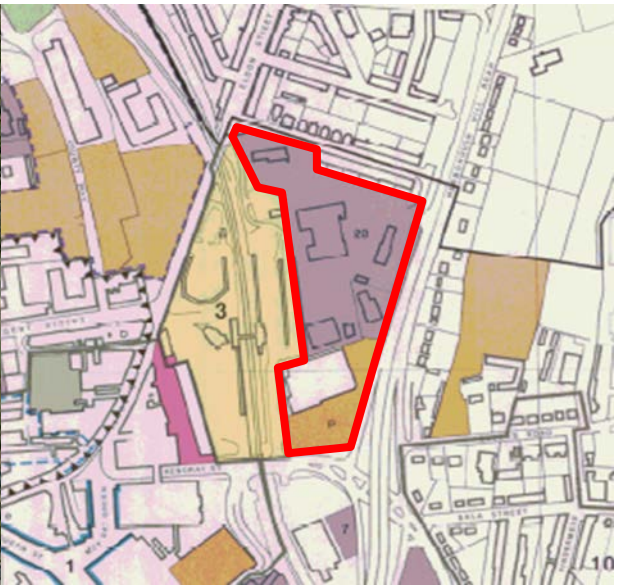


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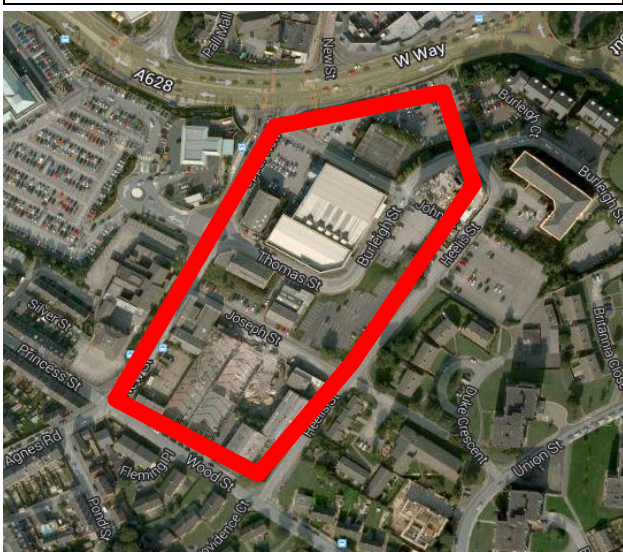
Site Name and Location	Gala Bingo/ former YEB site, Barnsley
	
Summary of Findings	The site is edge-of-centre and approximately 185 metres from the Principal Shopping Frontage within Barnsley Town Centre. However, the site is physically divorced from the Town Centre by the railway line. The site is partly cleared of the former Yorkshire Electricity Board (YEB) units to the north and contains the currently occupied Gala Bingo (Use Class D2) and its associated car parking to the south. The site has extant reserved matters permission (2010/1431) for Retail Development. Saved UDP Policy TC58/20 allocates most of the site for retail development. Therefore the site is considered suitable in principle. However, policy TC58/20 states that the site is capable of accommodating the needs of a discount food operator. The site is considered unviable due to the costs associated with the relocation of the substation to the north of the site. Moreover, the site has

	had outline planning permission for a foodstore since 2005 but, to date, no operator has come forward which suggests that the site is not viable for a foodstore. The site is not considered available within a reasonable time period as extensive site assembly would be required given multiple owners/ occupiers/ lease holders present. Moreover, the Gala Bingo unit is still occupied and operating. The site is not considered to be viable or available and has, therefore, been discounted.
Size of Site (Ha/Sq m)	2.4 hectares
Existing Uses	The northern area of the site has been cleared from the demolition of the former YEB buildings and the southern part of the site is currently occupied and in use by Gala Bingo (Use Class D2) and its associated car parking.
Neighbouring Uses	There are industrial units to the north of the cleared YEB site, residential dwellings beyond the A61 to the east, car parking to the south of the Gala Bingo unit and the Barnsley Transport Interchange beyond the railway line to the west.
Distance to public transport	The Barnsley Transport Interchange is adjacent the site to the west and is separated by the railway line.
Relationship with local retail area Relationship to town centre boundary.	The site is edge-of-centre and approximately 185 metres from the Principal Shopping Frontage within Barnsley Town Centre. However, the site is physically divorced from the Town Centre by the railway line. Its edge-of-centre status is, therefore, questionable.
Development Plan allocations and UDP description (mixed-use/office allocation etc) and resultant policy issues	The site forms part of the Eastern Development Area. The former YEB site is allocated in Barnsley UDP Policy TC58/20 that states <i>'Currently in use as a depot, engineering and storage facility. It is considered that this area has the potential to form a suitable site for development, as an edge-of-centre retail site.'</i>

	<i>Subject to Supplementary Planning Guidance it is considered that the site is capable of accommodating retail units to fulfil the needs of a food discount operator and comparison goods units. A mixed development incorporating business use would also be considered.'</i>
Current Development Proposals (existing planning applications) and/or planning permission	The site has an extant reserved matters planning permission 2010/1431 for Retail Development granted that was granted on 10 February 2012. This application was an extension of time limit for application 2008/1564 approved in 2008, following outline planning permission granted in 2005 (B/05/1339/BA).
Land Ownership (mixed ownership or one sole owner)	Unknown – assumed multiple ownership.
Physical development and/or amenity constraints or barriers (railway lines, major roads, rivers, size of site etc)	The main railway line servicing Barnsley Transport Interchange is adjacent the site to the west. The A61 dual carriageway is adjacent the site to the east and above the site.
Townscape	The site is not within or adjacent to a Conservation Area and there are no Listed Buildings on or adjacent to the site.
Suitability	Site is edge-of-centre and approximately 185 metres from the Principal Shopping Frontage. The site has extant planning permission (2010/1431) for Retail Development and is, therefore, considered suitable in principle.
Viability	The site is not considered to be viable for the proposed development. There are major difficulties and sufficient costs associated with the relocation of the substation. Moreover, the site has had outline planning permission for a foodstore since 2005 but, to date, no operator has come forward which suggests that the site is not viable for a foodstore.
Availability	The site is not considered available within a reasonable time period as extensive site assembly would be required given multiple owners/ occupiers/ lease holders present. Moreover, the Gala Bingo unit is still occupied and operating.

Conclusions	The site is not considered to be viable or available and has therefore been discounted.
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Site Name and Location	New Street/ West Way
	
Summary of Findings	The site is edge-of-centre and approximately 160 metres from the Principal Shopping Frontage within Barnsley Town Centre. The site is occupied by a range of retail uses and is therefore considered suitable in principle as it has extant planning permission (2012/0196) for the erection of new superstore of 7,500 sq m with associated petrol filling station. The site is not considered to be viable as a whole as it would require the relocation of the existing business currently occupying the site, clearing of the site and construction of a new store. Moreover, the roads throughout the site would require stopping up orders. The site is not considered available within a reasonable time period as extensive site assembly would be required given the multiple known owners/ occupiers/ lease holders present. Furthermore, there is uncertainty around the timescales required for stopping up orders. The site is not considered to be available within a

	reasonable time period and has therefore been discounted.
Size of Site (Ha/Sq m)	3 hectares
Existing Uses	The site currently contains parts of, John Street, Thomas Street, Burleigh Street and Joseph Street, which are connecting roads between Upper New Street and Heelis Street. A large part of the site is currently used as surface level pay and display car parking, both Council run and privately operated. Existing buildings on the site include a range of A1 retail uses including the former Gala Bingo building (vacant), the Addiction drug rehabilitation centre, Carpet Mill, Unipart Automotive and a hand car wash facility.
Neighbouring Uses	To the north of the site is the ring road (West Way) and Barnsley Town Centre and to the north east corner of the site is a tower block. Morrisons supermarket and the New Street Health Centre are located to the west of the site. There is a mixture of car parking, offices and residential uses to the east. Residential properties are to the south east, south and south west.
Distance to public transport	There are several bus stops adjacent the site to the north on the A628 West Way.
Relationship with local retail area Relationship to town centre boundary.	The site is edge-of-centre and approximately 160 metres from the Principal Shopping Frontage within Barnsley Town Centre.
Development Plan allocations and UDP description (mixed-use/office allocation etc) and resultant policy issues	The site forms part of the Southern Development Area. Saved Barnsley UDP policy TC58/22 allocates the northern part site for potential Business B1 (a) (b)/ Retail (A2/A3) uses. Policy TC58/23 allocates the southern part of the site for potential Business B1 (a) (b) uses.
Current Development Proposals (existing planning applications) and/or planning permission	The site has extant Full Planning Permission (2012/0196) for the erection of new superstore with associated petrol filling station, car parking,

	access, servicing and landscaping. This was approved on 6 September 2012. There is no known operator.
Land Ownership (mixed ownership or one sole owner)	Site is known to be in multiple ownership.
Physical development and/or amenity constraints or barriers (railway lines, major roads, rivers, size of site etc)	The A628 West Way dual carriageway bounds the site to the north.
Townscape	The site is not within or adjacent to a Conservation Area and there are no Listed Buildings on or in close proximity.
Suitability	The site is considered suitable in principle as the site has an existing planning permission (2012/0196) for the erection of new superstore with associated petrol filling station, car parking, access, servicing and landscaping.
Viability	The site is not considered to be viable as a whole as it would require the relocation of the existing business currently occupying the site, clearing of the site and construction of a new store. Moreover, the roads throughout the site would require stopping up orders.
Availability	The site is not considered available within a reasonable time period as extensive site assembly would be required given the multiple known owners/ occupiers/ lease holders present. Furthermore, there is uncertainty around the timescales required for stopping up orders.
Conclusions	The site is not considered to be available and has therefore been discounted.

Site Name and Location	Peel Centre, Barnsley
	Summary of Findings The site is out-of-centre and approximately 1.2km from the Principal Shopping Frontage in Barnsley Town Centre. The whole site extends to approximately 3.4 hectares and contains a range of retail uses. Approximately 0.7 hectares of land has been cleared and is available for development. The former Comet store (900 sq m) and the former Powerhouse Warehouse (2,500 sq m) are both currently vacant. Collectively these areas are too small to accommodate the proposed store. This would result in a severely compromised store and are not therefore considered suitable or viable for the proposed development. The whole site is not considered to be viable as it would require the relocation of the existing business currently occupying the site. The site is not considered to be available within a reasonable time period due to the number of owners/ occupiers currently on the site and the extensive site assembly that would be required.

	The site has, therefore, been discounted as it is not considered to be suitable, viable or available.
Size of Site (Ha/Sq m)	The overall site is approximately 3.4 hectares. Approximately 0.7 hectare is cleared. There are too vacant units on the site comprising the former Comet store that is approximately 900 sq m and the former Powerhouse warehouse that is approximately 2,500 sq m.
Existing Uses	The site is occupied by a number of retail uses (Use Class A1) and associated car parking. Comet and Powerhouse are currently vacant.
Neighbouring Uses	The site is bound by Barnsley Canal to the north, open space to the east, residential dwellings to the south and the A61 to the west.
Distance to public transport	The site is 80 metres from bus stops on Old Mill Lane that offer a frequent service to Barnsley Town Centre.
Relationship with local retail area Relationship to town centre boundary.	The site is out-of-centre and approximately 1.2km from the Principal Shopping Frontage within Barnsley Town Centre.
Development Plan allocations and UDP description (mixed-use/office allocation etc) and resultant policy issues	The site is not allocated within the saved policies of the Barnsley UDP.
Current Development Proposals (existing planning applications) and/or planning permission	None known.
Land Ownership (mixed ownership or one sole owner)	Unknown – assumed multiple lease/ land owners.
Physical development and/or amenity constraints or barriers (railway lines, major roads, rivers, size of site etc)	The A61 Harborough Hill Road is adjacent the site to the west. Barnsley Canal is adjacent to the north of the site.
Townscape	The site is not within or adjacent to a Conservation Area and there are no Listed Buildings on or adjacent the site.
Suitability	The site is out-of-centre and approximately 1.2km from Barnsley Town Centre. The site is currently occupied by a number of retail units (Use Class A1). The site is, therefore, suitable in principle for the proposed development.

	Approximately 0.7 hectares of land has been cleared and is available for development. The former Comet store (900 sq m) and the former Powerhouse Warehouse (2,500 sq m) are both currently vacant. Collectively these areas are too small to accommodate the proposed store and would result in a severely compromised store and are not therefore considered suitable for the proposed development.
Viability	The site is not considered to be viable as it is too small to accommodate the development proposals. Moreover, the site is not considered viable as a whole as it would require the relocation of the existing business currently occupying the site, clearing of the site and construction of a new store.
Availability	The site is not considered to be available as a whole within a reasonable time period due to the number of owners/ occupiers currently on the site and the extensive site assembly that would be required. The vacant units are considered available.
Conclusions	The site has, therefore, been discounted as it is not considered suitable, viable or available.