BARNSLEY INDIVIDUAL SITE ASSESSMENTS: SITE NO 7

7.0 DONCASTER ROAD, STAIRFOOT

7.1 This site covers approximately 0.7ha and has direct access to the A635. The land to the north has been developed and now accommodates three units which are occupied by a plumbers merchant and tile warehouse and showroom. The southern part of the site, allocated as employment proposal is currently vacant and has been marketed for employment use by Smiths for some considerable time. This area of land extends to 0.44ha and can be seen on the aerial photograph below:



Comment and Assessment

7.2 The site is included as site reference 9 in the accompanying document whereby it is identified as Plot 1. The information indicates that it is unavailable due to land owner aspirations for residential use. Whilst we are not disputing this, no planning applications have been made in this respect and the site is being actively marketing for employment use. It is for these reasons that we consider the site to be available and therefore part of the available supply.

7.3 Following the qualitative assessment, the site scored high when assessed against the criteria. The overall score was therefore **8 Points**, failing only on the site not having the benefit of any extant planning permission or available floorspace.

- **Area of Land Considered Available for Development: 0.44ha**

	Comments	Score	Area	No of Premises
Undeveloped Land	Yes	1	0.44 ha	
Available Floor	No	0		

space/premises				
Accessibility	Good	1		
Topography	Level	1		
Planning	No	0		
Ownership	Private	1		
Utilities	In place	1		
Marketing	Current	1		
Other environmental constraints	None	1		
Land Use	Suitable for B2, B8	1		
	Total	**8**		