

Proposed Care Home and Residential Development
Belle Green Court Care Home
Belle Green Lane
Barnsley



Statement on Policy TC1 and District Centres

The proposed site and former Cinema building lie to the east and on the periphery of the main shopping centre along Barnsley Road.

The local plan adopted in 2019 and reviewed in 2022 references a 2014 town centre retail study and smaller centres study 2010, however little can be drawn from these and the effect of the pandemic has changed the retail outlook for all commercial centres.

Never the less Policy TC1 states that :

“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”.

Underneath Policy TC1 it provides some detail on Cudworth and states the following:

“Cudworth is one of the smaller district centres with the main retail and service provision located along the main Barnsley Road. It is average in terms of vitality and viability. Its strengths include the amount of shopping floorspace, the absence of floorspace outside the centre, the lack of charity shops and good pedestrian flows and availability of public transport. Aims for the future of Cudworth are to improve the provision of leisure, cultural and entertainment activities, attract non-food multiple retailers, and to improve movement for pedestrians and cyclists. The strategic direction for Cudworth is to intensify, (that is to realise its potential within its existing boundaries by redeveloping and reconfiguring to intensify the level of current town centre uses).”

Pre application advice for the proposal notes

“It is considered that the loss of this site to residential and for the care home extension, could potentially be contrary to the future aims of Cudworth as the proposal is not for town centre uses and would lose a small part of the district centre that could be utilised as such. However, it is also acknowledged that the site is on the edge of the district centre. Nevertheless, any formal application would need to acknowledge and justify why the proposed would not be detrimental to this aim in order that we could support the principle of the developments”

Prior to the applicants purchase in 2020 the former cinema had been operated as a brand name clearance outlet for around 10 years. The premises had been poorly maintained in that time and was put up for sale in 2018, Ramsdens closing down in 2019.



Although located in a sustainable urban location close to public transport routes as acknowledged the site is on the outskirts of the district centre from the lengthy time that the property was on the market and disused (in excess of 18 months) and the subsequent pandemic it is extremely likely that it would have been possible to let or sell the building as a retail unit which is reflective of the general trends in retailing and commercial uses. Since the applicants purchase of the building whilst they have not actively sought to rent the site, the greater value being in the expansion of the care home, there have been no enquiries for short term leases or seasonal lets that sometimes occur on similar premises.

Although a significant building and visible off of Barnsley Road there are no other retail premises in similar locations, a single small retail unit on Market Place also closed with proposals for conversion.

Any future retail use would also potentially exacerbate the current parking issues with the local public house and fast food takeaways on Barnsley Road.

A brief retail study is summarized in Appendix A, and whilst Cudworth does perform better than similar town centres there are still several vacant properties and 'secondary' type uses.

With Aldi and the Co-op occupying the two larger premises on Barnsley Road it is unlikely that a further food retailer would come forward with an interest in the site.

As a retail site there appears to be little or no interest, the applicant wishes to invest significant funds into the development which will also safeguard the future viability of the care home and provide residential apartments of a high standard.

In Summary

It is also clear that there is no current demand for retail or other 'town centre' uses.

In the current economic climate there appears likely to be little future demand and owing to general changes in retailing, the likelihood of the retail use or other commercial uses of the site become viable seems to be slim.

Appendix A

Commercial Properties in Cudworth as of Feb 2024

338 Barnsley Road	Ians Floor Coverings	Open
328 Barnsley Road	Pampered & Polished	Open
326 Barnsley Road	Party 101 UK	Open
324 Barnsley Road	Aurora Hair Design	Open
322 Barnsley Road	Walk In Wardrobe	Open
320 Barnsley Road	Hung Wah	Open
316 Barnsley Road	Burgers and Brownies	?
314 Barnsley Road	Lash Lounge by Alena	Open
312 Barnsley Road	The Hair Room	Open
310 Barnsley Road	Short Barks n Sides	Open
Barnsley Road	Dootson Motors	Open
303-307 Barnsley Road – Change of Use to Apartments		
301 Barnsley Road	The Spice House	Open
299 Barnsley Road	United Fried Chicken	Open
297 Barnsley Road	Haseeb's	Open
288 Barnsley Road	Katie Newsam Fashion	Open
266-270 Barnsley Road	Bargain Booze	Closed in March 2022
264 Barnsley Road	Yungs	Open
262 Barnsley Road	Onestop Pink it	?
260 Barnsley Road	Cudworth Dental	Open
256 Barnsley Road	Big Mama's	Open
254 Barnsley Road	J Willey & Co	Open
	? Rose Bakery?	
254 Barnsley Road	Top Cut Barbers	Open
254 Barnsley Road	Wishes Cards	Open
Fernbank Barnsley Road	Curly Swirly tea room	Open
254 Barnsley Road	The Coffee Shop	Open
252 Barnsley Road	UK Pizza and Kebab	Open
248-250 Barnsley Road	Deacons Superdec	Open
246 Barnsley Road	Cudworth Post Office	Open
244 Barnsley Road	Well Pharmacy	Open
243 Barnsley Road	Cudworth Pet Shop	Open
241 Barnsley Road	Best Barber Cudworth	Open
239 Barnsley Road	Mellors News	Open
235 Barnsley Road	Norwood Perrin Opticians	
233 Barnsley Road	Poppys Florist	Open

4 Bow St	Salvation Army	Open
Barnsley Rd	Co-Op	Open
3 Roberts St	Barber 1	Open
242 Barnsley Road	Vaping all hours	Open
242 Barnsley Road	Special Occasions	Open
240 Barnsley Road	Desire	Closed
236-238 Barnsley Road	EMF Training	Open
234 Barnsley Road	Home Farm Bakery	Open
232 Barnsley Road	Kingz Barber	Open
230 Barnsley Road	Rose Nails	Open
226-228 Barnsley Road	Corals	Open
224 Barnsley Road	Age Uk	Open
222 Barnsley Road	Pattys Kitchen	Open
220 Barnsley Road	Lakis Fish Bar	Open
218 Barnsley Road	Sweet Spot	Closed 2021
214-216 Barnsley Road	Williams Bar	Open
212 Barnsley Road	Abbey Veterinary Centre	Open
210 Barnsley Road	Magnolia Clothing	Closing Down
208 Barnsley Road	Exodus	Closed – Moved Jan 2023
205 Barnsley Road	JBH jewellers	Open
205a Barnsley Road	Hidden Cycles	Open
203 Barnsley Road	Laura's Beauty Rooms	Open
201 Barnsley Road	Happy House	Open
197-199 Barnsley Road	Moo Lab	Open
4 St Johns Road	TDS Bikes	Open
St Johns House	Marzis Tattoos	Open
St Johns House	Altered Images	
186 Barnsley Road	Heavenly's Aesthetics	Open
171 Barnsley Road	Performance Direct	Open
166 Barnsley Road		Empty

Commerical - Open

Commercial - Empty



