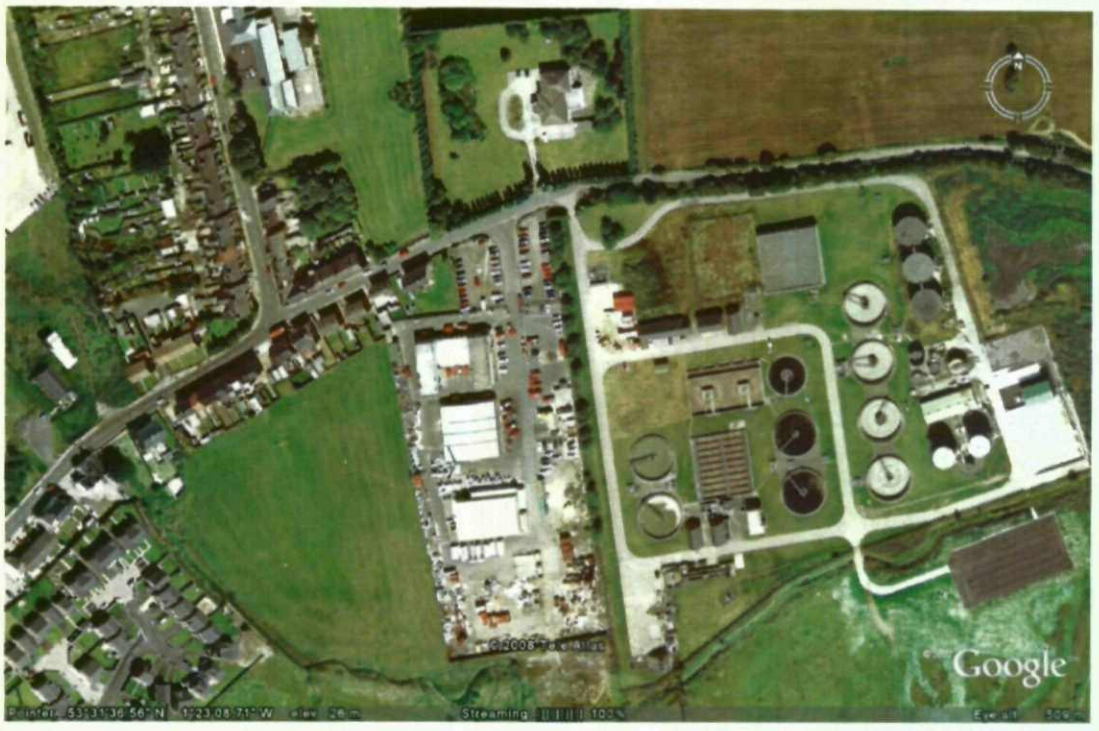


Comment and Assessment

49.2 The Ings Road depot as a current employment use is considered to be poor due to its location and proximity to residential properties. Despite this, the entire site appears to be vacant and available for employment use and should therefore be included in the Council's supply of available land. The overall score following our qualitative assessment was calculated to be a poor **6 Points** scoring positive only against the previously developed land, utilities and available floorspace criteria.

- **Area of Land Considered Available for Development: 2.1ha**

	Comments	Score	Area	No of Premises
Undeveloped Land	Yes	1	2.1 ha	
Available Floor space/premises	No	0		
Accessibility	Poor	1	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 B2, B8	0		
	Total	**6**		

BARNSLEY INDIVIDUAL SITE ASSESSMENTS: SITES NO'S 46 TO 49

46.0 WATERSIDE AND VALLEY BUSINESS PARK AND EVERILL GATE LANE

46.1 These sites cover 11.7ha and are accessed directly off of the A633 (Wombwell Bypass). The two areas of land to the east and west have been fully developed over recent years as part of the Dearne Valley Enterprise Zone Programme. Land located in between these areas is currently available for development and has the benefit of outline planning permission for B1, B2 and B8 use. This area can be seen in the aerial photograph below.



Comment and Assessment

46.2 The information provided by Renaissance South Yorkshire and included in Site reference Document No.58 indicates that there is currently 4.11ha of land available for development. This is a true representation and it is agreed that the land to the east and west are fully developed. The site scored also scored **9 Points** when assessed against the criteria, confirming that it is a strategic employment allocation.

- **Area of Land Considered Available for Development: 4.11ha**
- **Agree with Renaissance SY Information: Yes**

	Comments	Score	Area	No of Premises
Undeveloped Land	Yes	1	4.11 ha	
Available Floor space/premises	Yes	0		
Accessibility	Good	1		
Topography	Level	1		
Planning	Yes	1		
Ownership	Private	1		

Utilities	In place	1		
Marketing	Current	1		
Other environmental constraints	None	1		
Land Use	Suitable for B1, B2, B8	1		
	Total	9		

47.0 PERFECTA BEDDING, WOMBWELL

47.1 This 1.8ha site is currently available following the closure and demolition of the buildings formerly occupied by Perfecta Bedding. It has the benefit of planning permission for residential development, which was granted consent in 2006, however has not been implemented. The site is therefore cleared and available for the development of employment uses.

Comment and Assessment

47.2 The site is well located in terms of proximity to the arterial road network and lies directly opposite the Mitchell and Aldham Industrial Estate. Due to the lack of implementation of the planning application for residential development, the site is currently available and should therefore be included within the Councils calculation of available supply. Following the qualitative assessment, the site scored a moderate **7 Points**, however this was due to the lack of marketing, valid planning permission for employment use and no available floorspace.

- **Area of Land Considered Available for Development: 1.8ha**

	Comments	Score	Area	No of Premises
Undeveloped Land	Yes	1	1.8 ha	
Available Floor space/premises	No	0		
Accessibility	Good	1		
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	7		

48.0 STATION ROAD INDUSTRIAL ESTATE, WOMBWELL

48.1 This is an established industrial estate containing a number of manufacturing and storage units on land extending to 15.5ha. Upon inspection, a number of large

units are vacant and are being actively marketed (see site reference no 64) however the remainder of the site is fully developed.

Comment and Assessment

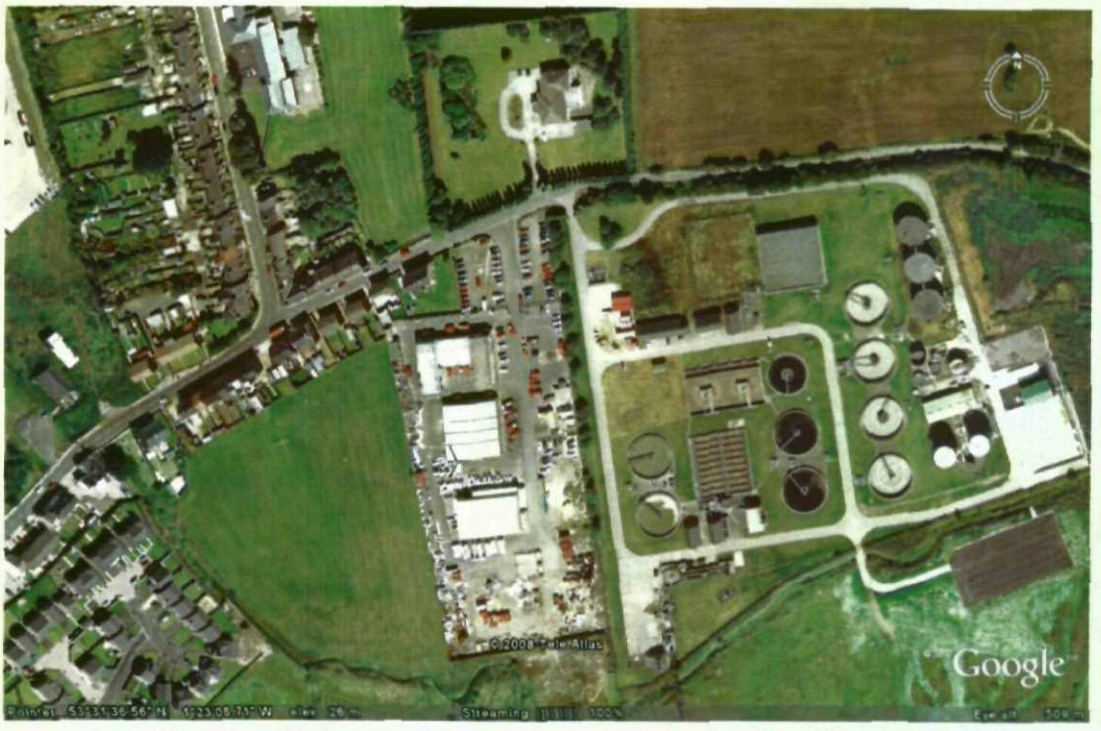
48.2 This site is fully developed, however has a number of units available for let. Despite being located in a relatively poor location the site over time has expanded and therefore does not provide any further opportunity for development. Following the qualitative assessment, the site scored a moderate **7 Points**, however this was due to the location, lack of any available land for development and valid planning permission for employment use.

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

	Comments	Score	Area	No of Premises
Undeveloped Land	Yes	0		
Available Floor space/premises	Yes	1	15,501 sq ft	2
Accessibility	Poor	0		
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 B1, B2, B8	1		
	Total	7		

49.0 INGS ROAD DEPOT

49.1 This 2.1ha site is located on the south side of Ings Road and was once used by the Council for storage and distribution purposes. Following a site inspection, the site now appears to be unoccupied and whilst the existing buildings remain the site is now considered to be available. The predominately residential nature of the north and west of the site means that any future development would need to take into account the amenity of these residents. This can be seen on the aerial photograph below:

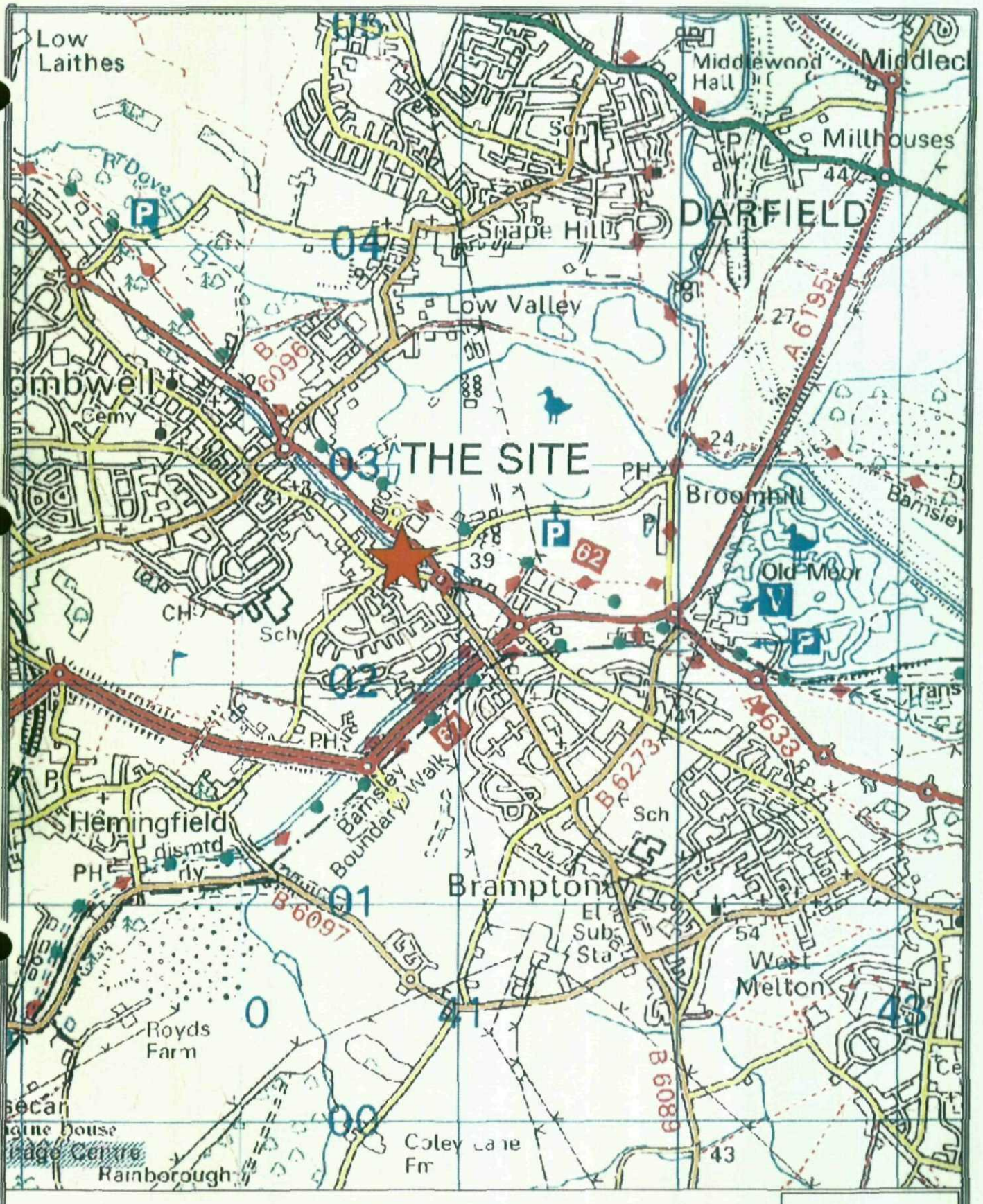


Comment and Assessment

49.2 The Ings Road depot as a current employment use is considered to be poor due to its location and proximity to residential properties. Despite this, the entire site appears to be vacant and available for employment use and should therefore be included in the Council's supply of available land. The overall score following our qualitative assessment was calculated to be a poor **6 Points** scoring positive only against the previously developed land, utilities and available floorspace criteria.

- **Area of Land Considered Available for Development: 2.1ha**

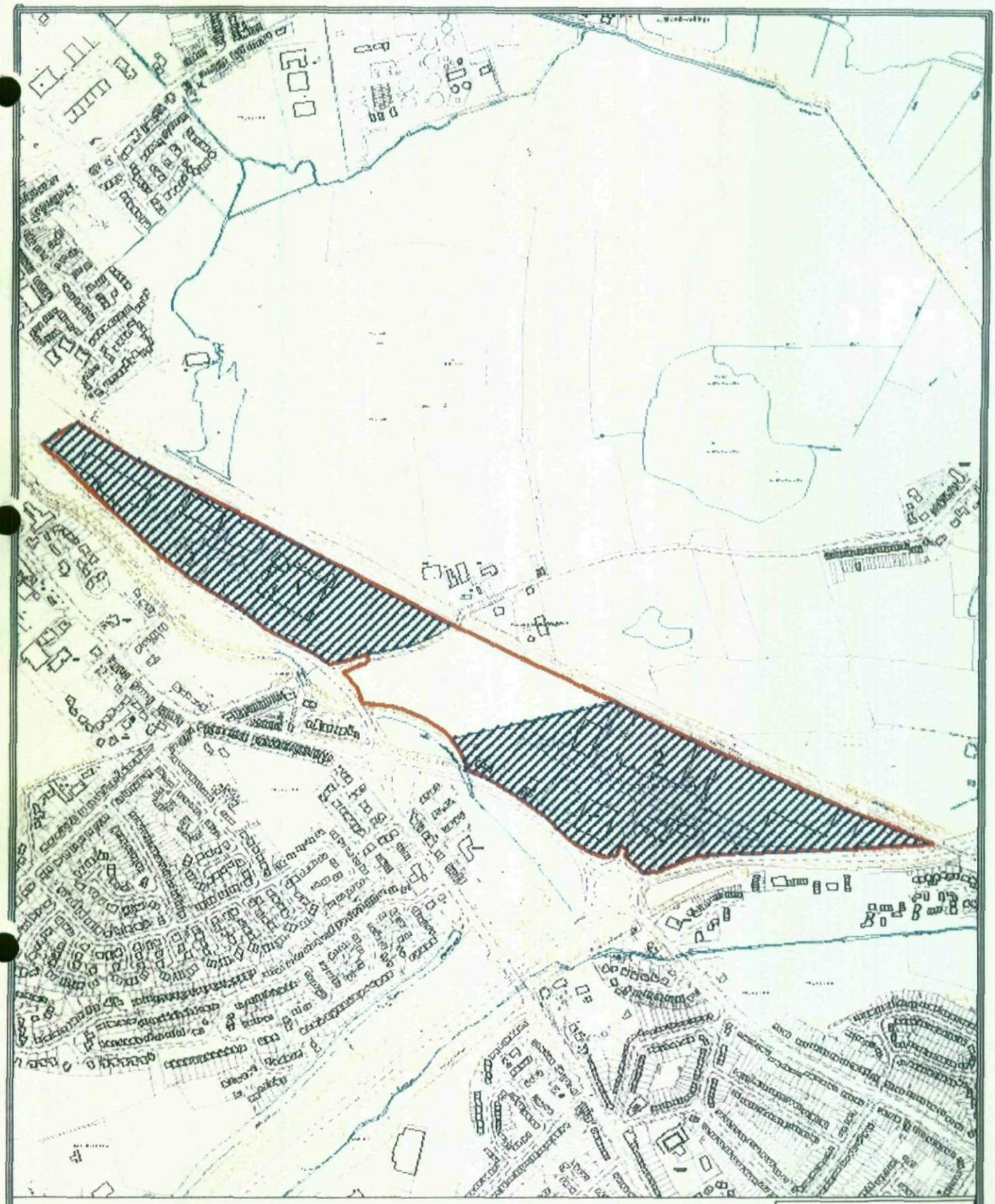
	Comments	Score	Area	No of Premises
Undeveloped Land	Yes	1	2.1 ha	
Available Floor space/premises	No	0		
Accessibility	Poor	1	0	
Topography	Level	1		
Planning	No	0		
Ownership	Private	1		
Utilities	In place	1		
Marketing	No	0		
Other environmental constraints	None	1		
Land Use	Suitable for B2, B8	0		
	Total	**6**		



North

LOCATION PLAN
VALLEY BUSINESS PARK
BARNSLEY
(NOT TO SCALE)

RENAISSANCE


North
N
W
E
S
BMBC UDP BOUNDARY = 20.2HA
DEVELOPED LAND = 6.89HA
DEVELOPED LAND = 9.2HA
REMAINING LAND = 4.11HA
RENAISSANCE
EVERILL GATE LANE
WOMBWELL
(NOT TO SCALE)



EVERILL GATE LANE WOMBWELL BARNSLEY

RENAISSANCE

SOUTH YORKSHIRE EMPLOYMENT LAND REVIEW SITE ASSESSMENT

Local Authority	Barnsley			LA Ref:	BE0035/D	
Town/village, etc	Wombwell			Co-ordinates:	Easting: 442150	Northing: 403800
Site Name	Valley Business Park, Everill Gate Lane			GVA Ref:	108	
Site Area	Total hectares: 20.2 (UDP boundary)	Total acres: 49.1 (UDP boundary)		Remaining hectares: 4.11	Remaining acres: 10.15	
Planning	Allocation: Employment			Status: Consent for B1/B2/B8 use		
Owned by	Land Task					
Site Description and History:	At present a Greenfield site used for agricultural purposes. The site has recently been acquired by Land Task with a view to undertaking a mixed development of office and industrial units					
Site Status:	✓	**Comment & Explanation**				
Undevelopable land		The whole site is available for B1/B2/B8 development				
Land developed/ under development						
Land currently unavailable						
Available land	✓					
Deliverability	**Comment**					
Location	The site is situated just off the Dearne Valley Parkway (A6195) some 5 miles from J36 M1					
Accessibility	Access into the site will be gained off Everill Gate Lane. Some access/highway works will be required					
Topography	The site is relatively flat					
Planning	Outline planning consent was granted in March 2006 for B1, B2 and B8 uses					
Ownership	The land is owned by Land Task					
Utilities	We understand that all mains services run to the edge of the site					
Environmental	A Greenfield site used for agricultural purposes for many years					
Contamination	We understand that a Desk Top Ground Report has been undertaken although no serious contaminants have been identified					
Adjacent Occupiers	Waterside Park and the Valley Park Estate are adjacent. Occupiers include UK Assurance, Comet and Perkins Fresh Food					
Cost	The value of the land will exceed the cost of highway works and reclamation					
Location Plan	Yes					
Site Plan	Yes					
Aerial photograph	Yes					

Property Particulars for

10072

Everill Gate Lane, Wombwell, Barnsley, South Yorkshire



New development site located between Valley Park and Waterside Park, 6 miles from M1 J36. Developer may consider freehold and flexible leasehold disposals on a design & build basis.

Location: Located in a prominent position 5 miles from M1 J36.

Size: Minimum 10000 SqFt to Maximum 150000 SqFt
(Minimum 929 SqM to Maximum 13935 SqM)

Tenure: Leasehold On application
Freehold On application
(Prices listed relate to the minimum size)

Status: AVAILABLE

Agent(s): Savills (Leeds)
Mr David Aspland
0113 244 0100
leeds@savills.com

Barnsley Development Agency
PO Box 598, Barnsley, S70 9EX
Tel. 01226 787535 · Fax 01226 787605
www.barnsleydevelopmentagency.co.uk

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