BARNSLEY INDIVIDUAL SITE ASSESSMENTS: SITE NO'S 32 TO 36

32.0 THE ACORN AND LAND IMMEDIATELY TO THE REAR OF HIGH STREET, GRIMETHORPE

32.1 This site was allocated as part of the regeneration of the Grimethorpe area. As part of the principal shopping and commercial centre, the Acorn Centre includes managed workspace, offices, training, education and community facilities and has over recent years been fully developed.

Comment and Assessment

32.2 The site consists of old and new buildings that accommodate the aforementioned uses. The site is now fully developed and therefore provides no further opportunity for additional employment development. The site scored a poor 2 Points in the qualitative assessment due to its location and lack of available land or floor space.

- Area of Land Considered Available for Development: None

33.0 SHAFTON WORKSHOPS (PONTEFRACT ROAD/ENGINE LANE)

33.1 The site is split into two allocations in the UDP; Employment Policy and Expansion Land covering a total of 7.9ha. The site currently consists of large modern industrial units and is located within an isolated location between Shafton, Brierley and Grimethorpe. Access is gained via the A628 and the Coalfield Link Road. Following a site visit, it appears that the buildings are fully occupied by an individual user.

33.2 The site allocated as expansion land covers 2.3ha and can be seen on the aerial photograph below as the triangular piece of land to the north of the site.



Comment and Assessment

33.3 The site is very well located in terms of proximity to the Coalfield Link Road and is located well away from existing residential properties. Potential for the development of the 2.3ha site remains especially since the construction of the Coalfields Link Road, which provides direct access to the A1. The site scored an overall **7 Points** against the criteria.

- **Area of Land Considered Available for Development: 2.3ha**

	Comments	Score	Area	No of Premises
Undeveloped Land	Yes	1	2.3 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		

34.0 SHAFTON BUS GARAGE

34.1 This 0.8ha site is located off of High Street and has been used for some considerable time by Yorkshire Traction and more recently Stagecoach. It is fully developed and occupied and therefore does not provide any employment development potential in the short term. The site scored a mere 5 Points against the assessment criteria and therefore represents a poor employment site.

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

35.0 SANDYBRIDGE LANE INDUSTRIAL UNITS

35.1 This site is located to the north of Shafton and covers an area of 1.4ha. It consists of a number of relatively modern industrial units that appear to be fully let. The site is bound on three sides by agricultural land, with residential properties along the southern boundary. Access is gained via Sandybridge Lane, which is the main route into the centre of Shafton.

35.2 The site has over recent years been fully developed and therefore does not provide any available land or development opportunities. The site scored a mere 2 Points against the assessment criteria and therefore represents a poor employment site.

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

36.0 CARLTON MAIN BRICKWORKS

36.1 This 3.7ha site to the south of Grimethorpe village was the only remaining source of employment from the former concentration of mining and related industries when the UDP was adopted in December 2000. Since this time all work has ceased and the site is now in the process of being reclaimed and restored for employment use.

Comment and Assessment

36.2 The site lies to the south of the recently developed Park Springs area and can be accessed off of the Dearne Towns Link Road. Due to the reclamation programme currently taking place, the site is not available for development in the short to medium term, however the site will eventually be restored and available for employment uses. For these reasons the site scored a *poor* ***6 Points***.

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