

Day Opportunities for people with high support needs – Site options appraisal (August 2022)

Introduction

RMBC Asset Management have considered all current available sites owned by the local authority and identified 23 sites for consideration re the provision of day opportunities for people with with support needs. In addition 6 privately owned sites were identified.



Each site has been reviewed against required service specifications.

The following sites were ruled out at phase 1:

Land at Tenter Street, Thornhill, S60 1LB	Former Herringthorpe Leisure Centre, S65 2HR	Land at Kimberworth Road, Bradgate, S61 1HG
Rowan Centre, Estate Road, Rawmarsh – S62 7JD	Boswell Street/Arundel Road, Clifton, S65 2ED	Millennium Centre, Badsley Moor Lane, S65 2QL
York Road, Eastwood, S65 1PW	Land off Munsbrough Lane, Greasbrough, S61 4N	Land Adjacent to Ferham Centre – S61 1AP
Grayson Road Depot, Wingfield, S61 4DS	Scrooby Lane Recreation Ground, Parkgate, S62 6N	Melton High Street, West Melton, S63 6RQ
Century Business Park (East), Dearne Lane, Wath, S63 5DP	Fenton Road/Henley Lane, Kimberworth Park, S66 3SU	Little Common Lane Open Space, Kimberworth, S61 2RA
Land at 221 Moorgate Road, S60 2AY	High Nook Road, Dinnington, S25 2PG	Undergate Road Site 3, Coronation Avenue, Dinnington, S25 2AB
Thornhill Primary Land – S60 1LD	Land at Ivanhoe Road, Thurcroft, S66 9EE	Land off Common Road, North Anston, S25 3SE
Land off Chapel Close, Rockingham, Rotherham, S61 4DQ		

Appendix 3

The remaining sites were visited by Council Officers from a range of disciplines to understand final suitability. Councillors from the Adult Care Members Working Group visited the final selection.

Option	Details	Pros	Cons
<p>1. Walnut Drive, Dinnington</p> <p>South east location</p>	<ul style="list-style-type: none"> • 0.35 acres approx. • Located centrally within Dinnington • Local Plan residential use • Last planning application submitted 25/1/13 for the erection of 4no. Bungalows with formation of access road. Decision: WITHDRAWN • Not in a conservation area  	<ul style="list-style-type: none"> • Pleasant residential area 	<ul style="list-style-type: none"> • The site is too small for our requirements • Access to the site is very narrow and limited • Not community based • Likely to be subject to local objections <p>Not suitable</p>

2. Netherfield Court, Eldon Road, Eastwood

Central location

- 1.59 acres approx.
- Local Plan residential use
- Site has been demolished and gone to housing
- Not in a conservation area
- Site previously occupied by Netherfield Intermediate Care Centre which has now been demolished



- The site is of a good size with potential to consider joint use/purpose with Adult Care and Housing
- Centrally based
- Good access
- Good transport links
- Walkable distance from the town centre, bus and railway stations
- Community based
- Wide range of amenities nearby including rear access to Parkgate retail park
- The area is flat
- Near other RMBC services – school
- Less likely to be subject to local objections due to previous usage of site and close vicinity to other RMBC services

Housing already in process of development planning / cabinet reports – therefore this site is out of scope for Adult Care consideration

3. Bushfield Road, Wath

North location

- 4.24 acres approx.
- Local Plan Greenspace use
- Site classed as a Town & Village Green (TVG) and identified as Amenity Green Space by Greenspaces
- Last planning application submitted 16/3/2007 for urban renewal comprising of residential development, highways, pedestrian and public realm improvements. Decision: Granted Conditionally
- Not in a conservation area



- Community based

- The site is too large for purpose
- Local amenities are not close by
- Likely to be subject to local objections

Not suitable

4. Charnwood Street, Swinton

North East location

- Local Plan Residential Development use
- Property demolished following fire and continual anti-social behaviour in November 2015
- Last planning application submitted 7/1/2021 for demolition of the existing library, external alterations to the former service centre to provide new library, external alterations to the civic hall, provision of a new children's play area, works of hard & soft landscaping and erection of 49 No. dwellings. Decision: UNDETERMINED.
- Not in a conservation area



- The site is of a good size for a large building
- Good access
- Community based
- Close to local amenities
- Close to transport links – bus service and railway station
- The area is flat
- Close to ACHPH Extra Care housing scheme
- Less likely to be subject to local objections due to previous usage of site and close vicinity to other RMBC services

- Useage may already be committed – asset management to confirm
- Not Centrally located

Potentially a suitable site however already identified for residential development therefore out of scope for Adult Care consideration

5. Warden Street, Canklow

Central South location

- RMBC owned land
- Housing are an interested party
- General use
- 1.7 acres approx. (L01940)
- Residential Area



- The site is of a good size – potential for a building, sensory community garden and allotment area
- Both adult care and housing could utilise the site due to size
- Good access to road links and dual entry points.
- Community based
- Good community spirit in local area
- Close to local amenities – including doctors surgery, post office, recreation areas, local shop
- Close to transport links – bus stops within 100m
- Less likely to be subject to local objections due to previous usage of site
- Situated next to housing association properties
- Preliminary site investigations and topographical survey completed
- Ten minutes walk from Rotherham town centre
- Site offers opportunities for innovation

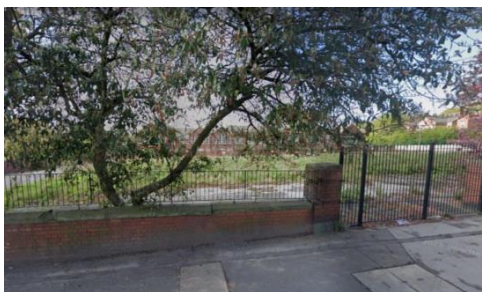
- Site has slight gradient

Suitable

6. Former Kimberworth School (Psalter Lane Centre) – S61 1HE

Central North location

- 0.7 acres approx. (L01839)
- Community Facility in Local Plan
- Valued as a surplus asset in March 2022 based on the assumption planning permission could potentially be obtained for residential development
- Alternative uses could be considered for a day care centre within the existing planning allocation in the LP
- NHS currently lease/occupy building to the rear
- Issue with retaining wall to rear of car park, therefore a structural report would be advised as there may be costs associated with this
- Parking may be an issue – further consultation required with planning and highways: shared access



- The site is of a good size
- Centrally located
- Close to transport links – bus stops within 100m
- Less likely to be subject to local objections due to previous usage of site
- Good access with two potential entry points
- Community based in a residential area
- Quiet
- Appears to be former parking area on the site with bays marked out
- The site is flat
- Near NHS building/services

- Situated on a main road
- Lacks scope for future onsite projects

Suitable

7. Former Masborough Chapel Site, College Road, S60 1JN

Central South location

- 0.6 acres approx.
- Business Use in LP
- Subject to planning
- Asking Price – POA
- Agent – Lambert Smith Hampton



- Centrally located
- No gradient
- Good size
- Community based

- Grade II listed building situated on the site - of historical interest
- Majority of the area is a graveyard
- Potential issues with planning permission and restrictions
- Situated next to bypass and roundabout therefore high noise levels

Not Suitable

Preferred Option and rationale

Warden Street, Canklow

Each site has been reviewed against required service specifications. The two sites shortlisted to be the most suitable were Warden Street, Canklow and the former Kimberworth School site (Psalter Lane, Centre)

The Members Working Group visited the final shortlisted sites on 22nd July and unanimously made the decision that the preferred site option was Warden Street at Canklow

Meeting all required specifications, the site offers a wide scope for development potential and opportunities for innovation, is of a very good size and is in a community location known to have a strong community spirit. There are transport links within 100m of the site and the area is within walking distance of the town centre. The surroundings are pleasant and off the main road with local facilities nearby including a recreation area, shop, GP surgery. Being close to the bypass supports accessibility to travel to the site from all areas of the borough