

# YORKSHIRE LAND

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03 October 2017

**Ms Paula Tweed**

Planning Policy Group Leader, Planning Policy  
Economic Regeneration Service  
Place Directorate  
Barnsley Metropolitan Borough Council  
PO Box 604  
BARNSELY S70 9FE

Sent by email to  
[paulatweed@barnsley.gov.uk](mailto:paulatweed@barnsley.gov.uk)

Dear Ms Tweed,

## **EMPLOYMENT LAND FOR PENISTONE AND THE WESTERN VILLAGES BARNSELY LOCAL PLAN EXAMINATION - MAIN MATTER 10**

We have now had the opportunity to view the Council's Stage 3 Hearing Statements on the Examination webpage and write specifically in response to the Council's statement in respect of Main Matter 10: *Are the Proposed Employment Allocations Soundly Based and Deliverable within the Plan Period?*

This letter should be read in conjunction with the Barnsley Local Plan Examination hearing statements submitted by ourselves and by PB Planning on our behalf. PB Planning have proposed a Main Modification to Policy E2 of the Barnsley Local Plan to increase the distribution of proposed employment land allocations to Penistone from 3.3ha (1%) to circa 13.4ha (4.3%) in order to enable the allocation of our Blackmoor Business Park development proposals.

We note from the Council's response in relation to site P2 'Land North of Sheffield Road' that the Barnsley Employment Land Report Mott MacDonald of April 2016 anticipates that site P2 is unlikely to be developed until over 10 years into the Plan Period and that it is therefore shown within the timescale 'Long term - ten plus years'.

The Council also recognise that Site Reference P2 scores relatively poorly "*...but given the lack of suitable alternatives it is proposed for allocation to ensure some new employment land provision is made in Penistone.*" (*Our Emphasis*)

We note the Councils failure to reference one of the key constraints for Site P2, this being the presence of several low railway bridges which restrict access to high sided HGV's. Access, is a key factor in attracting businesses to a site.

We refer you to the Council's Cabinet Report; reference CAB.6.6.2012/7 'Growing Barnsley's Economy 2012-2033' (enclosed) which we are sure you and your colleagues will be familiar with. We have highlighted several relevant sections of this report, which identify the importance the Council places upon working with the Private Sector in delivering the Employment Needs of the Borough.

Paragraph 2.1 of the Cabinet Report sets out that:

*"Council agrees the ambition to work collaboratively with our Public and Private Sector partners to Grow Barnsley's Economy, so that by 2033 our Economy is at least comparable to the Yorkshire and Humber Regional Average."*

Similarly, within Paragraph 3.3 the Council recognise importance of working closely with Private Sector partners.

Within paragraph 3.4 the Council identify:

*"...the need to do more in supporting the transition to a more private sector led economy."*

As you are aware, Yorkshire Land Limited (YLL) has been active in the Borough and in particular the Western Area, for almost 30 years. We were major participants in the consultation and public inquiry of the Unitary Development Plan almost twenty years ago, particularly in respect of the Western Part of the Borough. We have brought tens of Millions of Pounds worth of Investment into the Borough during this time, remediating several large brownfield sites, including the former Cammell Lairds Steel Foundry in Penistone, for which the YLL Directors received an award from the Town Mayor of Penistone on 19 March 1999, acknowledging their valuable contribution to the Township of Penistone and its Inhabitants (Copy enclosed).

Prior to its remediation by YLL, the Cammell Laird site was described as one of the most derelict sites within the Borough. YLL removed over 12 metres of fill and mass concrete foundations over an area covering in excess of 12 Acres, this substantial remediation project took two years to complete (see photographs enclosed).

The Councils officer for Mines and Minerals at the time of our remediation, Mr Stephen Normington (now a Planning Inspector with the DCLG) oversaw the works undertaken by YLL and remarked to YLL Director, Mr Steven Green, that he was astounded how YLL, being only a small private company, was undertaking the remediation, considering the task would be a difficult undertaking even for the worldwide contracting organisation, Wimpey.

We are proud of each of our developments and have an enduring interest particularly in the Western part of the Borough. We have the commercial, technical and financial ability and a

long track record of delivery, and would therefore hope that the Council recognises our company as a valued Private Sector partner.

The Council itself identifies that site P2 is unlikely to come forward in the near term. In addition, as experienced developers, we do not believe that the site is viable and thus will not be brought forward during the Plan period, particularly for the reasons expounded in our own Main Matter 10 Statement.

We attach an email dated 15 July 2013 sent from the Barnsley Development Agency to the Council, in response to an enquiry from the Council's Group Leader (Outer Team) Mr Matthew Smith, in respect of an appeal for the development of a proposed Employment site south of Sheffield Road, Penistone (Draft LDF Site Reference P1) with Housing.

The data provided by the BDA, recognises that many self employed are working from home in the Penistone Area due to the lack of facilities in the proximity, especially for new start and small businesses.

The BDA also recognise in their email, the need for the provision of similar employment space to that provided at the Marrtree Business Park in Oxspring, for businesses that could be attracted to Penistone.

Importantly, the BDA recognise:

*"The ability to continue the growth recorded over the past year is crucial to helping to ensure that Penistone West Ward contributes to the overall Borough wide Economic Strategy Targets (Need for up to 32,000 jobs to be created and the growth of the indigenous business base by 1,500 new businesses)."*

Considering the compelling comments of the BDA in respect of the Penistone West Ward, including that the Penistone West Ward is seen as being one of the most economically active parts of the Borough, we are confounded by the Councils failure to identify suitable employment land to ensure that the employment needs of Penistone are met within the early years of the Local Plan Period.

Unlike Site P2, Our proposals for the Blackmoor Business Park can meet the Needs of Penistone and the Western Villages, including the larger villages of Oxspring, Thurgoland and Silkstone Common, which are all in close proximity to the site.

Extending to circa 25 acres, the site is previously developed land in the Green Belt (unlike site P2 which is both Greenfield and Green Belt) and has satisfactory vehicular access, not impeded by the low railway bridges in the area, unlike site P2.

Access is provided by road from the B6462, which leads to the A629 a short distance away

and onwards to the wider road network, including the M1 Motorway, which is just a ten minute drive away.

In respect of connectivity and sustainability, an existing bus stop is situated directly outside the site entrance, and is served by buses travelling to Penistone and Barnsley via the surrounding villages, including the larger villages of Oxspring, Thurgoland and Silkstone Common. The site is also bounded by the Trans Pennine Trail, which provides a safe and flat route for pedestrians and cyclists, segregated from motor vehicles; indeed, Penistone and its Railway Station are just 10 minutes away from the site via bicycle along this route.

Presently, the site is in the ownership of the MoD. However, decommissioning works, having been carried out over the last couple of years, are now complete, and the site is shown for disposal in 2017 on the latest MoD Disposals list. As such, there is a clear documented intent by the MoD to dispose of the land and we have instructed our legal advisors to open negotiations for its purchase.

Having an in depth knowledge of the area, we are not aware of any other suitable site to meet the employment needs of Penistone and the Western Area. We therefore see no justification to prevent its allocation within the Local Plan.

YLL are keen to ensure that a sound Local Plan is delivered as soon as practicable and consequently request that the modification suggested is considered by BMBC as early as possible.

Rather than wait for the Inspector to publish Stage 3 findings, we believe there is an opportunity for BMBC to propose such a modification now in order to be proactive and pragmatic in the identification of additional employment sites required to meet the needs of Penistone and the Western Part of the Borough.

The allocation of the Blackmoor Business Park site by BMBC would act as a catalyst which would importantly provide assurance that a scheme can be delivered if the site is acquired and enable YLL to act immediately to seek to deliver the site as early as possible, starting with the submission of a pre-application request to BMBC and the preparation of detailed plans for the site's development.

Rather than waiting for the release of the Inspector's Stage 3 findings, the identification of the site as an employment allocation now could therefore accelerate the delivery of the site by up to 6 months.

We wish to emphasise that the Council recognise in Section 5.12 'Key Strategic Areas with High Impact on the Delivery of the Economic Strategy' of the Cabinet Report CAB.6.6.2012/7 'Growing Barnsley's Economy 2012-2033 (enclosed) that:

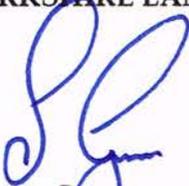
*"It needs to be recognised from the outset that Growing Barnsley's Economy will require an even stronger interface with the Private Sector than the one that has been in place in the Borough over the*

*Past 10-15 years. The proposed investment of £26.945m alone, will not transform the Economic Fortunes of this Borough. In fact, the Borough Council and the One Barnsley Partnership will need to utilise all the tools at its disposal to create the conditions for stimulating Economic Growth, which places the "Private Sector" at the heart of the Borough's Economic Growth Strategy."*

As a committed private sector Developer and Investor and in the circumstances that no other suitable employment land alternatives to meet the needs of Penistone and the Western villages are available, a point recognised by the Council in its Main Matter 10 hearing statement, we respectfully request that the Council agree to make the Main Modification we have requested, at the Stage 3 Hearing Sessions next week.

Yours sincerely

**YORKSHIRE LAND Limited**



**Steven Green**  
Managing Director

Cc Mr Joe Jenkinson - Head of Planning, Barnsley MBC  
Mr Richard Gilbert - Programme Officer, Barnsley Local Plan Examination

Encs Page 14 of Barnsley Councils Main Matter 10 Hearing Statement  
Barnsley Council Cabinet report CAB.6.6.2012/7 'Growing Barnsley's Economy'  
Copy of Penistone Town Council Award  
Photographs of Cammell Laird Foundry Remediation  
Barnsley Development Agency Email to Barnsley Council

c. EB37 Barnsley Employment Land Report Mott Macdonald April 2016 anticipates that the site could be developed between 3 to 10 years into the Plan period (Timescale: Medium term (3 – 10 years)).

### **HOY7 Ashroyd Business Park 8.9 Ha**

a. As an existing employment land allocation within an established employment area no significant constraints or infrastructure requirements are anticipated.

b. The safeguards or mitigation measures set out in the site specific policy (as amended by the minor modification MM22 and policy revision PR11) are sufficient to achieve an acceptable form of development.

No main modifications are proposed or required for soundness.

Individual development proposals on this site will be subject to further assessment against the other relevant Local Plan policies at planning application stage.

c. EB37 Barnsley Employment Land Report Mott Macdonald April 2016 anticipates that the site could be developed between 0 to 3 years into the Plan period (Timescale: Short term (0 – 3 years)).

## **Penistone**

### **P2 Land North of Sheffield Road 3.3Ha**

a. This is a new employment land allocation. Given the constraints and infrastructure requirements identified in the site specific policy (i.e. retention of identified ecological features and provision of buffer strip) the amount of developed proposed is justified.

The site scores relatively poorly but, given the lack of suitable alternatives it is proposed for allocation to ensure some new employment land provision is made in Penistone.

b. The safeguards or mitigation measures set out in the site specific policy (as amended by policy revision PR12) are sufficient to achieve an acceptable form of development.

No main modifications are proposed or required for soundness.

Individual development proposals on this site will be subject to further assessment against the other relevant Local Plan policies at planning application stage.

c. EB37 Barnsley Employment Land Report Mott Macdonald April 2016 anticipates that the site is unlikely to be developed until over 10 years into the Plan period (Timescale: Long term (10+ years)).

**BARNSELY METROPOLITAN BOROUGH COUNCIL**

This matter is not a Key Decision within the Council's definition and has not been included in the relevant Forward Plan

**Report of Executive Director,  
Development, Environment and  
Culture**

**GROWING BARNSELY'S ECONOMY (2012 - 2033) – AN ECONOMIC STRATEGY FOR  
THE BOROUGH AND THE PROPOSED FIVE YEAR ECONOMIC INVESTMENT PLAN**

**1. Purpose of Report**

- 1.1 To seek Cabinet approval on the key priorities to be contained within the Borough's Economic Strategy (2012 - 2033) and to present proposals developed by the Member Economy Working Group in respect of the proposed five year Economic Investment Plan (2012 / 2013 - 2016 / 2017);
- 1.2 To highlight and note the financial implications associated with the first five year Economic Investment Plan (2012 / 2013 – 2016 / 2017);
- 1.3 To highlight a number of key strategic areas and issues, which the Council and its partners must embrace, if the Borough is to achieve its aspiration of bringing about a significant and lasting change in the economic performance of Barnsley in order to close the current jobs, business and skills deficits.

**2. Recommendations**

- 2.1 That Council agrees the ambition to work collaboratively with our public and private sector partners to grow Barnsley's economy so that by 2033 our economy is at least as comparable to the Yorkshire and Humber regional average.**
- 2.2 That Council agrees the emerging priorities proposed within the Borough's Economic Strategy (2012 - 2033) and the five year economic investment plan prioritised by the Member Economy Working Group.**
- 2.3 That Council notes the wider strategic and policy challenges identified within the Economic Strategy regarded as essential prerequisites, if the Borough is to achieve its aspiration of bringing about a significant and lasting change in its economic performance.**
- 2.4 That Council notes the financial implications of the five year Economic Investment Plan and that the Executive Director of Finance and Property reports back to Cabinet following the closure of the year end accounts and the updating of the Authority's Medium Term Financial Strategy.**

**3. Introduction**

- 3.1 Members will recall that in October 2010, a comprehensive assessment of the local economy was undertaken by an independent company, Local Economic Futures in

the form of Barnsley's first statutory Local Economic Assessment (LEA) of the Borough. The headline economic indicators from the LEA showed the following position for Barnsley: Economic Scale (B), Productivity (D), Economic Change (D), Industrial Structure (E), Business and Enterprise (C), Skills and Qualifications (E) and Labour Market (E)

*\*Where an 'A' grade indicates that the area is performing in the top 20% of districts nationally, while an 'E' grade places it in the bottom 20%.*

3.2 **This assessment was further supplemented by an economic analysis undertaken by Barnsley Development Agency (BDA), which highlighted the following key economic challenges facing the Borough:**

- Need for 25,000 more jobs to reach Yorkshire and Humber (Y&H) and 32,000 to reach Great Britain (GB) jobs density averages;
- Business Stock (VAT Registered) need to increase by 1,500 (Y&H) and 2,600 (GB) to reach comparable average;
- Barnsley's 5 (A-C) performance needs to improve by 13 percentage points to reach the national average;
- An additional 8,900 and 17,400 people need to have National Vocational Qualification (NVQ) 2+ and NVQ 4+ respectively to reach national average;
- Average weekly earnings need to increase by £19.30 (Y&H) and £59.50 (GB) to reach comparable averages;
- **Careful selection and appropriate supply of serviced employment land and housing sites to ensure our economic ambitions can be fulfilled;**
- Supply of lower density housing needs to be increased within the Borough to both support and facilitate economic growth.

3.3 Members have accepted and recognised the key economic challenges facing the Borough and thus "Growing the Economy" is now established as one of the key priorities for One Barnsley and the Council. The proposed Economic Strategy (2012 - 2033) is therefore a direct response to presenting both a strategic and an investment plan, which when implemented should begin to reduce our jobs, business and skills deficit. **It is proposed that the Borough Council works closely with our public and private sector partners to grow Barnsley's economy so that by 2033 it is at least as comparable to the Yorkshire and Humber regional average.** This will include reviewing and developing all our associated strategies and delivery plans, and capitalising on all opportunities to ensure the Borough is in the strongest position possible to fulfil this economic ambition.

#### **4. Consideration of Alternative Approaches**

4.1 The alternative is for the Council not to adopt Growing the Economy as one of its key priorities. However, left to market forces our evidence suggests the economic performance gap between Barnsley and the region is likely to widen thus placing the Borough in an even less favourable position for inward investment, indigenous business growth and generally providing local residents with lower levels of new economic opportunities. **Furthermore, a failure to progress this priority is also likely to have a major impact on the Council's other priority of changing the relationship between the Council and the community as the whole ethos underpinning the Economic Strategy is to enhance self reliance within local residents and to have a larger private sector led economy.**

- 4.2 **Not progressing the implementation of the Economic Strategy will also limit the level of business rates, Council Tax, New Homes Bonus and the Community Infrastructure Levy the Council is likely to collect thus having a more limited financial base for our core services.**

## **5. Proposal and Justification**

### **Our Approach to Producing the Economic Strategy (2012 - 2033)**

- 5.1 It goes without saying that each local authority area should produce an Economic Strategy, firmly based on the key economic challenges facing the local area. **At its heart, it should also have the full backing and a real commitment of the key public and private sector players to work together to deliver the long-term local Economic Strategy,** and in the context of the sub-regional and national agenda an alignment with the city regions economic priorities.
- 5.2 The production of the Barnsley's Economic Strategy (2012 – 2033) has therefore utilised the above findings and developed a Strategy in consultation with key stakeholders, which when implemented should build on the progress of the last 10 – 15 years to incrementally move the Borough forward where our jobs, business and skills deficit begins to reduce against the current regional and national averages. Without a concerted long-term commitment, our work has indicated the gap between Barnsley and the rest of the region is likely to widen hence, Barnsley's efforts to reduce the current economic under performance will therefore need to be more 'intense' and indeed 'move at a much faster pace' to compensate the efforts of other local authority areas also delivering similar economic plans to raise their economic performance.
- 5.3 Internally within the Council, the production of the Economic Strategy has been led by the Member Economy Working Group, chaired by the Leader of the Council and supported by a number of key senior officers. Barnsley's Economic Strategy (2012 - 2033) has attempted to present both a long-term plan and an accompanying five year economic investment plan, pertinent to Barnsley's economic challenges - firmly centred on our base economic position in 2012. In preparing the Economic Strategy, Members and officers have sought to utilise the Local Economic Assessment 2010, the Growth Plan for Barnsley's Economy 2007 and the 2003 Strategic Development Framework to structure the key economic priorities against a backdrop of much reduced public and private sector investment, at least in the short to medium term.

### **A High Level Overview of our Economic Strategy**

- 5.4 Whilst much has been achieved to rebuild our economy through the first phase of inter-related strategies such as the Remaking Barnsley programme, The Growth Plan for Barnsley's Economy (2007), Building Schools for the Future and the area based regeneration programmes of Kendray and Grimethorpe, there is still much to do. Barnsley still has an undersized economy and its educational outcomes whilst improving remain below national averages. There is a deficit in business stock and in local jobs; we have high levels of worklessness, a low skills base and inadequate supply of appropriate development sites, executive housing and available business premises. **Our economy is still over reliant on the public sector, and we recognise the need to do more in supporting the transition to a more private sector led economy.**

5.5 Our Strategy sets out how the Borough will respond to those challenges. It sets out how we will encourage a more “bottom up approach” to growth whereby the public sector helps create the right conditions to enable growth to occur. In particular we will work closely with existing businesses to maximise opportunities for them to grow, ensure Barnsley is the best place to start a new business, ensure we have the infrastructure in place to attract external investment and integral to improving our education and learning outcomes, we will encourage measures to raise educational attainment and enterprise.

5.6 In developing the Economic Strategy, our vision is to continue to develop a successful, uniquely distinctive 21<sup>st</sup> Century Market Town at the centre of a Borough that offers prosperity and opportunity for all’

**Specifically, we will in partnership with key public and private sector players:**

- (i) Facilitate a major drive to create more jobs, stimulate new enterprise and grow existing businesses to diversify the economy;*
- (ii) Enable local Barnsley residents to access new enterprise and employment opportunities through targeted support programmes;*
- (iii) Maintain a continued focus on the development of Barnsley Town Centre;*
- (iv) Create the conditions for growth and prosperity;*
  - Through the spatial planning process, by creating major employment hubs, appropriate housing mix and critical transport links to foster economic growth;*
  - By developing our Visitor Economy, exploiting and developing Barnsley’s visitor attractions and natural landscape as assets to boost the economy;*
  - By developing innovative investment partnerships and vehicles with the private sector to help realise the Borough’s economic ambitions.*

5.7 Within the overall programme of action, a summary of key priorities for action includes:

***Develop a vibrant Town Centre with a strong and growing retail and leisure offer, a thriving and balanced business community with a series of attractions and facilities to create a major visitor draw.***

***Specifically, this will include:***

- Successful delivery of the £125m Marketplace Barnsley Project as a major catalyst for improving Barnsley’s retail ranking by 64 places and stimulating much needed private investment to transform the town’s leisure and retail offer;
- Prioritising key development sites and under-utilised buildings which provide the greatest economic activity, enhanced vibrancy and footfall within the town centre;

- Preparation and delivery of the Barnsley Town Centre Area Action Plan as a fully integrated holistic master plan with an adopted planning status;
- Focus on delivering exemplar public realm as a means of creating greater inter-connectivity, quality spaces and enhanced opportunities for private investment;
- Putting in place innovative financial and partnership vehicles, where the pace of delivery maintains the momentum gained over the past 10 years albeit in a more challenging era of public and private sector funding.

***Create the conditions for economic growth and greater prosperity through the provision of quality employment sites, appropriate housing mix and a fully integrated transport infrastructure.***

***Specifically, this will include:***

- Designating employment and residential sites deemed commercially attractive and deliverable, with a particular focus on delivering three high quality business parks and increasing the supply of low density housing;
- Preparation of Development Sites and Places Development Plan Document that provides the land use framework for delivery of the Economic Strategy;
- Prioritise capital investment to open up high quality employment infrastructure, attractive to inward investors and indigenous businesses;
- Develop innovative public and private sector investment vehicles, including the use of public sector owned assets as a mechanism for creating the 'right investment product';
- Developing a transport strategy and delivery plan that responds to our economic ambitions of developing major employment hubs and a broad mix of housing.

***To prioritise the economic renewal of Goldthorpe and the wider Dearne area by delivery of a long-term integrated Masterplan.***

***Specifically, this will include:***

- Delivering a co-ordinated and integrated Masterplan encompassing delivery of 3,000 new homes, new employment sites, provision of new retail, improvements to existing retail offer and public realm and a new school.

***To create more jobs and businesses through appropriate provision of business, enterprise and employment programmes that contribute to reducing the jobs and business deficit within the Borough.***

***Specifically, this will include:***

- Continuation of efforts to encourage and support new business starts and indigenous business growth in parallel with actions designed to attract inward investment;
- Develop effective targeting of efforts towards businesses with growth potential in order to generate new employment and increase the proportion of

Barnsley's business stock in key growth sectors, in particular maximising the potential of the Sheffield City Region Enterprise Zone;

- **Build upon current partnership arrangements between agencies with the private sector, and develop / enhance the local 'product offer' (for new starts, existing businesses and inward investors) in order to make Barnsley a 'Great Place to Grow a Business'; develop our growing reputation for creative digital marketing, low carbon and the visitor economy;**
- Through smarter public sector procurement explore innovative ways to increase new enterprise and sub-contracting opportunities for existing businesses.

***To reduce worklessness amongst those currently unemployed and to increase skills levels of our current and future workforce in order to contribute positively to growing our economy.***

***Specifically, this will include:***

- Raise the aspirations of young people currently in, or about to leave, education by connecting learning and employment opportunities;
- Increase the competitiveness of the Barnsley unemployed when applying for jobs by working with all providers to establish a comprehensive single routeway to employment;
- Work with Job Centre Plus and the Work Programme providers to maximise the effectiveness of the partnerships which currently exist to support people into work;
- Encourage employers to invest in the development of their workforces thus improving business competitiveness and possibly increasing the supply of 'entry level' jobs.

***To significantly strengthen our visitor economy by further developing our key cultural assets and events that provide a major draw in terms of attracting visitor numbers and spend.***

***Specifically, this will include:***

- To strengthen and realise the immense potential of Barnsley's unique and internationally significant industrial heritage for our visitor economy;
- Develop our brand to transform perceptions and aid inward investment, using our unique story;
- Develop our visitor economy to international standards and be recognised as such, even aspiring in the long term to World Heritage status or similar;
- Utilise the heritage offer to raise aspirations and for training and skill development as routes into a wide range of employment;
- Develop a new communications solution for our "product" which addresses the external market.

**Five Year Prioritised Economic Investment Plan (2012 / 2013 – 2016 / 2017)**

- 5.8 Since August 2011, a cross party member Economy Working Group, chaired by the Leader of the Council and supported by senior officers, has led the way on developing the first five year Economic Investment Plan (2012 / 2013 – 2016 / 2017). It needs to be noted that this investment plan has been developed within the context of a longer-term Economic Strategy (2012 - 2033) for the Borough and therefore should be seen as the first five year Economic Investment Plan. Without a long-term sustained effort, it will not be possible to turn around Barnsley's economy and therefore one could argue that the proposed investment, if targeted properly, should begin to see more jobs and businesses being created within the Borough. **We need a bigger private sector economy providing more economic opportunities for our local residents, thus not only creating more self reliant communities, but also generating more business rates and possibly reducing expenditure in some of our service areas.**
- 5.9 Cabinet should note that over an eight month period, considerable effort has been devoted to developing a full appreciation of the size of the economic challenge facing the Borough and undertaking an extensive prioritisation exercise on where the policy interventions and investment should be focussed to stimulate economic growth.
- 5.10 Appendix B gives a full summary overview of the key economic challenges and the outcomes likely to be achieved from all the investment including Marketplace Barnsley, existing BMBC and externally funded projects and programmes (see Appendix C) and the five year Prioritised Economic Investment Plan (see Appendix D).
- 5.11 The tables below give a summary of the outcomes to be achieved from each investment strand, including an overall summary of the outcomes to be achieved over the next five years.

Key outcomes from Marketplace Barnsley

<b>Marketplace Barnsley jobs</b>	
Retail jobs	1,333
Construction jobs	1,144
Total combined investment	£123.5m

Existing BMBC & Externally Funded Projects & Programmes

<b>(Existing) 5-year outputs</b>	
New jobs	2,491
Construction jobs	834
Number of residents trained-up to access existing jobs	1,811
Total number of business start-ups	613
Visitor numbers	3.5m
Visitor spend	£29.4m
Total combined investment	£138.1m - £147.2m

Proposed 5 Year Economic Investment Plan

<b>(Proposed) 5-year outputs</b>	
New jobs	1,713
Construction jobs	422
Number of Barnsley residents trained-up to access existing jobs	900
Total number of business start-ups	208
BMBC investment	£26.245m - £26.945m
Total combined investment	£77m

**Summary of outcomes over next 5 years (2012 / 2013 – 2016 / 2017)**

<b>Summary of 5-year outcomes</b>	
New jobs	5,537
Construction jobs	2,400
Number of Barnsley residents trained-up to access existing jobs	2,711
Total number of new business start-ups	821
Visitor numbers	3.5m
Visitor spend	£29.4m
Total combined investment	£338.6m - £347.7m

**Key strategic areas with high impact on the delivery of the Economic Strategy**

- 5.12 It needs to be recognised from the outset that growing Barnsley's economy will require an even stronger interface with the private sector than the one that has been in place within the Borough over the past 10 -15 years. The proposed investment of £26.945m alone will not transform the economic fortunes of this Borough. In fact the Borough Council and the One Barnsley Partnership will need to utilise all the tools at its disposal to create the conditions for stimulating economic growth, which places the 'private sector' at the heart of the Borough's economic growth strategy.
- 5.13 The Council as a key strategic partner is well placed to lead on a number of areas that could potentially create stronger conditions for economic growth and investment through the private sector. An attempt has been made to highlight these briefly within this report, but it is proposed these key strategic areas are developed further as an integral part of the implementation of the Economic Strategy.
- 5.14 Although not an exhaustive list, some of the key areas proposed that require a more in-depth intervention include:

***Our land use planning framework:*** The Council will commence consultation on the Sites and Places Development Plan Document (DPD) and the Barnsley Town Centre Area Action Plan in summer 2012. Both of these Development Plan documents will contain opportunities for development proposal for the next 15 - 20 years, potentially unlocking several hundred million pounds of investment within the Borough. In fact, it could be argued that this will be the single most important policy document where the

**Council could play a key role in creating the conditions for stimulating economic growth through the private sector.** Many local authorities up and down the country have traditionally placed insufficient emphasis on front loading technical feasibility and viability work to truly assess whether the land allocated for development can indeed deliver the desired outcomes. A key inevitable consequence of such failure is that sites are allocated, but fail to secure development, depriving local authorities of jobs, housing and investment.

It is proposed that prior to Cabinet considering the publication draft of the Sites and Places DPD and the Barnsley Town Centre Area Action Plan (BTCAAP) in spring 2013, an independent private sector view is sought on the viability and deliverability of the proposed residential and employment sites against desired outcomes, including identification of the likely challenges in progressing the development of individual sites.

***Our strategic approach to housing:*** Housing plays a key role in both stimulating and supporting economic growth. The member led Economy Working Group has clearly recognised the need to change the housing mix within the Borough, particularly in respect of delivering lower density and increasing the breadth of housing supply.

Moving forward, the Council will need to make a significant quantum leap in shifting the emphasis towards working with land owners and developers and focussing its efforts on greater collaboration with the private sector in securing the right housing mix, which positively contributes to making the Borough a more prosperous place. The Sites and Places DPD will not only need to identify suitable sites to achieve the appropriate housing mix, but the Council will also need to work more collaboratively with the private sector to create the housing mix which meets the future requirements of the Borough. Changing our approach to achieving the right housing mix for the future, may also include possible review of the policy on Greenbelt in respect of executive housing.

***Transport infrastructure to support the growth of our economy:*** With the adoption of the Borough's new Economic Strategy and the identification of key employment and residential sites by spring 2013, the strategic transportation team will lead the production of a Transport Plan which delivers our economic ambitions. Further reports will be presented to Cabinet, which link our spatial work around employment, housing and transport in an integrated way to clearly identifying the future transportation requirements to support the growth of our economy.

***Smarter procurement to stimulate new enterprise:*** The Borough Council and the other local public sector partners possess significant purchasing power, which could create new enterprise and sub-contracting opportunities for local residents and businesses. It is proposed that this area is explored further within the Council and with One Barnsley partners to assess the full enterprise potential that could be accrued from our public sector procurement.

***Working with employers to increase skills levels to improve competitiveness:*** Work and skills investment contained within the five year prioritised Economic Investment Plan is principally centred on raising educational attainment and working in partnership to improve access of Barnsley residents to private sector jobs. Needless to say that upskilling of the current workforce will play a crucial role in growing our economy and thus further discussions will be held with local colleges,

training providers and the universities on how this key goal can be progressed more effectively, working jointly with employers and local businesses under the stewardship of the private sector led Work and Skills Board, or through a more streamlined integrated private sector led governance arrangement, which brings all strands of economic development together in Barnsley in a similar way to the current sub-regional structures such as the Local Enterprise Partnership (LEP).

***External governance arrangements for delivering the Economic Strategy:*** An Economic Strategy that places private sector at the heart of delivery should also have in place a governance arrangement with a strong representation from this group. The Economy and Culture Board, Work and Skills Board and the Developers Forum currently partly fulfil this function, however, moving forward this should be reviewed to see what changes, if any, are required to develop a strong private sector led partnership that owns and contributes to the effective delivery of the Strategy.

***Internal Programme Management of the Economic Strategy:*** The Executive Director Development, Environment and Culture will chair an internal Programme Board to ensure the economic interventions contained within the Economic Strategy are further developed and delivered in a timely manner to achieve the desired outcomes. It is proposed that annually a State of the Economy report is presented to Cabinet, highlighting progress, key issues and areas that will be progressed for the ensuing year.

***Collaboration with Universities:*** Members have already agreed to collaborate with the University of Sheffield and Sheffield Hallam University to secure an independent perspective and impact assess proposed economic interventions to ensure the Economic Strategy delivers the desired outcomes. Some of the interventions are likely to require other external expertise, which will be sourced to ensure each economic intervention achieves optimum outcomes in supporting the core objective of Growing the Economy

## **6. Delivering Sustainable Community Strategy Ambitions and Local Area Agreement Outcomes**

- 6.1 The proposals contained within the report fully support the emerging themes contained in the Sustainable Community Strategy and the three Council priorities agreed by the Cabinet in May 2012. In particular, the report presents key proposals which will make a significant contribution to one of the key themes, namely Growing the Economy.

## **7. Long Term Sustainability of the Proposal**

- 7.1 This proposal forms part of a strategic objective to create greater self reliance amongst communities and to create a bigger private sector led economy. The proposals contained within the Economic Strategy will help create a stronger and more prosperous Borough, thus creating sustainable employment opportunities for local residents.

## **8. Impact on Local People**

8.1 One of the key priorities is to create more local jobs, more businesses and to connect local people with these opportunities. The effective delivery of the Economic Strategy should therefore have a very positive impact on local people.

## **9. Compatibility with European Convention on Human Rights**

9.1 Not applicable.

## **10. Promoting Equality and Diversity and Social Inclusion**

10.1 The report contains a major emphasis on connecting local people with jobs and enterprise opportunities, including a major drive to tackle social exclusion in Goldthorpe.

## **11. Reduction of Crime and Disorder**

11.1 In investigating the options set out in this report, the Council's duties under Section 17 of the Crime and Disorder Act 1998 have been considered.

## **12. Conservation of Biodiversity**

12.1 Not applicable.

## **13. Risk Management Issues, including Health and Safety**

13.1 There are a number of risks associated with the Economic Strategy, which are summarised below.

13.2 Although the production of the Economic Strategy has been in full consultation with the public and private sector partners, the "detail" of how each sector will be involved in each proposed economic intervention and what they can bring to the table is yet to be developed. Consequently, there is a high probability that the outcomes and costs of each of the proposed economic interventions contained in the five year Economic Investment Plan will need refinement. This will be managed through the internal Programme Management Board, the private sector led governance arrangement and as we develop the detailed proposals for each of the proposed economic intervention contained in Appendix D.

13.3 Realising the full development potential of the town centre and arguably the wider economic strategy is heavily reliant upon the delivery of Marketplace Barnsley. The current single pronged strategy of funding the development costs by raising all the necessary capital through an Institutional Fund carries with it significant risks, particularly given the current state of the economy and the investment market. Should 1249 fail to secure this investment, it will have a major impact on the delivery of the Economic Strategy. A joint high level 1249 / BMBC Officer Group is in place which meets on a quarterly basis with the funding of Marketplace Barnsley a regular agenda item.

13.4 The current private sector engagement and governance is grossly inadequate in providing a private sector led voice and governance structure. It is proposed that Barnsley considers best practice from elsewhere in the country and adopts a

structure to suit Barnsley's needs ie. a private sector led Barnsley Local Enterprise Partnership.

- 13.5 The designation and the detailed feasibility works of three one hundred hectare Business Parks has yet to be completed. Although a capital allocation allowance has been made in the first five year Economic Investment Plan, it must be emphasised that this is an estimate and therefore the final figure could be greater requiring an adjustment to the capital spend in this area, including possible re-profiling of the expenditure.
- 13.6 The jobs and business figures contained within the Economic Plan have been derived by officers taking a cautious approach, given the need for further in-depth work and the current state of the economy. A more accurate position will be presented as part of the first State of the Economy report, which will be presented 12 months after the adoption of the Economic Strategy.

#### **14. Financial Implications**

- 14.1 Consultations on the financial implications have taken place with representatives of the Executive Director of Finance. A total investment of £26.945m is required over a five year period (gross of potential capital receipts of approximately £2m), comprised as follows:

Year 1 (2012/13) - £3.572m  
Year 2 (2013/14) - £10.922m  
Year 3 (2014/15) - £6.237m  
Year 4 (2015/16) - £2.917m  
Year 5 (2016/17) - £3.297m

- 14.2 This can be further split between revenue related expenditure of £7.945m and capital investment of £15.045m. This split is important when considering the utilisation of any available funding as capital resources (eg. capital receipts or borrowing) can only be used to fund capital investment.
- 14.3 The Executive Director of Finance is currently considering funding options following the closure of the year end accounts and the updating of the Authority's Medium Term Financial Strategy.
- 14.4 A further report on potential funding options will be submitted in due course when the above issues have been clarified.

#### **15. Employee Implications**

- 15.1 There are no issues arising directly from this report.

#### **16. Glossary**

- 16.1 BDA – Barnsley Development Agency  
LEA – Local Economic Assessment  
Y & H – Yorkshire & Humber  
DPD – Development Plan Document  
BTCAAP – Barnsley Town Centre Area Action Plan

LEP – Local Enterprise Partnership

**17. List of Appendices**

- 17.1 Appendix B Growing Barnsley's Economy (2012 – 2033) – Summary Sheet
- Appendix C Growing Barnsley's Economy (2012 – 2033) – Existing BMBC and Externally Funded Investment Projects and Programmes
- Appendix D Growing Barnsley's Economy (2012 – 2033) – Five Year Prioritised Economic Investment Plan

**18. Background Papers**

- 18.1 Remaking Barnsley Strategic Development Framework (2003-33)  
Growth Plan 2007  
Strategies and Background Papers associated with the Local Development Framework – Core Strategy and the emerging documents relating to the Sites and Places DPD  
Local Economic Assessment - 2010

**Office Contact: Mahmood Azam    Telephone No: 01226 772621**

**Date:**

## ANNEX

### GROWING BARNSELEY'S ECONOMY (2012-2033) – AN ECONOMIC STRATEGY FOR THE BOROUGH AND THE PROPOSED FIVE YEAR ECONOMIC INVESTMENT PLAN

#### Consultations

(a) Financial Implications

Consultations on the financial implications have taken place with representatives of the Executive Director of Finance.

(b) Employee Implications

There are no employee implications.

(c) Legal Implications

The Council's involvement in the delivery of the Economic Strategy is likely to involve various partnerships, funding and legally binding Development and Funding Agreements. Appropriate Cabinet approval will be sought when entering into any such binding arrangements that commit the Council to a contractual obligation.

(d) Policy Implications

Proposals contained in the report are fully compliant with the policies and priorities contained within the Corporate Plan.

(e) ICT Implications

There are no ICT implications for the organisation.

(f) Local Members

Local Members have already been briefed in October 2010 on the approach being undertaken on the Remaking Barnsley Refresh and the headline messages from the Local Economic Assessment. Furthermore, the production of the Economic Strategy has been overseen by a cross party Member led Economy Working Group.

(g) Health and Safety Considerations

Not applicable.

(h) Property Implications

Not applicable.

(i) Implications for Other Services

The priorities contained in the Economic Strategy will involve other internal service areas. Working arrangements are already in place and officers from relevant sections have already contributed to the production of the Economic Strategy.

(i) **Communications Implications**

The Economic Strategy is likely to contain some high profile schemes and appropriate communication strategies will be developed for such schemes.





The Town Mayor of Penistone

Acknowledges with gratitude the  
outstanding and valuable contribution made by  
*Steven and Lorraine Green.*

to the Township and its inhabitants



*M. Haslam* ..... Town Mayor

*E.A. Wright* ..... Town Clerk

19<sup>th</sup> MARCH 1999 ..... Date

# Cammell Laird site: outlook will continue to improve

**S GREEN, Managing Director, Yorkshire Land Ltd, Town Hall House, Shrewsbury Road, Penistone:**

REFERRING to the reader's letter (October 9), as Managing Director of Yorkshire Land Limited, I feel I have a duty to correct certain inaccuracies.

As many readers will be aware, the site at Springvale was previously occupied by Cammell Laird in the production of Bessemer Steel. The works closed in 1930 and since that time the land has remained in an extremely derelict state, despite previous attempts at land reclamation by at least two major companies, who abandoned their efforts because of the colossal scale and nature of the work involved.

When Yorkshire Land Limited purchased the site about four years ago we took on board what many people described as being an impossible task which was made worse due to the lack of any grant assistance (not one penny has been received). We regret that some people may have suffered inconvenience from noise and dust. This has been inevitable and made worse by the close proximity of the housing adjoining the site. We would like to take this opportunity once again to apologise for any inconvenience the residents

## READER'S LETTER

may have suffered throughout these long overdue and essential works. Most local people have been very understanding as they have gradually seen the works progress and this area of Penistone improve dramatically. They understand that this was not a green field site that had been ripped apart for short-term gain (i.e. open cast) but, on the contrary, was one of the most derelict sites within the borough.

The reclamation works were completed about three months ago and new housing development, directly behind the existing Sheffield Road properties, will follow shortly. Like most things in life with pain comes gain and residents now have a much better outlook than ever before. This will continue to improve as new gardens and landscaping works are added. One local estate agent estimates that the prices of the houses, which back onto the site have already risen by about \$5,000 per property as a direct result of the works carried out to date, not to mention the fact that certain leading build-

ing societies were previously unhappy at providing mortgages on some of the houses which were overshadowed with the 25 foot high wall constructed of steel slag only six metres from their back yard.

The task has not been easy, in fact from start to finish it has been extremely difficult work plagued with continuous problems. However, we have stuck it out and now everyone in the district can feel the benefit of the improvements. There surely must be a plank in Penistone who can deny that the bend on the road at Springvale is much improved now that the wall has been demolished and allowed daylight to shine through. The new road we have constructed to service the business park, 'Laird's Way', will also allow the proposed rail station/bus interchange to finally progress.

Despite allegations we can categorically state that Yorkshire Land Ltd. have not carried out work at 1.30 a.m. destroying trees with bulldozers using searchlights. We can only presume that the writer

has mistakenly believed that this was our company's doing. I am aware that Railtrack (in no way connected to Yorkshire Land Ltd.) own title deeds allow us pedestrian and vehicular access across this roadway at all times, although we endeavour not to exercise our rights unless it is essential.

With regard to the flooding incident on Wednesday 30 September 1998 we would like to confirm that after hours of torrential rain (which incidentally brought flooding in many parts of the borough) water built up and overspilled from the site due to a blocked drain. The drain outlet had been blocked intentionally and it could not physically have been a prank by children as the nature of the blockage was of a more sinister act.

Despite all of our efforts at Springvale we are sorry to learn that some of the adjoining residents feel angry and unhappy, despite the 100% visual/environmental improvement which they are going to feel the most benefit from. However, it is a fact of life that despite best efforts it is not possible to keep everyone happy all of the time. Fortunately we do live in a democratic society and everyone is entitled to their view.

### AUSTRALIAN HAM

**A. WINE HAMPER**  
 A selection of three fine Austr  
 • 750ml bottle Hardy Orange  
 Champagne, several of the Aus  
 • 750ml bottle Hardy  
 Chandonay • 750ml bottle Ha  
 SINGAR

**B. TRADITIONAL FOOD HAM**  
 • 750ml bottle Hardy Grand F  
 Champagne • 600g dark rich  
 Cakes specially made with "Grand  
 Italian" • 200g moist Christmas  
 from Ernest Adams • 140g Co  
 sweet white Patis • 150g Can  
 Cookies • 150g Dotted Mince  
 • 170g milk Imperial Choco

**C. AUSTRALIAN GIFT HAM**  
 Set of four Louis Pomey Chang  
 gift boxes together with a 750  
 Hardy Grand Reserve Red C  
 a 100g dark rich fruit cake sp  
 "Ornings from Giteau".

### ORDER FOR

Please send the following  
**FOR AUSTRALIAN DE**  
 A. Australian Wine H  
 B. Australian Food H  
 C. Australian Gift Ha

Please include.....

DELIVER TO: Name.....

Address.....

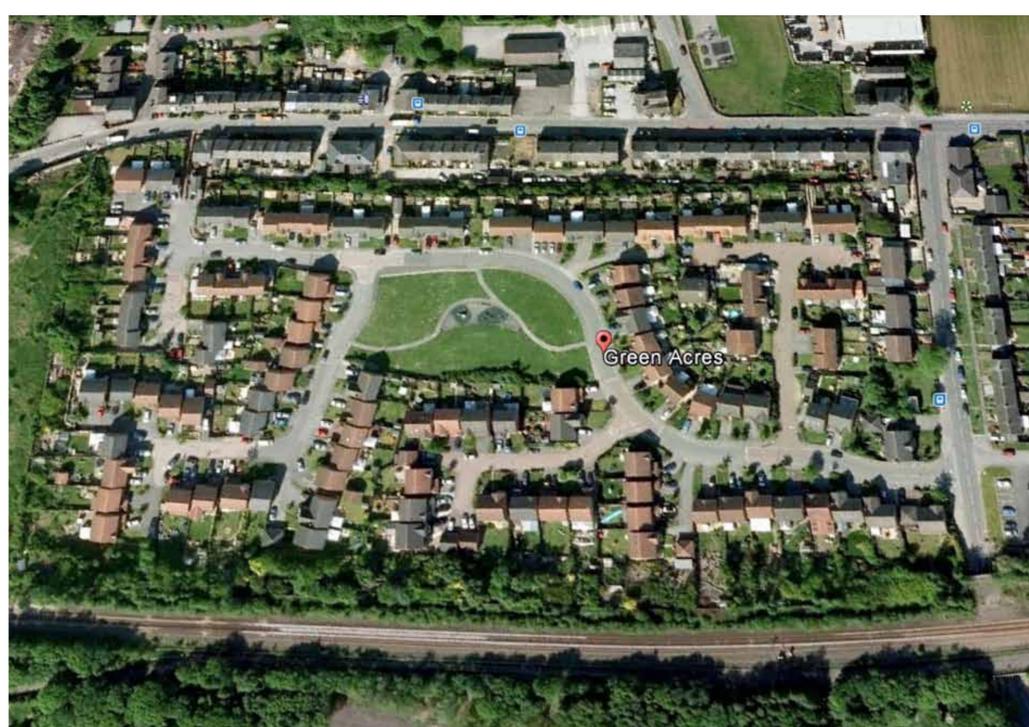
Country.....

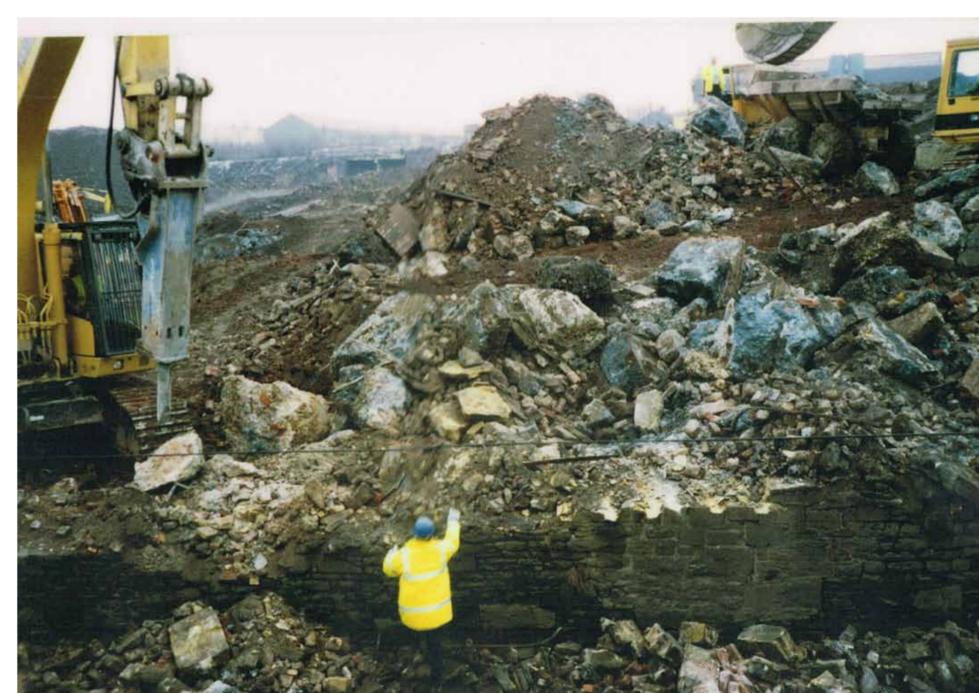
Message (Maximum 15 v

PLEASE COMPLETE SEPARATE

ORDERS CLOSE 25th

Please forward your ord





5. View from far side  
SHEFFIELD RD  
P.T.O



View from  
Sheffield Rd  
going towards Penistone  
P.T.O  
B.M.B.C. DEPO. V



Rubble being moved  
from behind wall

11

**Yorkshire Land**  
Limited

Town Hall House, Shrewsbury Road, Penistone, Sheffield S30 6DY  
Telephone: (01226) 761416 Facsimile: (01226) 761467

7 March 1996

Dear Householder

We write to inform you that we shall be taking down the last section of wall which abuts our site and Sheffield Road in the vicinity of your home.

The essential works will take place between the hours of 6 am to 8 pm on Saturday 9 March 1996.

All the necessary departments have been informed of the works including the Police. Barnsley Metropolitan Borough Council have issued an Emergency Road Closure Notice

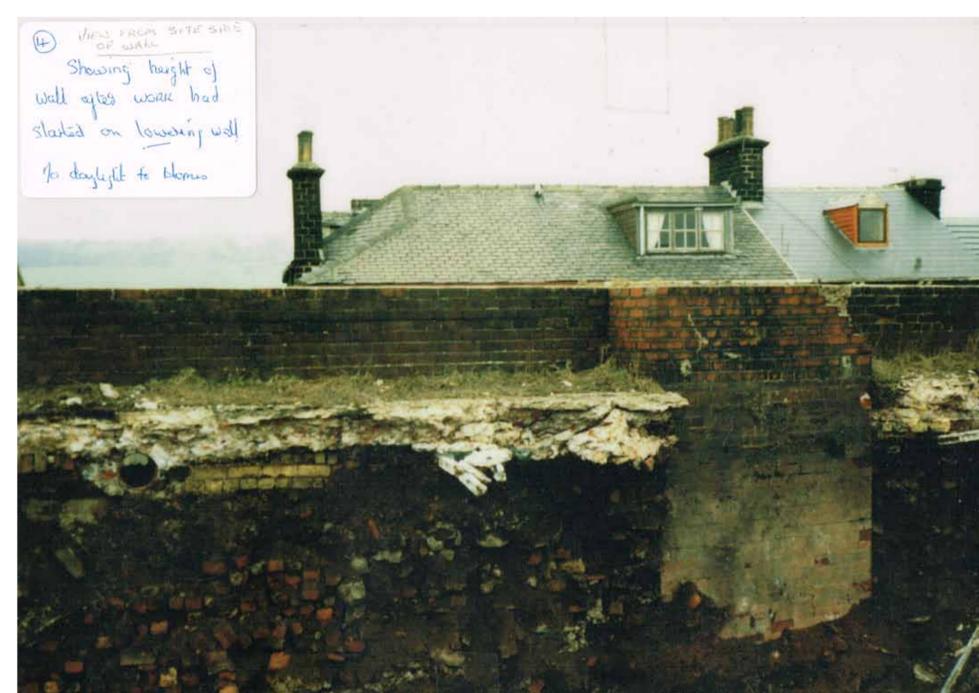
We apologise for any inconvenience you may suffer, but you are given our assurance that we will endeavour to keep the nuisance to a minimum, and are hopeful of completing the works some time Saturday afternoon (earlier than stated above).

Safety is of the paramount importance and barrier fencing will be erected adjacent to the footpath to keep pedestrians well clear of the working area.

We trust this information is of assistance and hope we can count upon your co-operation to ensure a safe and speedy operation for the benefit of all concerned.

Yours faithfully  
YORKSHIRE LAND Limited

*S Green*  
S GREEN  
Managing Director



View from site side  
of wall  
Showing height of  
wall after work had  
started on lowering wall  
to daylight to blower



**From:** Smith , Matthew [MatthewSmith@barnsley.gov.uk]  
**Sent:** 09 August 2013 16:04  
**To:** Dunn , Keiron  
**Subject:** FW: Penistone

Keiron,

More info to help with Lairds Way report.

Matthew

**Matthew Smith**  
**Group Leader (Outer Team)**  
**Development Management**  
**Barnsley MBC**  
**Planning and Transportation**  
**PO Box 604**  
**Barnsley**  
**South Yorks**  
**S70 9FE**  
**Tel: 01226 772583**

**From:** Johnson , Paul  
**Sent:** 15 July 2013 13:16  
**To:** Smith , Matthew  
**Subject:** RE: Penistone

Matthew

Many thanks for your email

In relation to your questions hopefully the following should help

### **Census Labour Supply Data**

According to the 2011 Census the Penistone West ward (incorporates main urban centre of Pensitone, Thurlstone and Hoylandswiane) recorded;

- 11,322 residents of which 65.2% are classed as being of working age (16- Pensionable Age)
- Penistone West's working age population rate (65.2%) is greater than the rates recorded at borough (64.1%), regional (64.6%) and national (62.5%) rates – helping to indicate a potential greater demand for potential employment sites to service the indigenous population base.
- 73% of Penistone West's resident based population (16-74) are classed as being economically active, which is greater than the rates recorded at borough (66.5%), regional (68.4%) and national (69.9%) rates
- Of those who were economically active in Pensitoen West;
  - 67.5% were in employment, which is greater than the rates recorded at borough (59.1%), regional (60.0%) and national (62.1%) rates
  - 10.8% were in self employment, which is greater than the rates recorded at borough (7.7%), regional (8.4%) and national (9.8%) rates
  - 3.0 % were unemployed, which is lower than the rates recorded at borough (5.1%), regional (4.8%) and national (4.4%) rates
- Over the last 10 years (since the last Census the following characteristic's have occurred within the Penistone West ward:
  - Employment levels have increased (65.0% in 2001 to 67.5% in 2011)

- Self employment levels has increased (9.9% in 2001 to 10.8% in 2011)
- Unemployment levels has increased (2.3% in 2001 to 3% in 2011)

Unfortunately, Census 2011 data has not released travel to work statistics for lower levels of geographies, therefore we are unable to provide a response to this question , however Census 2001 indicated that residents who lived in Pensistone West ward:

- 29.4% worked less than 2K form where they lived (lower than the rates recorded at borough (28.1%), regional (29.1%) and national (29.1%) rates
- 50.8% worked less than 10K form where they lived (lower than the rates recorded at borough (66.6%), regional (71.4%) and national (67.5%) rates

### **Labour Demand Data**

According to ONS Business Register & Employment Survey (BRES) data there are;

- 3,073 total employee jobs are held by businesses within the Penistone West Ward, of which:
  - 68.6% are classified as being full time and 31.4% are part time classified
- In terms of the industrial breakdown of jobs in the Penistone West Ward;
  - 25.7% are Manufacturing based
  - 17% are Retail based
  - 8% are Transport and Storage based
- **Over the past year;**
  - the number of jobs in the Penistone West ward has increased by 0.3%, with Full time Employment (FTE's) jobs increasing by 1.3% (lower than the 2.8% increase recorded at Barnsley level)
  - Transport and Storage sector recording the largest increase in jobs that have been created (+142 increase of 135%)
- Despite the increase recorded over the last year, the number of employee jobs in Penistone West ward remains -6.1% lower than before the last recession (2008).

In addition to the above, Bank start data (new business bank accounts) continues to record the Penistone West and East wards as being one of the top 3 wards within Barnsley for the creation of new businesses.

### **Conclusion**

- The above evidence from both a labour supply and also to that of a labour demand perspective help to indicate that the Penistone West Ward is seen as being one of the boroughs most economically active part of the borough, which has seen levels of employment and self employment continue to increase over the last 10 years and remain higher than borough wide, regional and national rates.
- Likewise Penistone West Ward residents have been more resilient and continue to record significantly lower levels of unemployment compared to other parts of the borough and indeed regional and national rates.
- Residents of the borough are more likely to out commute to work (outside Penistone), mostly associated to more constrained workplace pay that both Penistone and Barnsley as a borough commands.
- Job growth has occurred, during the last few challenging years from largely the growth of the indigenous business stock and also the expansion and relocation of companies to new employment sites.

- The ability to continue the growth recorded over the past year is crucial to helping to ensure that Penistone West ward contributes to the overall borough wide economic strategy targets (need for up to 32,000 jobs being to be created and the growth of the indigenous businesses base by 1,500 new businesses)
- Loss of key employment land to other uses (most notably housing) could potentially hamper the future and continued growth of both the overall business base and future jobs within the Penistone part of the borough. Thus meaning that the borough is unable to meet its core economic strategy targets; a reduction in potential business rates for BMBC and the potential out commuting of businesses and loss of additional private sector jobs if a range of future land and premises does not remain.
- For instance many “self-employed” are working from home in the Penistone and surrounding areas due to the lack of facilities in the proximity especially for new start and small businesses. Starter units and test bed area would do well.
- Likewise recent demand for appropriate sized units at Martree Business Park (3,000 – 4,000 sqft) has seen all units on this employment site currently being occupied and let to tenants, issue now will be for additional grow on space to remain these businesses and additional employment space for similar businesses that could be attracted to Penistone.

Hope this helps ,however if you require any additional information please do not hesitate to let me know

Regards

Paul Johnson  
 Connect Barnsley Manager  
 Barnsley Development Agency  
 Tel: 01226 787532  
 Email : [pauljohnson@barnsley.gov.uk](mailto:pauljohnson@barnsley.gov.uk)

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**From:** Smith , Matthew  
**Sent:** 11 July 2013 13:44  
**To:** Johnson , Paul  
**Subject:** Penistone

To Paul,

I've been informed you may be able to help me out with some background information on the current and future economic potential of Penistone.

I am currently dealing with a planning application for residential development on a site in Penistone which is designated for employment use. The applicants are arguing that the site is not required for employment purposes but in order to understand whether it is needed or not it would be useful to know how the labour market acts in Penistone. With this in mind, have you got any information which might answer the following:

- What is the percentage of residents who live and work in Penistone?
- Has the trend over the last 10 years been for residents to work outside of Penistone?
- Do you know if there is a great need for employment provision within Penistone>?

Any information you can provide on the above would be appreciated.

Matthew

**Matthew Smith  
Group Leader (Outer Team)  
Development Management  
Barnsley MBC  
Planning and Transportation  
PO Box 604  
Barnsley  
South Yorks  
S70 9FE  
Tel: 01226 772583**