# BARNSLEY INDIVIDUAL SITE ASSESSMENTS: SITES NO'S 55 TO 57

## 55 TREXTON (DAVID BROWN)

55.1 This large 17.2ha site has been recently divided into two distinct area, the eastern parcel of land is currently being redeveloped for residential by George Wimpey, whilst the western parcel remains in industrial use by Textron.

Comment and Assessment

55.2 Following the commencement of residential development on a large proportion of the site, it will be fully developed and let and therefore not available for any future employment opportunities. The site scored a poor **2 Points** when assessed against *the criteria, scoring only on the previously developed land and utilities questions.*

- Area of Land Considered Available for Development: None

## 56.0 CAMEL LAIRD INDUSTRIAL SITE AND LAND SOUTH OF SHEFFIELD ROAD

56.1 This site extends to 9.6ha and is located to the east of the railway line. A large proportion of the site has been recently developed for residential, resulting in only 2.3ha remaining. The land to the north has an existing building and open storage, which can be seen on the aerial photograph below, whilst the southern parcel of land, adjacent to the residential properties is vacant.




Comment and Assessment

56.2 The site is identified as being unavailable by Renaissance SY in their information contained within site No 71 due to unwilling sellers. Whilst this is not disputed, the site is currently available and would almost certainly be released for development if the market conditions were favourable. For this reason 1.7ha of land should be

included within the Council's available supply. Notwithstanding this the site scored a poor **6 Points** in the qualitative assessment.

- **Area of Land Considered Available for Development: 1.7ha**
- **Agree with Renaissance SY Information: No**

| | Comments | Score | Area | No of Premises |
|---|---|---|---|---|
| Undeveloped Land | Yes | 1 | 1.7 ha | |
| Available Floor space/premises | Yes | 0 | | |
| Accessibility | Poor | 0 | | |
| Topography | Level | 1 | | |
| Planning | No | 0 | | |
| Ownership | Private | 1 | | |
| Utilities | In place | 1 | | |
| Marketing | No | 0 | | |
| Other environmental constraints | None | 1 | | |
| Land Use | Suitable for B1, B2, B8 | 1 | | |
| | **Total** | **6** | | |

## 57.0 DURRANS WORKS

57.1 This 3.56ha site comprises old industrial and agricultural building and is fully developed and let. The site therefore provides no development opportunities for employment uses in the short term. The site scored a poor **6 Points** when assessed against the criteria.

- **Area of Land Considered Available for Development: None**