

**Appendix 3**

**M1 Junction 36 – A6195 Dearne Valley Economic Growth Corridor  
(Phase 1 Hoyland)**

**Background**

As referenced in the Cabinet report (CAB) Reference 26.8.2015/12, the first priority for the delivery of the Strategic Growth Clusters was the progression of the M1 J36 Phase 1 outline business case for Hoyland and Goldthorpe..

In June 2014 Sheffield City Region approved the SCRIF outline business case for the M1 Junction 36 Dearne Valley Economic Growth Corridor, which included both Hoyland and Goldthorpe.

Major investment along the M1 J36 A6195 Dearne Valley economic growth corridor is critical to resolving not only current road infrastructure and congestion issues but more importantly will build the capacity required to unlock significant employment land, opening up the regeneration and growth of the whole Dearne corridor (Goldthorpe and Hoyland), required to achieve local and city region growth aspirations.

It was acknowledged that delivery of the works at the Hoyland end of the A6195 corridor was critical, and due to the timescales involved in bringing forward the proposed employment land at Goldthorpe it was agreed with SCR that full business cases to secure the SCRIF resources would be submitted separately as Phase 1 Hoyland and Phase 2 Goldthorpe.

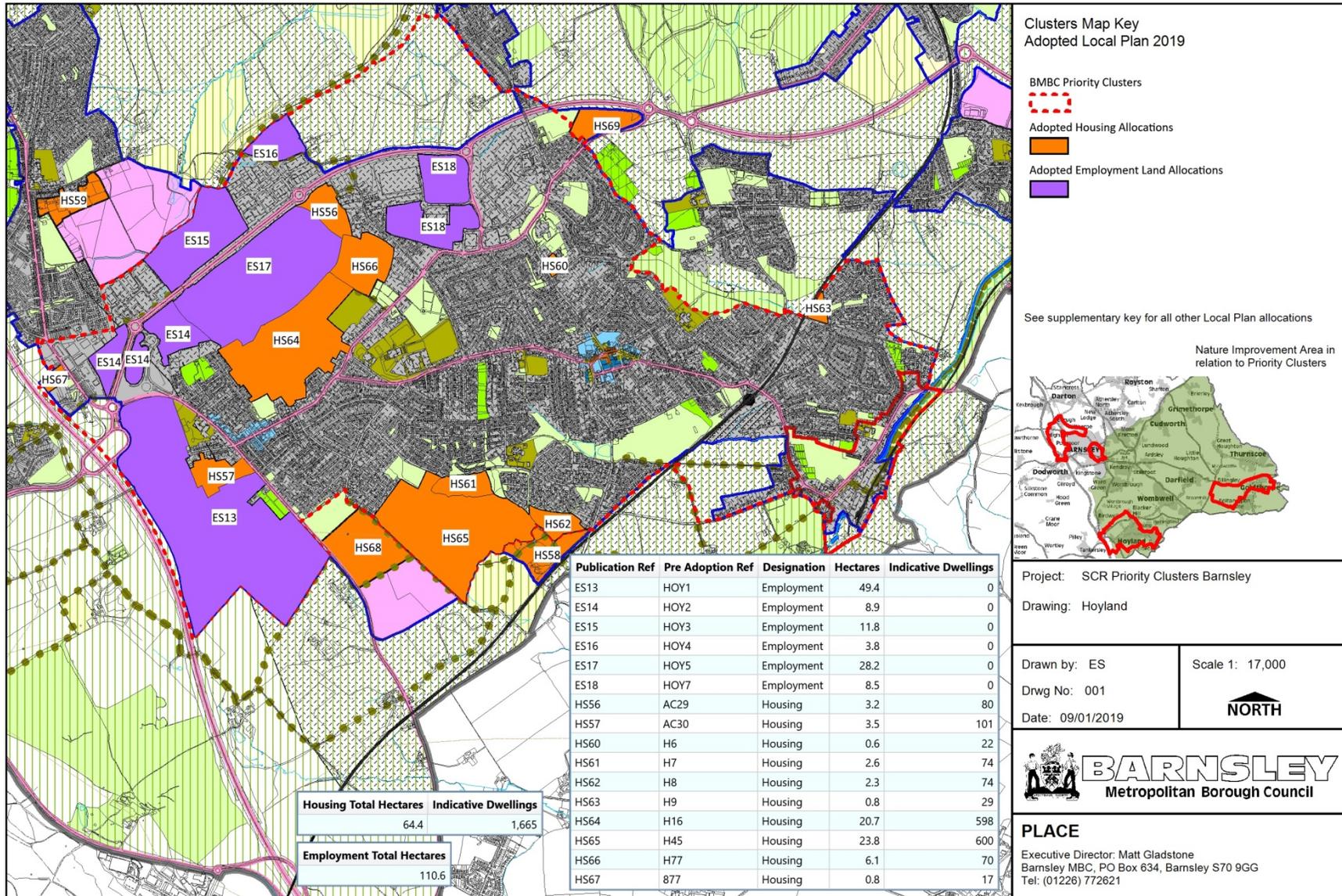
**Current Situation:**

The full business case for the M1 Junction 36 – A6195 Dearne Valley Economic Growth Corridor (Phase 1 Hoyland) was approved by the SCR Combined Authority in 2015, and the funding agreement for £15.708m was executed on 23<sup>rd</sup> March 2016.

This secured the necessary SCRIF investment for the overall road improvements, which could not be provided by a single developer or a first end user, plus gap funding for onsite infrastructure of the new development sites proposed through the Consultation Draft Local Plan. The Local Plan, subsequently adopted by full council on 3<sup>rd</sup> January 2019 CAB 12.12.2018/8 allocates 297ha of land for employment purposes, including 110ha at Junction 36 Hoyland, which can be developed upto 2033 to assist with the delivery of the overall Local Plan employment target of 28,840 jobs including around 16,920 net additional jobs.

A map highlighting the Local Plan allocations in the vicinity of the M1 Junction 36 Hoyland is attached to this report

Strategic Growth Clusters Cabinet Report - Appendix 3



Reproduced from the Ordnance Survey mapping with the permission of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Barnsley Metropolitan Borough Council, Licence number 100022264, 2019.

The SCRIF Funding Agreement for £15.708m provides support for delivery of four work packages .

**Work package 1:** The purpose of work package 1, allocated £9.6m SCRIF is to complete a series of major infrastructure works around M1 Junction 36 to reduce existing congestion, mitigate environmental issues and facilitate the employment and indirectly the housing growth aspirations at Hoyland.

The delivery of the highway infrastructure around the vicinity of the A61 Birdwell Roundabout , as part of work package 1 was completed in September 2017. ( see photograph below)



**Work packages 2,3 & 4 :**The purpose of work packages 2,3 & 4 (£6.04m in total) is to provide gap funding for onsite viability works for the proposed employment sites ES13 (former site reference HOY1), ES15 (former site reference HOY3) and ES17 (former site reference HOY5), as identified in the adopted Local Plan map above which identifies the current and proposed employment site references which are referred to in this report) to assist with the delivery of the overall Local Plan employment target of 28,840 jobs including around 16,920 net additional jobs.

To mitigate any risk to the council of potential grant funding clawback from Sheffield City Region due to none delivery, back to back Development Agreements are in place with Harworth Estates, Hoyland Land Developments / CRM Land & Developments Ltd, and a promotion agreement is in place with The Wentworth Charity with a Development Agreement annexed that will be passed on to their preferred developer once appointed (Currently in negotiation with a preferred partner).

The determination of the actual works required, and phasing of delivery is subject to an ongoing masterplanning exercise, and once it has been determined whether there is a variation in the elements of works that require SCRIF grant funding this will be submitted to Sheffield City Region for approval via a formal change request.

## **Next Steps**

Regular keep in touch meetings and technical meetings are now taking place with Harworth Estates, Hoyland Land Developments and Wentworth Estates, looking at detailed design options and the completion of the Masterplanning exercises will inform the timetable for delivery of the SCRIF funded site viability work and subsequent delivery of the SCR Funding Agreement Outputs and Outcomes.

The determination of the actual works required, and phasing of delivery is subject to the ongoing masterplanning exercise, and once it has been determined whether there is a variation in the elements of works that require SCRIF grant funding this will be submitted to Sheffield City Region for approval via a formal change request to ensure all external grant funding secured is retained, whilst ensuring that the overall aims and objectives of the scheme are achieved.

The developers are being provided with the appropriate support to ensure that now the Local Plan has been adopted, the masterplanning exercise and subsequent planning applications can be progressed in a timely manner to ensure that delivery can be achieved once planning permission has been granted in line with SCR funding timescales.