Cortonwood Retail Park, Barnsley

CLIENT

Helical Retail Ltd and Budenny LLP

LOCAL AUTHORITY

Rotherham Metropolitan Borough Council and Barnsley Metropolitan Borough Council Rotherham Metropoli

SCHEME DESCRIPTION

100,000ft², open A1 retail park

SERVICES

Direct Access of Counsel
Planning Appeals and Inquiries
Retail Assessments

CASE STUDIES

Retail

Major open A1 retail park allowed on appeal despite two councils promoting evidence on significant harm to town centres.



The site accommodated a large, high-bay warehouse built around ten years ago as part of an Enterprise Zone Scheme. With structural changes in the warehousing sector, together with the building's locational limitations, a retail and development scheme was promoted.

In order to achieve viability, an open A1 scheme was necessary. Rotherham Council were extremely concerned about the impact on the health of its centre that had been severely affected following the opening of the Meadowhall and Parkgate Shopping schemes. Barnsley Council were very protective of its proposed major town centre "Marketplace" scheme.

Although we satisfied both Councils that there were no candidate sequential sites in what we properly defined as the catchment area of the proposal, both Councils advanced sites in and around Barnsley and Rotherham.

Despite local political support in the surrounding wards and from the Parish Council, the application was refused.

Very detailed evidence was assembled for an appeal. This dealt with the role and function of Rotherham town centre and how its health should be assessed. Information relating to the fate of the Marketplace scheme was sought through a

series of Freedom of Information requests. Barnsley Council offered to withdraw their case on this and through negotiation their position relating to highway objections was also resolved prior to the inquiry opening.

At the inquiry, the Inspector considered detailed evidence relating to the structure of the alternative Retail Assessments, conflicting views on the health of Rotherham town centre and how the sequential approach ought to be applied. The appeal was allowed with the Inspector agreeing with every aspect of our case.