grimethorpe Principal Town, and Goldthorpe as the district centre for the Dearne Towns Principal Town. Royston district centre includes the areas of The Wells and Midland Road.

- Outside Barnsley town centre and the District centres, Barnsley's network of local centres meet more day to day needs and will be the focus for small scale local shops and services.

3.8 Outside the Town centre and District Centres, proposals for small local shops will be considered in the context of Policy CSP32 on Small Local Shops. Policy CSP 32 states:

> Outside existing centres we may allow small convenience shops that meet the daily shopping needs of a local community if:
> the shops are of a type and in a place that would meet local needs and this need is not already met by existing shops; and
> the shops are located and designed to encourage trips by pedestrians and cyclists and would not encourage car trips.

3.9 CSP Policy CSP 31 will supersede saved UDP Policies S1 to S5. Policy CSP 32 on Small Local Shops will supersede saved UDP Policy S6.

Sustainable Community Strategy

3.10 The Core Strategy provides an integrated approach for the implementation of the land use aspects of other Council strategies. In particular it is the 'spatial expression' of Barnsley's Sustainable Community Strategy (SCS) 2008-2020, also known as the Community Strategy or Community Plan.

3.11 The Local Area Agreement (LAA) sets out the Borough's commitment to achieving the SCS against a set of indicators and targets. The Current LAA indicators and how the policies and proposals contained in the Core Strategy contribute towards meeting those targets are set out in the Monitoring and Indicators section of the Core Strategy.

Sustainable Development Framework

3.12 The vision for Remaking Barnsley is set out in the Strategic Development Framework 2003-2033. Following extensive public consultation, the framework (master plan) was prepared by Will Alsop and partners through Yorkshire Forward's Renaissance Towns programme. The framework sets out a 30 year programme to transform Barnsley into a 21st century market town through a series of development projects. These will be set out in the Barnsley Town Centre Area Action Plan Development Plan Document. The master plan framework promotes a vision of achieving high design quality and development via a set of overarching design principles and concepts such as gateways and urban quarters. These principles form the basis for policies in the Town Centre Area Action Plan.

Planning Policy Statement 4 (PPS4): Planning for Sustainable Economic Growth

3.13 PPS4 on Planning for Sustainable Economic Growth was published in December 2009. It represents the Government's current policy on town centre uses including retail and leisure. PPS4 includes policies on plan-making and development management. Appendix 1 of Volume 2 of the Study Report contains a summary of PPS4 policy relevant to plan-making by local authorities relating to main town centre uses at the local level. A more concise version of this guidance is included below as a checklist of what the Council is required to do to meet PPS4 advice.

Network and Hierarchy of Centres

3.14 The Council should:

Define a network and hierarchy of centres that is resilient to anticipated future economic changes, to meet the needs of their catchments. This has been done in the Core Strategy.

Quantitative Need

3.15 The Council should:

Assess the detailed need for land or floorspace for retail uses over the plan period, taking account of both the quantitative and qualitative need for additional floorspace for different types of retail developments.

In assessing quantitative need, have regard to relevant market information and economic data, including a realistic assessment of population, forecast expenditure on comparison and convenience goods and forecast improvements in retail sales density.

Qualitative Need

3.16 When assessing qualitative need for retail development the Council should:

Assess whether there is adequate provision and distribution of shopping and other services, which allow genuine choice to meet the needs of the whole community.

In deprived areas which lack access to a range of services and facilities, give additional weight to meeting these qualitative deficiencies.

Identify any deficiencies in the provision of local convenience shopping and other facilities which serve people's day-to-day needs.

Take into account the degree to which shops may be overtrading and whether there is a need to increase competition and retail mix.

Support shops, services and other important small scale economic uses (including post offices, petrol stations, village halls and public houses) in local centres and villages.

Identifying Sites

3.17 The Council should:

Assess the capacity of existing centres to accommodate new retail development, taking account of the role of centres in the hierarchy.

Identify a range of sites to meet the identified need for development (ensuring that sites are capable of accommodating a range of business models in terms of scale, format, car parking provision and scope for disaggregation).

Identify the appropriate scale of development, ensuring that the scale of the sites identified and the level of travel they generate, are in keeping with the role and function of the centre within the hierarchy of centres and the catchment served.

Identify sites or buildings within existing centres suitable for development, conversion or change of use (including new uses for vacant or derelict buildings, including historic buildings).

Identify sites in the centre, or failing that on the edge of the centre, capable of accommodating larger format developments where a need for such development has been identified.

Identify centres in decline where change needs to be managed.

Review existing site allocations so that they are not carried forward from one version of the development plan to the next without evidence of need and a reasonable prospect of their take up during the plan period.

Allocate sufficient sites in development plan documents to meet at least the first five years identified need. Where appropriate, local development frameworks should set out policies for the phasing and release of allocated sites to ensure that those sites in preferred locations within centres are developed ahead of less central locations.

Sequential Approach

3.18 The Council should:

Apply the sequential approach to site selection, giving preference to sites within centres, then edge-of-centre locations then out-of-centre locations.

Give preference to sites that best serve the needs of deprived areas over alternative sites with similar location characteristics.

Assessing Impact

3.19 The Council should:

Assess the impact of proposed sites on existing centres:

- taking into account the impact considerations set out in Policy EC16, ensuring that any proposed edge-of-centre or out-of-centre sites would not have an unacceptable impact on centres within the catchment of the potential development
- ensuring that proposed sites in a centre, which would substantially increase the attraction of that centre and could have an impact on other centres, are assessed for their impact on those other centres, and
- ensuring that the level of detail of any assessment of impacts is proportionate to the scale, nature and detail of the proposed development.

Consider the degree to which other considerations such as any physical regeneration benefits of developing on previously-developed sites, employment opportunities, increased investment in an area or social inclusion, may be material to the choice of appropriate locations for development.

Other Requirements

(a) Definition of Boundaries

3.20 The Council should define the extent of the main centres and the primary shopping area in its Proposals Map having considered distinguishing between realistically defined primary and secondary frontages in designated centres and set policies that make clear which uses will be permitted in such locations.

(b) Floorspace Thresholds

3.21 The Council should consider setting floorspace thresholds for the scale of retail development outside centres (ie. edge-of-centre and out-of-centre locations) which should be subject to an impact assessment under Policy EC16 and specify the geographic areas these thresholds will apply to.

(c) Locally Important Impacts

3.22 The Council should define any locally important impacts on centres which should be tested in impact assessments of new development proposals under Policy EC16.

(d) Monitoring

3.23 The Council should use its annual monitoring reports to keep the following matters under review in order to inform consideration of the impact of policies and planning applications:

- the network and hierarchy of centres
- the need for further development and
- the vitality and viability of centres.

3.24 The application of this guidance to the Smaller Centres in Barnsley is covered in detail in Section 13 on Advice on Centres and Section 14 on Other Policy Advice.

4. EXISTING SHOPPING PROVISION

4.1 The locations of the District and Local Centres are shown in Figure 2. Detailed surveys were carried out by England & Lyle in each of the district and local centres in the Borough in July/August 2010. The surveys covered the uses of all retail and service properties in the centres (address, name of business and type of business). The data has been compiled into a database for each centre and has been analysed in Excel spreadsheets. The database also includes a classification of the type of use (convenience, comparison, service and vacant) and a scoring of the physical appearance of retail and commercial properties on a 5-point scale. The full survey details are included in Appendix 2 of Volume 2.

4.2 This Section first gives a brief profile of existing provision in each of the district centres and local centres. It is a brief overview because a detailed analysis is included in Section 7 in the health checks of centres. The composition of different uses in each centre is compared with the UK averages derived from Goad data. Comments are made about overall provision in the district and local centres. For completeness reference is also made to out-of-centre shopping provision. An assessment is made of changes in provision since previous surveys were carried out in 2003 and 2007.

4.3 It should be noted that our analysis of existing provision does not include Barnsley town centre.

4.4 The analysis includes services as well as shops. Services are classified in 3 categories used by Goad:

- Financial and business services – banks, building societies, estate agents, solicitors, accountants, etc.
- Leisure services – cafes, restaurants, takeaways, pubs, clubs, hotels, amusements, etc.
- Retail services – travel agents, dry cleaners, hairdressers, health & beauty, etc.

District Centres

Cudworth

	Number	Percentage	(c/f UK)
Convenience	8	14%	9%
Comparison	18	32%	34%
Total Retail	26	46%	43%
Vacant Units	6	11%	11%
Services:			
Financial & Business	4	7%	11%
Leisure Services	13	23%	22%
Retail Services	7	13%	13%
Total Services	24	43%	46%
Total Retail and Service	56	100%	100%

FIGURE 2

4.5 The main retail and service provision in Cudworth is located along the main Barnsley road. The proportion of retail units is slightly above the national average. Convenience shops have a higher representation than the national average. However the Co-op store is the only supermarket in Cudworth. Service units represent 43% of total units, slightly below the national average. Leisure and retail services are fairly well represented with a slightly lower than average representation of financial and business services. The vacancy rate of 11% is the same as the national average.

Goldthorpe

	Number	**Percentage**	**(c/f UK)**
Convenience	11	11%	9%
Comparison	36	37%	34%
Total Retail	47	48%	43%
Vacant Units	11	11%	11%
Services:			
Financial & Business	11	11%	11%
Leisure Services	14	14%	22%
Retail Services	15	15%	13%
Total Services	40	41%	46%
Total Retail and Service	98	100%	100%

4.6 Goldthorpe's main retail and service provision is located along the main Barnsley and Doncaster Roads. The proportion of retail units within the centre (48%) is good and is above the national average. Service uses represent 41% of all units, below the national average. Retail and financial and business services are fairly well represented but leisure services (restaurants, cafes etc) have a relatively low representation, well below the national average. The vacancy rate of 11% is the same as the national average.

Hoyland

	Number	**Percentage**	**(c/f UK)**
Convenience	12	20%	9%
Comparison	19	32%	34%
Total Retail	31	52%	43%
Vacant Units	3	5%	11%
Services:			
Financial & Business	4	7%	11%
Leisure Services	12	20%	22%
Retail Services	10	17%	13%
Total Services	26	43%	46%
Total Retail and Service	60	100%	100%

4.7 Hoyland's main retail and service offer is concentrated on High Street, King Street and Market Street radiating from the main square which includes the Town Hall and the Co-op supermarket. The proportion of shops is relatively high at 52% of total units (well above the national average) and the number of service units is slightly below average. Leisure and retail services are fairly represented but financial & business services are slightly under-represented compared with the national average. The vacancy rate is only 5%, well below the national average.

Penistone

	Number	**Percentage**	**(c/f UK)**
Convenience	6	12%	9%
Comparison	17	33%	34%
Total Retail	23	44%	43%
Vacant Units	1	2%	11%
Services:			
Financial & Business	7	13%	11%
Leisure Services	12	23%	22%
Retail Services	9	17%	13%
Total Services	28	54%	46%
Total Retail and Service	52	100%	100%

4.8 Penistone is an historic market town with its main retail and service offer concentrated on Market Street together with the attractive new Market Hall and Tesco store on the former cattle market site. The total proportion of retail units is about the same as the national average. The proportion of service units is above the national average but services do not dominate the overall composition of the centre. There is a slightly higher than average retail service offer. The vacancy rate is very low and well below the national average.

Royston

	Number	**Percentage**	**(c/f UK)**
Convenience	8	17%	9%
Comparison	12	26%	34%
Total Retail	20	43%	43%
Vacant Units	10	21%	11%
Services:			
Financial & Business	5	11%	11%
Leisure Services	6	13%	22%
Retail Services	6	13%	13%
Total Services	17	36%	46%
Total Retail and Service	47	100%	100%

4.9 Royston comprises two separate centres, The Wells and Midland Road which are separated by housing. The Wells is a centre located on a main road junction and Midland Road is a linear centre surrounding by residential areas. The proportion of retail units within Royston is equivalent to the national average. There is however a higher than average representation of convenience stores particularly at Midland Road and therefore a lower than average comparison representation overall. Services uses represent 36% of total units, lower than the national average. There is a particular low leisure service representation within the area. The vacancy rate of 21% is considerably higher than the national average.

Wombwell

	Number	Percentage	(c/f UK)
Convenience	10	9%	9%
Comparison	37	33%	34%
Total Retail	47	42%	43%
Vacant Units	8	7%	11%
Services:			
Financial & Business	10	9%	11%
Leisure Services	26	23%	22%
Retail Services	21	19%	13%
Total Services	57	51%	46%
Total Retail and Service	112	100%	100%

4.10 Wombwell's main retail and service offer is located along High Street. The proportion of retail units within the centre is good and slightly above the national average. Convenience shopping in the centre tends to be dominated by discount supermarkets. However, a new Tesco Express store in the former Co-op unit will help to improve the choice of food shopping. The total number of service units is slightly above the national average with a higher than average number of retail services. The vacancy rate of 7% is below the national average.

Local Centres

4.11 The study includes 12 local centres. The relatively small number of retail and service uses in the local centres makes it difficult to make meaningful comparisons with the national average representation of uses gathered from Goad. However it is still useful in providing some form of benchmark to assess the centres.

Athersley

	Number	Percentage	(c/f UK)
Convenience	7	47%	9%
Comparison	3	20%	34%
Total Retail	10	67%	43%
Vacant Units	0	0%	11%
Services:			
Financial & Business	0	0%	11%
Leisure Services	4	27%	22%
Retail Services	1	7%	13%
Total Services	5	33%	46%
Total Retail and Service	15	100%	100%

4.12 The main retail and service provision within Athersley is mainly located in the compact Laithes Shopping Centre with a post office located opposite and the Netto store further down Laithes Lane. Retail units form a high proportion (67%) of the total units within the centre, a figure which is substantially higher than the national average. This is particularly evident in the high proportion of convenience units within the centre (47%), substantially higher than the national average. This includes a Netto store, a Co-op and a Fulton Foods store. The representation of services is 33%, below the national average. There are no financial and business services located in the centre. There are no vacant units within the centre at present.

Bolton upon Dearne

	Number	Percentage	(c/f UK)
Convenience	1	6%	9%
Comparison	4	22%	34%
Total Retail	5	28%	43%
Vacant Units	5	28%	11%
Services:			
Financial & Business	0	0%	11%
Leisure Services	4	22%	22%
Retail Services	4	22%	13%
Total Services	8	44%	46%
Total Retail and Service	18	100%	100%

4.13 The main retail and service provision within Bolton upon Dearne is located in the compact neighbourhood centre of St Andrews Square. There is a substantially lower than average proportion of total retail units at 28% with the proportion of convenience units (6%) and comparison units (22%) both lower than the national average. Service uses comprise 44% of total units, slightly below national average.

There are no financial and business services within St Andrews Square. The vacancy rate is 28%, substantially higher than the national average. The number of vacant properties has a particularly dominant effect on the centre in the north east corner. The former Dearne Hotel Site, which was vacant at the time of the survey, is being redeveloped as an old people's home.

Darfield

	Number	**Percentage**	**(c/f UK)**
Convenience	4	27%	9%
Comparison	4	27%	34%
Total Retail	8	53%	43%
Vacant Units	0	0%	11%
Services:			
Financial & Business	0	0%	11%
Leisure Services	3	20%	22%
Retail Services	4	27%	13%
Total Services	7	47%	46%
Total Retail and Service	15	100%	100%

4.14 The main retail and service provision within Darfield is dispersed amongst residential units on Garden Street and Snape Hill Road. There are a relatively high proportion of retail units (53%). This is evenly spread between comparison units and convenience units. The higher than average proportion of convenience units is to be expected in a local neighbourhood centre. Service provision is fairly well represented at 47% of total units but there are no financial and business services in the centre and therefore proportionally an over-representation of retail services. There are no vacant units within the centre.

Darton

	Number	Percentage	(c/f UK)
Convenience	2	8%	9%
Comparison	8	32%	34%
Total Retail	10	40%	43%
Vacant Units	2	8%	11%
Services:			
Financial & Business	1	4%	11%
Leisure Services	6	24%	22%
Retail Services	6	24%	13%
Total Services	13	52%	46%
Total Retail and Service	25	100%	100%

4.15 The main retail and service provision within Darton is located along Church Street. 40% of total units are retail units, slightly below the national average. Retailing is dominated by comparison goods shops. Service provision is well represented at 52% of total units. There is a particularly higher than average proportion of retail services and lower than average proportion of financial and business services. The vacancy rate in Darton is 8%, below the national average.

Dodworth

	Number	**Percentage**	**(c/f UK)**
Convenience	3	11%	9%
Comparison	10	37%	34%
Total Retail	13	48%	43%
Vacant Units	1	4%	11%
Services:			
Financial & Business	1	4%	11%
Leisure Services	7	26%	22%
Retail Services	5	19%	13%
Total Services	13	48%	46%
Total Retail and Service	27	100%	100%

4.16 The main retail and service provision within Dodworth is located primarily along High Street with a few further units on Barnsley Road including the Budgens supermarket. There is a good proportion of retail units at 48% of total units, above the national average, with a higher representation of both convenience and comparison shops. Service provision represents 48% of total units, comprising a slightly higher than average leisure and retail services offer and a lower than average financial and business service offer. The vacancy rate in Dodworth is well below average at 4%.

Grimethorpe

	Number	**Percentage**	**(c/f UK)**
Convenience	4	17%	9%
Comparison	7	29%	34%
Total Retail	11	46%	43%
Vacant Units	4	17%	11%
Services:			
Financial & Business	0	0%	11%
Leisure Services	7	29%	22%
Retail Services	2	8%	13%
Total Services	9	38%	46%
Total Retail and Service	24	100%	100%

4.17 The main retail and service provision within Grimethorpe is located on the northern side of High Street with additional units located to the western end in the Acorn Centre and to the eastern end on Queensway including Netto. There is a fair proportion of retail units at 46% of total units, including a higher than average proportion of convenience units (17%). Service units form 38% of total units, lower than average with a higher than average leisure services sector and lower than average retail services. There are no financial and business service units. The vacancy rate in Grimethorpe of 17% is significantly higher than average.

Hoyland Common

	Number	**Percentage**	**(c/f UK)**
Convenience	2	6%	9%
Comparison	15	44%	34%
Total Retail	17	50%	43%
Vacant Units	5	15%	11%
Services:			
Financial & Business	0	0%	11%
Leisure Services	7	21%	22%
Retail Services	5	15%	13%
Total Services	12	35%	46%
Total Retail and Service	34	100%	100%

4.18 The main retail and service provision within Hoyland Common is located on the corner junction of Hoyland Road and Sheffield Road. There is a higher than average proportion of retail units (50%). Comparison goods shops (44%) have a significantly higher than average representation, notable higher than the comparison retail offer in other local centres in the Borough. Service provision forms 35% of total units lower than average. There are no financial and business service uses. The vacancy rate in Hoyland Common of 15% is higher than average.

Lundwood

	Number	**Percentage**	**(c/f UK)**
Convenience	6	24%	9%
Comparison	2	8%	34%
Total Retail	8	32%	43%
Vacant Units	4	16%	11%
Services:			
Financial & Business	0	0%	11%
Leisure Services	11	44%	22%
Retail Services	2	8%	13%
Total Services	13	52%	46%
Total Retail and Service	25	100%	100%

4.19 The main retail and service provision within Lundwood is located along Pontefract Road. Total retail units form 32% of total units, well below the national average and lower than other local centres in the Borough. There is a very low comparison offer of 8% and significantly higher than average convenience offer of 24% of total units. Service provision forms 52% of total units, higher than average. The proportion of leisure services (44%) is much higher than average and there are no financial and business service units in Lundwood. There is a vacancy rate of 16% within Lundwood, higher than average.

Mapplewell

	Number	**Percentage**	**(c/f UK)**
Convenience	9	16%	9%
Comparison	20	34%	34%
Total Retail	29	50%	43%
Vacant Units	2	3%	11%
Services:			
Financial & Business	5	9%	11%
Leisure Services	10	17%	22%
Retail Services	12	21%	13%
Total Services	27	47%	46%
Total Retail and Service	58	100%	100%

4.20 The main retail and service provision within Mapplewell is widely dispersed mainly along Blacker Road, Towngate and Spark Lane. The proportion of retail units is relatively high (50% of total units) and is also higher than the national average with a higher than average availability of convenience shops, including a Co-op store. Services uses represent 47% of total units, about the same as the national average. There is a high representation of retail services (hairdressers, beauty salons etc) at 21%. The vacancy rate of only 3% is well below the national average.

Stairfoot

	Number	**Percentage**	**(c/f UK)**
Convenience	4	17%	9%
Comparison	7	29%	34%
Total Retail	11	46%	43%
Vacant Units	0	0%	11%
Services:			
Financial & Business	1	4%	11%
Leisure Services	11	46%	22%
Retail Services	1	4%	13%
Total Services	13	54%	46%
Total Retail and Service	24	100%	100%

4.21 The main retail and service provision within Stairfoot is located along Doncaster Road. There is a slightly higher than average proportion of retail units at 46% of total units. Of this there is a slightly lower than average comparison offer (29%) and a slightly higher than average proportion of convenience units (17%). Service units form 54% of total units, higher than average. There is a significant proportion of leisure services (46%) and lower than average financial and business and retail service provision. There are no vacant properties currently in Stairfoot.

Thurnscoe, Houghton Road

	Number	**Percentage**	**(c/f UK)**
Convenience	5	19%	9%
Comparison	7	26%	34%
Total Retail	12	44%	43%
Vacant Units	2	7%	11%
Services:			
Financial & Business	3	11%	11%
Leisure Services	6	22%	22%
Retail Services	4	15%	13%
Total Services	13	48%	46%
Total Retail and Service	27	100%	100%

4.22 The main retail and service provision within Houghton Road is located primarily on the southern side of the road. Total retail units form 44% of total units, about the same as the national average. There is however a higher than average proportion of convenience units (19%) and lower than average number of comparison units (26%). The proportion of service units (48%) is slightly higher than average. Financial and business (11%) and leisure services (22%) are above average. Retail services are slightly higher than average. The vacancy rate of 7% within Houghton Road is lower than average.

Thurnscoe, Shepherd Lane

	Number	**Percentage**	**(c/f UK)**
Convenience	4	29%	9%
Comparison	2	14%	34%
Total Retail	6	43%	43%
Vacant Units	1	7%	11%
Services:			
Financial & Business	1	7%	11%
Leisure Services	4	29%	22%
Retail Services	2	14%	13%
Total Services	7	50%	46%
Total Retail and Service	14	100%	100%

4.23 The main retail and service provision within Shepherd Lane, Thurnscoe is located on the corner junction of Shepherd Lane and Station Road. 43% of total units are comprised of retail units, the same as average. Of this however there is a significantly high proportion of convenience units (29%) and low proportion of comparison units (14%). Service units represent 50% of total units, slightly higher than average. Of this there is a higher than average proportion of leisure services. The vacancy rate of 7% in Shepherd Lane is lower than average. There is also however the undeveloped former market site which has a rather negative effect on the appearance of the centre.

Overview of Provision

District Centres	Retail	Vacant	Vacancy Rate	Services	Total
Cudworth	26	6	11%	24	56
Goldthorpe	47	11	11%	40	98
Hoyland	31	3	5%	26	60
Penistone	23	1	2%	28	52
Royston	20	10	21%	17	47
Wombwell	47	8	7%	57	112
Total	194	39	9%	192	425
Percentage	46%	-	-	45%	100%
UK per cent	(43%)	-	(11%)	(46%)	(100%)

4.24 The main comments that can be made about the overall provision in the district centres are as follows:

(1) Goldthorpe and Wombwell are the largest district centres, in terms of both retail units and total retail and service units.
(2) Cudworth, Hoyland, Penistone and Royston district centres are smaller and similar in size, again in terms of total retail units and total retail and service units.
(3) The overall proportion of retail units in the district centres (46%) is slightly above the national average.
(4) The overall vacancy rate in the district centres (9%) is slightly below the national average.
(5) The overall proportion of service uses in the district centres (45%) is about the same as the national average.
(6) The representation of retail uses in the district centres as a proportion of all retail and service units is highest in Hoyland (52%) and lowest in Wombwell (42%), Royston (43%) and Penistone (44%).
(7) The representation of service uses in the district centres is highest in Penistone (54%) and Wombwell (51%) and lowest in Royston (36%) and Goldthorpe (41%).
(8) The vacancy rate in the district centres is highest in Royston (21%) and lowest in Penistone (2%) and Hoyland (5%).

Local Centres	Retail	Vacant	Vacancy Rate	Services	Total
Athersley	10	0	0%	5	15
Bolton upon Dearne	5	5	28%	8	18
Darfield	8	0	0%	7	15
Darton	10	2	8%	13	25
Dodworth	13	1	4%	13	27
Grimethorpe	11	4	17%	9	24
Hoyland Common	17	5	15%	12	34
Lundwood	8	4	16%	13	25
Mapplewell	29	2	3%	27	58
Stairfoot	11	0	0%	13	24
Thurnscoe, Houghton Road	12	2	7%	13	27
Thurnscoe, Shepherd Lane	6	1	7%	7	14
Total	140	26	-	140	306
Percentage	46%	-	8%	46%	100%
UK per cent	(43%)	-	(11%)	(46%)	(100%)

4.25 The main comments that can be made about the overall provision in the local centres are as follows:

(1) Mapplewell is the largest local centre, in terms of both retail units and total retail and service units.
(2) Hoyland Common, Dodworth, Thurnscoe (Houghton Road), Darton, Grimethorpe and Stairfoot are the next largest local centres in terms of the total number of retail and service units.
(3) Hoyland Common, Dodworth, Thurnscoe (Houghton Road), Grimethorpe and Stairfoot are the next largest local centres in terms of retail units.
(4) The overall proportion of retail units in the local centres (46%) is slightly above the national average.
(5) The overall vacancy rate in the local centres (8%) is slightly below the national average.
(6) The overall proportion of service uses in the local centres (46%) is the same as the national average.
(7) The representation of retail uses in the local centres as a proportion of all retail and commercial units is highest in Athersley (67%), Darfield (53%), Hoyland Common (50%) and Mapplewell (50%) and lowest in Bolton in Dearne (28%), Lundwood (32%) and Darton (40%).
(8) The representation of service uses in the local centres is highest in Stairfoot (54%), Darton (52%), Lundwood (52%) and Shepherd Lane, Thurnsoe (50%) and lowest in Athersley (33%), Hoyland Common (35%) and Grimethorpe (38%).
(9) There are no vacancies in Athersley, Darfield and Stairfoot. The lowest vacancy rates in the other local centres are in Mapplewell (3%) and Dodworth (4%) and the highest vacancy rates are in Bolton on Dearne

(28%), Grimethorpe (17%), Lundwood (16%) and Hoyland Common (15%).

Out-of-Centre Shopping Provision

4.26 Outside the district and local centres there are other shops and service units in more peripheral locations. There are also smaller neighbourhood centres at Monk Bretton and Worsbrough. Monk Bretton contains a Netto and a Tesco Express. Worsbrough also has a Netto. Outside these centres in freestanding locations there are several other supermarkets.

4.27 The Asda superstore at Old Mill Lane, Barnsley is located outside the town centre. In addition, there are out-of-centre retail warehouses and retail parks as follows:

Stairfoot (outside local centre)
- B&Q

Wombwell Lane Retail Park
- Jewson
- Dunelm Mill
- Harveys
- Allied Carpets
- Carpet Right
- B & M Stores
- Tesco Extra
- Tesco Fuel
- McDonalds

4.28 Cortonwood Retail Park in Rotherham Borough is located immediately next to the Barnsley Borough boundary close to Wombwell and Hoyland. It is a well-used retail destination for residents of Barnsley Borough. Cortonwood includes:
- Morrison’s Supermarket & Petrol Station
- B&Q Warehouse and Garden Centre
- Sports Direct
- Boots
- Next
- Argos Extra
- Matalan
- SCS
- Asda Living
- Pizza Hut
- McDonalds

Changes in Provision since 2003

4.29 Detailed surveys of the smaller centres were carried out by Donaldsons in their 2003 study and by Council staff in 2007. There are some differences between the previous surveys in the definition of centres and the classification of uses within centres. The previous surveys also included 'miscellaneous' uses which are not retail or service and we have excluded them from the analysis.

4.30 The changes in provision that have occurred in the centres when surveys have been carried out in 2003, 2007 and 2010 are shown below. However data on Athersley, Bolton upon Dearne and Darfield is only available from 2007.

Cudworth

	2003 No. of Units	2007 No. of Units	2010 No. of Units	Overall Change	%
Convenience	9	9	8	-1	-11%
Comparison	14	11	18	+4	29%
All Retail	23	20	26	+3	13%
Vacant	4	1	6	+2	50%
Service	18	31	24	+6	33%
Total Retail & Service	45	52	56	+11	24%

4.31 There has been a steady increase in the total number of retail and service units in Cudworth since 2003, mostly in services and comparison goods. However the 2003 data omits some service units. Since 2007 the main changes are the increase in comparison goods and vacancies, and a decrease in services.

Goldthorpe

	2003 No. of Units	2007 No. of Units	2010 No. of Units	Overall Change	%
Convenience	15	13	11	-4	-27%
Comparison	40	34	36	-4	-10%
Total Retail	55	47	47	-8	-15%
Vacant	13	19	11	-2	-15%
Service	34	43	40	+6	18%
Total Retail & Service	102	109	98	-4	-4%

4.32 There has been a small decrease in the total number of retail and service units in Goldthorpe since 2003 but a larger decrease since 2007. The decrease has been mostly in retail units. Services have increased overall. Since 2007 the main change has been a reduction in vacancies.

Hoyland

	2003 No. of Units	2007 No. of Units	2010 No. of Units	Overall Change	%
Convenience	11	10	12	+1	9%
Comparison	19	12	19	0	-
Total Retail	30	22	31	+1	3%
Vacant	2	4	3	+1	50%
Service	19	22	26	+7	37%
Total Retail & Service	51	48	60	+9	18%

4.33 There has been an overall increase in the total number of retail and service units in Hoyland since 2003, mostly in services. Since 2007 the main changes are the increase in comparison goods shops and services.

Penistone

	2003 No. of Units	2007 No. of Units	2010 No. of Units	Overall Change	%
Convenience	7	7	6	-1	-14%
Comparison	12	12	17	+5	42%
Total Retail	19	19	23	+4	21%
Vacant	0	0	1	+1	100%
Service	18	16	28	+10	55%
Total Retail & Service	37	35	52	+15	41%

4.34 There has been an overall increase in the total number of retail and service units in Penistone since 2003 and 2007, mostly in services and comparison goods. Throughout this period Penistone has had no vacancies and there is currently only one vacant unit.

Royston

	2003 No. of Units	2007 No. of Units	2010 No. of Units	Overall Change	%
Convenience	10	9	8	-2	-20%
Comparison	24	17	12	-12	-50%
Total Retail	34	26	20	-14	-41%
Vacant	7	15	10	+3	43%
Service	28	27	17	-11	-39%
Total Retail & Service	69	68	47	-22	-32%

4.35 It is difficult to make a meaningful analysis of changes in composition in Royston because the previous surveys define Royston as two centres and the Council's current definition of the centre (which we have used in the 2010 survey) excludes some units that were included in 2003 and 2007. Overall it appears that the number of retail units and services has decreased but probably not to the extent shown in the table. Vacancies appear to have increased.

Wombwell

	2003 No. of Units	**2007 No. of Units**	**2010 No. of Units**	**Overall Change**	**%**
Convenience	20	10	10	-10	-50%
Comparison	31	24	37	+6	19%
Total Retail	51	34	47	-4	-8%
Vacant	16	9	8	-8	-50%
Service	40	62	57	+17	35%
Total Retail & Service	107	105	112	+5	5%

4.36 Overall there has been a small increase in the number of retail and service units in Wombwell since 2003 but there have been some significant changes in the composition of uses. Convenience shops have decreased but comparison shops have increased. Services have also increased significantly. Vacancies have declined. Since 2007 the most marked change is the increase in comparison goods shops.

Athersley

	2007 No. of Units	**2010 No. of Units**	**Overall Change**	**%**
Convenience	4	7	+3	75%
Comparison	0	3	+3	300%
All Retail	4	10	+6	150%
Vacant	0	0	0	-
Service	3	5	+2	67%
Total Retail & Service	7	15	+8	114%

4.37 There appears to have been a significant increase in the total number of retail and service uses in Athersley since 2007 but we are not certain that the definition of the centre has remained the same. The increases are principally in retail uses (convenience and comparison).

Bolton upon Dearne

	2007 No. of Units	2010 No. of Units	Overall Change	%
Convenience	1	1	0	-
Comparison	4	4	0	-
All Retail	5	5	0	-
Vacant	1	5	+4	400%
Service	9	8	-1	-11%
Total Retail & Service	15	18	+3	20%

4.38 There has been a small increase in the total number of retail and service uses in Bolton upon Dearne since 2007. The main change has been a significant increase in the number of vacant units.

Darfield

	2007 No. of Units	2010 No. of Units	Overall Change	%
Convenience	3	4	+1	33%
Comparison	3	4	+1	33%
All Retail	6	8	+2	33%
Vacant	2	0	-2	-100%
Service	6	7	+1	17%
Total Retail & Service	14	15	+1	7%

4.39 There has been very little change in provision in Darfield since 2007, with a small increase in retail units and a reduction in vacancies.

Darton

	2003 No. of Units	2007 No. of Units	2010 No. of Units	Overall Change	%
Convenience	2	2	2	0	-
Comparison	3	6	8	+5	166%
All Retail	5	8	10	+5	100%
Vacant	4	0	2	-2	-50%
Service	14	13	13	-1	-7%
Total Retail & Service	23	21	25	+2	9%

4.40 Overall there has been a small increase in the total number of retail and service uses in Darton since 2003, mostly in comparison goods. Since 2007 there has been very little change.

Dodworth

	2003 No. of Units	2007 No. of Units	2010 No. of Units	Overall Change	%
Convenience	4	2	3	-1	-25%
Comparison	8	7	10	+2	25%
All Retail	12	9	13	+1	8%
Vacant	0	3	1	+1	100%
Service	11	9	13	+2	18%
Total Retail & Service	23	21	27	+4	17%

4.41 Overall there has been a small increase in the total number of retail and service uses in Dodworth since 2003 and 2007, in comparison goods and services. Vacancies have declined since 2007.

Grimethorpe

	2003 No. of Units	2007 No. of Units	2010 No. of Units	Overall Change	%
Convenience	6	4	4	-2	-33%
Comparison	7	6	7	0	-
All Retail	13	10	11	-2	-15%
Vacant	4	2	4	0	-
Service	6	7	9	+3	50%
Total Retail & Service	23	19	24	+1	4%

4.42 There has been very little change in provision in Grimethorpe since 2003, with a small decrease in convenience retail units and a small increase in services. Since 2007 vacancies have increased slightly.

Hoyland Common

	2003 No. of Units	2007 No. of Units	2010 No. of Units	Overall Change	%
Convenience	6	2	2	-4	-67%
Comparison	13	13	15	+2	15%
All Retail	19	15	17	-2	-11%
Vacant	4	5	5	+1	25%
Service	23	15	12	-11	-48%
Total Retail & Service	46	35	34	-12	-26%

4.43 There appears to have been a significant decrease in the total number of retail and service uses in Hoyland Common since 2003 but we believe the 2003 data overstates the number of retail and service units. Since 2007 the composition of the centre has remained fairly constant but there has been a small increase in comparison shops and a small decrease in services.

Lundwood

	2003 No. of Units	2007 No. of Units	2010 No. of Units	Overall Change	%
Convenience	7	7	6	-1	-14%
Comparison	4	3	2	-2	-50%
All Retail	11	10	8	-3	-27%
Vacant	5	4	4	-1	-20%
Service	9	10	13	+4	44%
Total Retail & Services	25	24	25	0	-

4.44 There has been very little change in provision in Lundwood in the period since 2003, with a small decrease in retail units and a small increase in services.

Mapplewell

	2003 No. of Units	2007 No. of Units	2010 No. of Units	Overall Change	%
Convenience	7	11	9	+2	29%
Comparison	15	19	20	+5	33%
Total Retail	22	30	29	+7	32%
Vacant	8	3	2	-6	-75%
Service	17	19	27	+10	59%
Total Retail & Service	47	52	58	+11	23%

4.45 There has been a steady increase in the total number of retail and service uses in Mapplewell since 2003, in retail units (mostly comparison) and services, with a decrease in vacancies. Since 2007 retail uses have been fairly constant but services have increased significantly.

Stairfoot

	2003 No. of Units	**2007 No. of Units**	**2010 No. of Units**	**Overall Change**	**%**
Convenience	5	4	4	-1	-20%
Comparison	7	5	7	0	-
All Retail	12	9	11	-1	-8%
Vacant	1	1	0	-1	-100%
Service	12	13	13	+1	8%
Total Retail & Service	25	23	24	-1	-4%

4.46 There has been very little change in provision in Stairfoot in the period since 2003, but the number of comparison goods shops has increased slightly since 2007. Vacancies have remained very low throughout the period.

Thurnscoe, Houghton Road

	2003 No. of Units	**2007 No. of Units**	**2010 No. of Units**	**Overall Change**	**%**
Convenience	4	3	5	+1	25%
Comparison	5	5	7	+2	40%
All Retail	9	8	12	+3	33%
Vacant	0	1	2	+2	200%
Service	13	11	13	0	-
Total Retail & Service	22	20	27	+5	23%

4.47 There has been an overall small increase in the total number of retail and service uses in Houghton Road, Thurnscoe since 2003, in retail units and vacancies. Since 2007 retail uses and services have both increased.

Thurnscoe, Shepherd Lane

	2003 No. of Units	2007 No. of Units	2010 No. of Units	Overall Change	%
Convenience	2	2	4	+2	100%
Comparison	3	3	2	-1	-33%
Total Retail	5	5	6	+1	20%
Vacant	2	1	1	-1	-50%
Service	6	5	7	+1	17%
Total Retail & Service	13	11	14	+1	8%

4.48 There has been very little change in the total number of retail and service uses in Shepherd Lane, Thurnscoe since 2003. Since 2007 retail uses and services have both increased slightly.