BARNSLEY INDIVIDUAL SITE ASSESSMENTS: SITES 23 TO 25

23.0 DEARNE MILLS (SHAW CARPETS)

23.1 This 4.9ha site was once fully occupied by Shaw Carpets, however has over recent times been subdivided and let to a number of other users. The site has been fully developed and our evidence of available floorspace indicates that only one unit is vacant and being actively marketed (see site reference no.29).

Comment and Assessment

23.2 The site is located on the A637 within 1 mile of junction 38 M1. Following the qualitative assessment it scored **8 Points** and therefore represents a strategic employment site.

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

	Comments	Score	Area	No of Premises
Undeveloped Land	No	0		
Available Floor space/premises	Yes	1	15,000 sq ft	1
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	0		
	Total	8		

24.0 WILLIAM FREEMANS

24.1 This site extends to 4.9ha in total with a large building located in a relatively central position. This was once occupied by a manufacturing company, however it was vacated approximately 2 years ago and has remained empty since this time.

24.2 The aerial photograph below shows the site and existing building as well as the vacant land to the north and east. Access is gained via the A61 which is the main road linking Barnsley and Wakefield.



Assessment and Comment

24.3 The site is located in a strategic location and has very few constraints. The lack of any market interest in the existing building since it was vacated represents an ideal opportunity to make the most of the entire site and re-develop it as a whole. This 4.9ha area of land should therefore be included in the Council's calculation of available supply.

24.4 The site scored **8 Points** when assessed against the criteria and therefore represents a good employment site that is currently available for development.

- **Area of Land Considered Available for Development: 4.9ha**

	Comments	Score	Area	No of Premises
Undeveloped Land	Yes	1	4.9 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	**8**		

25.0 MAPPLEWELL BUSINESS PARK

25.1 This 3.6ha site is located to the rear of a parade of local shops within Mapplewell centre. It contains a mixture of old and more modern premises and with the exception of an elderly person's home on the north western elevation, the site is relatively isolated. Access to the site is gained through the local centre which is often congested and not ideal for the use of commercial and articulated vehicles.

Comment and Assessment

25.2 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, marketing or valid planning permission.

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