BARNSLEY INDIVIDUAL SITE ASSESSMENTS: SITE NO 10

10.0 S.R. GENTS, DODWORTH ROAD

10.1 This is a vacant site that extends to 4.7ha. It is located in a strategic location on the A628, approximately 500m from Junction 37 M1. The site was once occupied by a clothing factory, however this ceased manufacturing approximately 3 years ago and the site has since been cleared of all its buildings. The aerial photograph below (buildings now removed) shows the site and the residential dwellings that bound the site on three sides and the access onto the A628.



10.2 An application for full planning permission was submitted in October 2008 (ref: 2008/1473) for residential development, however to date no decision has been reached.

- **Area of Land Considered Available for Development: 4.7ha**

Comment and Assessment

10.3 Whilst it is acknowledged that this site has remained vacant for some considerable time despite being marketed for employment use, it is considered that its strategic position in relation to the M1 provides the opportunity to make efficient use of this parcel of land as a primary employment site. The site scored **8 Points** when tested against the criteria, only failing on the lack of valid planning application and available floorspace.

	Comments	Score	Area	No of Premises
Undeveloped Land	Yes	1	4.7 ha	
Available Floor	No	0		

space/premises				
Accessibility	Good	1		
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	**8**		