BARNSLEY INDIVIDUAL SITE ASSESSMENTS

14.0 WEST ROAD/STOCKS LANE

14.1 This site consists of a small development of industrial units along West Road. Beyond the end of West Road, at the east end of Stocks lane is a former Lead Mill. After undertaking a site visit, it was not clear if this was still operational or vacant.

14.2 It is understood that the site has a complicated site history, in that the Council refused planning permission for residential development on the grounds that a new bypass is proposed, which runs through the site and any new development would jeopardise the future of this scheme. This view was not shared by the Planning Inspectorate, who allowed the appeal and granted consent for planning permission. The development however has not been implemented.

Comment and Assessment

14.3 The site lies in close proximity to existing dwellings. The amenity of these houses would therefore need to be taken into consideration in any new development proposals for employment uses. The site as an employment allocation is poor, with known problems of contamination and large parts of the site underused and in different ownership. The potential for redevelopment is therefore slim. The site scored **7 Points** when assessed which represents the constraints of the site

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

15.0 TWIBELL STREET

15.1 This site lies to the south of the established Peel Centre, an out of centre retail park for the sale of bulky goods. The site was once occupied by the local authority as a depot and by an independent company who rent a building for use as a wholesale warehouse. To the West is the former British Gas site that contains a large gas storage cylinder.

15.2 Planning permission was granted in 2006 for a number of retail units and a recent planning application was submitted for further retail units, however this has not yet been determined.

Comment and Assessment

15.3 The site is currently fully developed and does not provide any potential for redevelopment in the short term. The site scored a poor ***6 Points*** when assessed against the criteria.

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

16.0 WAKEFIELD ROAD/PEEL PLACE

16.1 This site lies within a prominent area between Wakefield Road and Old Mill Lane, with The Fleets along the western boundary. This site includes various small businesses that are accessed off of Peel Place. This junction with old Mill Lane is poor and is not suitable for commercial vehicles

Comment and Assessment

16.2 The site is fully built and let and therefore provides little opportunity for redevelopment. When assessed against the criteria, it scored a moderate **7 Points**, which was achieved due to the site having the benefit of planning permission for industrial buildings.

- Area of Land Considered Available for Development: None

17.0 I.S. MAINTENANCE

17.1 This 2.6ha site is split into two allocations, Employment policy (1.2ha) and Expansion Land (1.4ha) and is accessed directly off of the A61 Wakefield Road, adjacent to a number of residential properties on Marston Crescent, Denby Road and East Gawber Cottages. The site is fully developed and occupied and from the aerial photograph below, it appears that the existing use has expanded into the 1.4ha expansion land.



Comment and Assessment

17.2 The site in its current form is unavailable for redevelopment and would therefore not form part of the available supply. In terms of the qualitative assessment, the site scored a poor **3 Points**, this is due to the lack of any available land, floorspace or valid planning permission.

- Area of Land Considered Available for Development: None

18.0 WAKEFIELD ROAD / ROTHERHAM ROAD / CARLTON ROAD / SMITHIES LANE MIXED USE AREA

18.1 This site covers a significant area along Wakefield Road and comprises a number of different uses. These uses include the Territorial Army, builders merchant, car sales (although currently vacant), new residential development and the Council's depot, containing offices, storage and workshops.

Comment and Assessment

18.2 The site is in several ownerships and it is unlikely that an opportunity will arise for a comprehensive redevelopment scheme. The former Dixon's site, which contains two car showrooms is currently vacant; however on the day of the site visit they appeared to be in the process of a refurbishment scheme.

18.3 The site therefore scored relatively poorly when scored against the criteria, gaining only **6 Points.**

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

19.0 POLAR MOTORS

19.1 This site is located in between Dodworth Road and the railway line to the rear and is bound on the east and west elevations by residential properties. Contained within the site are two large industrial type buildings, one of which is used as a car showroom, whilst the other is a car repair workshop.

Comment and Assessment

19.2 The site has been occupied by Polar Motors for some considerable time and is fully developed. Its location on the A628 and close proximity to Junction 37 M1 means it is located in a strategic position. Despite this it scored relatively low with only **6 Points** when assessed against the criteria. This is due to the site being fully developed and let and therefore not being marketed or having the benefit of planning permission.

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

20.0 WEST OF SUMMER LANE

20.1 This large site covers areas north and south of the railway line between Summer Lane, Stocks Lane and Springfield Street. A large proportion of the site to the north of Springfield Street has been recently developed by Strata Homes for residential development. The remainder of the site, along Summer Lane and Stocks lane consists of a number of different uses including general industry, warehouses and diverse commercial uses.

Comment and Assessment

20.2 The redevelopment of part of the site for residential has resulted in the entire site now being fully developed. It is understood that the site is in several different ownerships; therefore a comprehensive re-development for employment purposes is unlikely. Following the assessment of the site, it scored a moderate **8 Points**, failing only on land available for development and provision of a valid planning permission.

- Area of Land Considered Available for Development: None