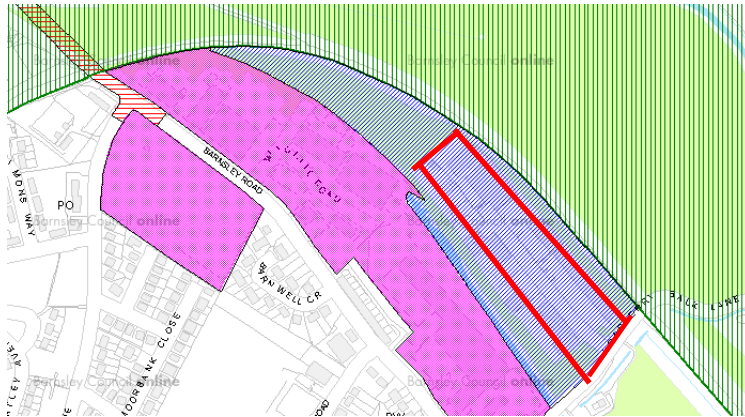
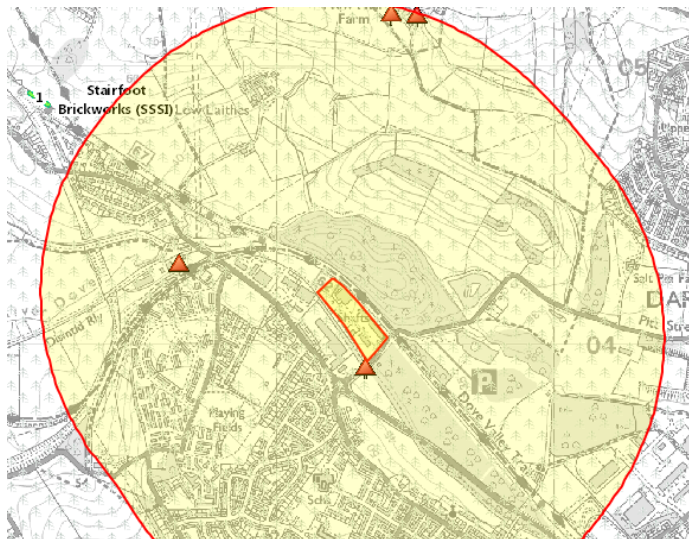


### Mitchells Industrial Park



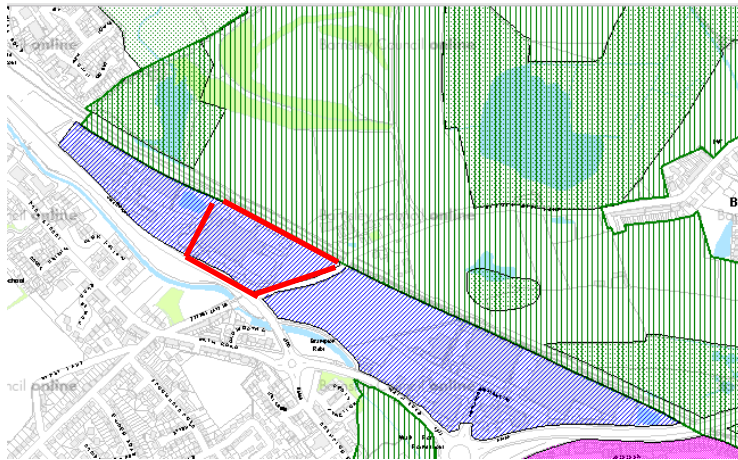
**Map Legend**

- ▼ Area of Borough Landscape  Value
- area\_of\_borough\_landsc...
- ▼ Employment Policy Area
- employment\_policy\_area
- ▼ Employment Proposals
- employment\_proposals
- ▼ Existing Community Facility
- existing\_community\_fac...
- Fringe Commercial Areas
- ▼ Green Belt
- green\_belt1
- ▼ Strategic Highway Network
- strategic\_highway\_netw...
- ▼ Strategic Highway Proposal
- strategic\_highway\_prop...
- Urban Greenspace
- Urban Greenspace Proposal
- ▼ Urban Land to Remain Undeveloped
- urban\_land\_to\_remain\_...
- nature\_conservation\_site
- ▲ south\_yorkshire\_forest
- Listed Buildings (England)

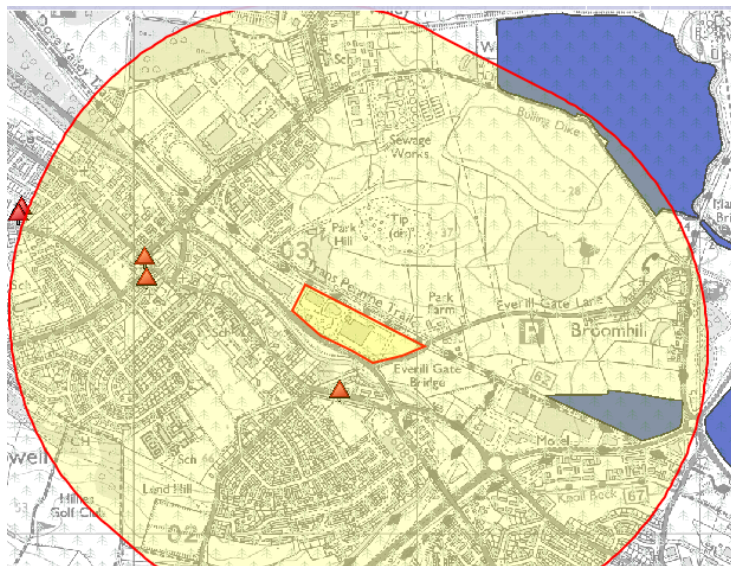


<b>No</b>	42
<b>Site</b>	Mitchells Industrial Park
<b>Area</b>	Wombwell Community Area
<b>Area (ha)</b>	5.2
<b>Grid Reference</b>	SE 39311 04057
<b>Postcode</b>	S73 8HR
<b>Does the site offer sufficient available land?</b>	
<b>Is the site commercially available and vacant?</b>	
<b>Is the site covered by a European conservation designation</b>	
<b>Does the site have a fundamental, irresolvable access problem?</b>	
<b>Comments</b>	INSUFFICIENT LAND AVAILABLE
<b>Alternative Site</b>	NO

### Waterside Business Park



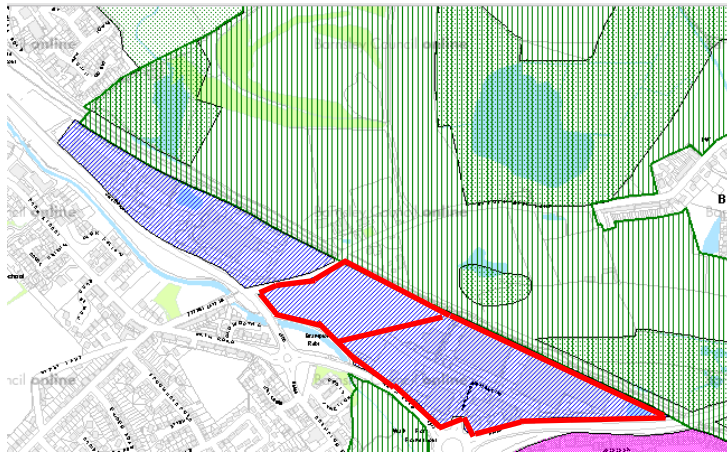
- Map Legend**
- Area of Borough Landscape
  - Value
  - area\_of\_borough\_landsc...
  - Strategic Highway Network
  - strategic\_highway\_netw...
  - Strategic Highway Proposal
  - strategic\_highway\_prop...
  - Urban Greenspace
  - Urban Greenspace Proposal
  - Urban Land to Remain Undeveloped
  - urban\_land\_to\_remain\_...
  - Employment Policy Area
  - employment\_policy\_area
  - Employment Proposals
  - employment\_proposals
  - Existing Community Facility
  - existing\_community\_fac...
  - Fringe Commercial Areas
  - Green Belt
  - green\_belt1
  - nature\_conservation\_site
  - south\_yorkshire\_forest



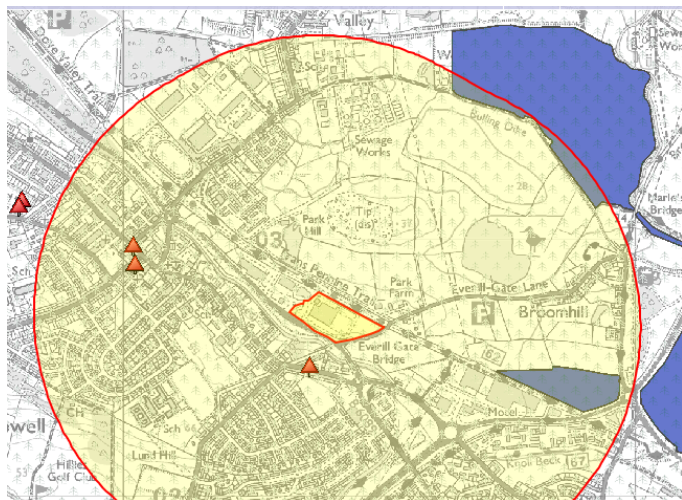
- Listed Buildings (England)
- RSPB Reserves (GB)
- RSPB Reserves (GB) - points
- RSPB Reserves (GB)

<b>No</b>	43
<b>Site</b>	Waterside Business Park
<b>Area</b>	Wombwell Community Area
<b>Area (ha)</b>	7.2
<b>Grid Reference</b>	SE 40829 02700
<b>Postcode</b>	S73 0YR
<b>Does the site offer sufficient available land?</b>	
<b>Is the site commercially available and vacant?</b>	
<b>Is the site covered by a European conservation designation</b>	
<b>Does the site have a fundamental, irresolvable access problem?</b>	
<b>Comments</b>	INSUFFICIENT LAND AVAILABLE
<b>Alternative Site</b>	NO

### Valley Business Park



- Map Legend**
- Area of Borough Landscape # Value
  - area\_of\_borough\_landsc...
  - Employment Policy Area
  - employment\_policy\_area
  - Employment Proposals
  - employment\_proposals
  - Existing Community Facility
  - existing\_community\_fac...
  - Fringe Commercial Areas
  - Green Belt
  - green\_belt1
  - Strategic Highway Network
  - strategic\_highway\_netw...
  - Strategic Highway Proposal
  - strategic\_highway\_prop...
  - Urban Greenspace
  - Urban Greenspace Proposal
  - Urban Land to Remain Undeveloped
  - urban\_land\_to\_remain...
  - nature\_conservation\_site
  - south\_yorkshire\_forest

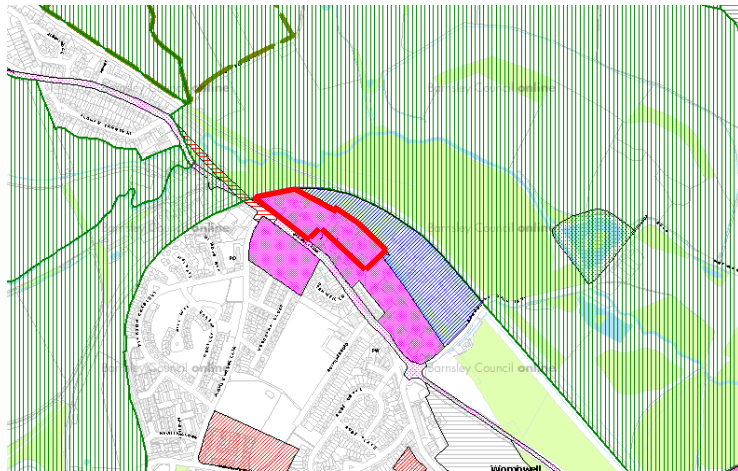


- Listed Buildings (England)
- RSPB Reserves (GB)
- RSPB Reserves (GB) - points
- RSPB Reserves (GB)

<b>No</b>	<b>44</b>
<b>Site</b>	Valley Business Park
<b>Area</b>	Wombwell Community Area
<b>Area (ha)</b>	13.1
<b>Grid Reference</b>	SE 41269 02493
<b>Postcode</b>	S73 0UN
<b>Does the site offer sufficient available land?</b>	Yes, Barnsley Employment Land Review (BELR), April 2010- ELR Supporting Document 2, Appendix 5L: Remaining UDP Employment land indicates that the site has 3.58ha available land for employment use.
<b>Is the site commercially available and vacant?</b>	
<b>Is the site covered by a European conservation designation</b>	No, However the north east and south west of the site is surrounded by the Barnsley Green Belt. To the north of the site lies a listed building.
<b>Does the site have a fundamental, irresolvable access problem?</b>	No, the site is located in close proximity to the strategic highway network
<b>Comments</b>	
<b>Alternative Site</b>	<b>YES</b>



### Aldham Industrial Estate, Wombwell



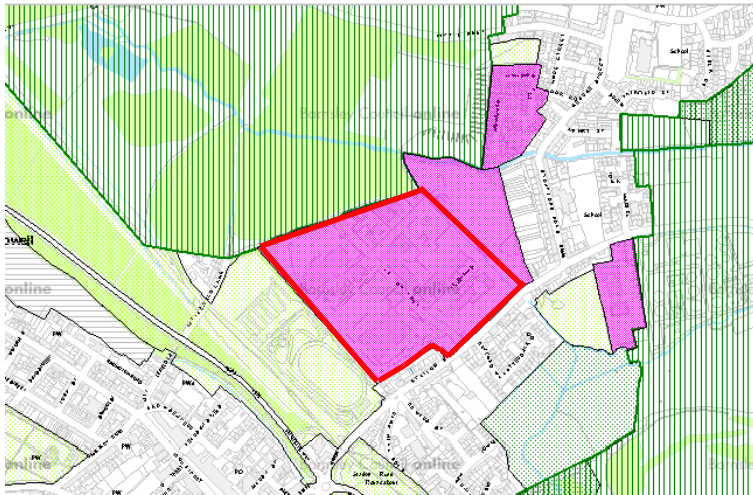
- Map Legend**
- ▼ Area of Borough Landscape  Value
  - ▼ area\_of\_borough\_landsc...
  - ▼ Employment Policy Area  employment\_policy\_area
  - ▼ Employment Proposals  employment\_proposals
  - ▼ Existing Community Facility  existing\_community\_fac...
  - Fringe Commercial Areas
  - ▼ Green Belt  green\_belt1
  - ▼ Strategic Highway Network  strategic\_highway\_netw...
  - ▼ Strategic Highway Proposal  strategic\_highway\_prop...
  - Urban Greenspace  Urban Greenspace Proposal
  - ▼ Urban Land to Remain Undeveloped  urban\_land\_to\_remain\_...
  - ▼ nature\_conservation\_site
  - ▼ south\_yorkshire\_forest



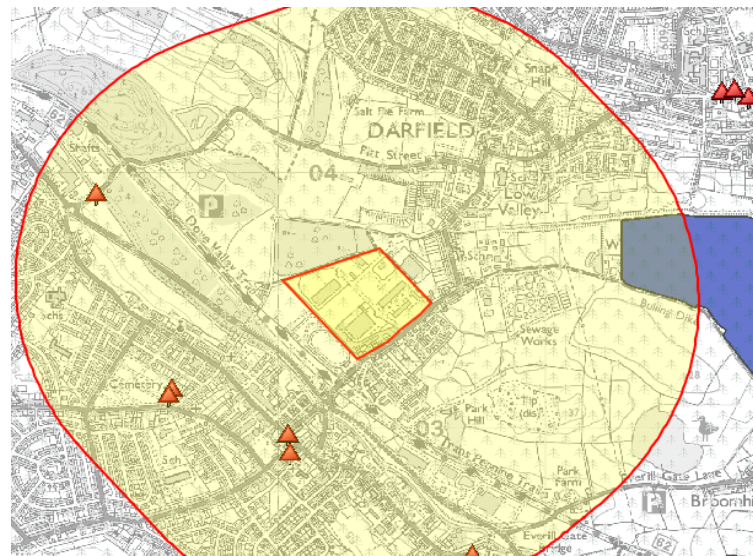
- ▼ Listed Buildings (England)

<b>No</b>	45
<b>Site</b>	Aldham Industrial Estate, Wombwell
<b>Area</b>	Wombwell Community Area
<b>Area (ha)</b>	6.5
<b>Grid Reference</b>	SE 38912 04267
<b>Postcode</b>	S73 8FH
<b>Does the site offer sufficient available land?</b>	
<b>Is the site commercially available and vacant?</b>	
<b>Is the site covered by a European conservation designation</b>	
<b>Does the site have a fundamental, irresolvable access problem?</b>	
<b>Comments</b>	INSUFFICIENT LAND AVAILABLE
<b>Alternative Site</b>	NO

### Station Road Industrial Estate, Wombwell



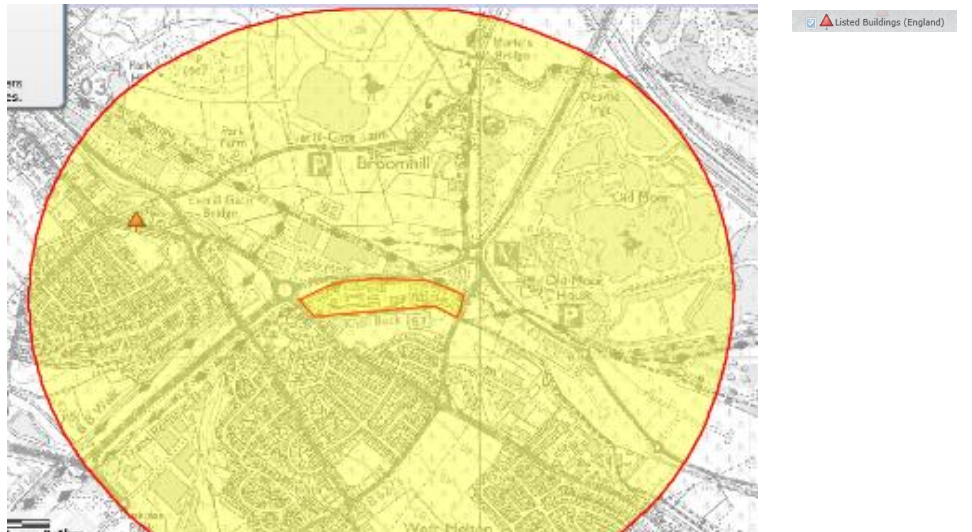
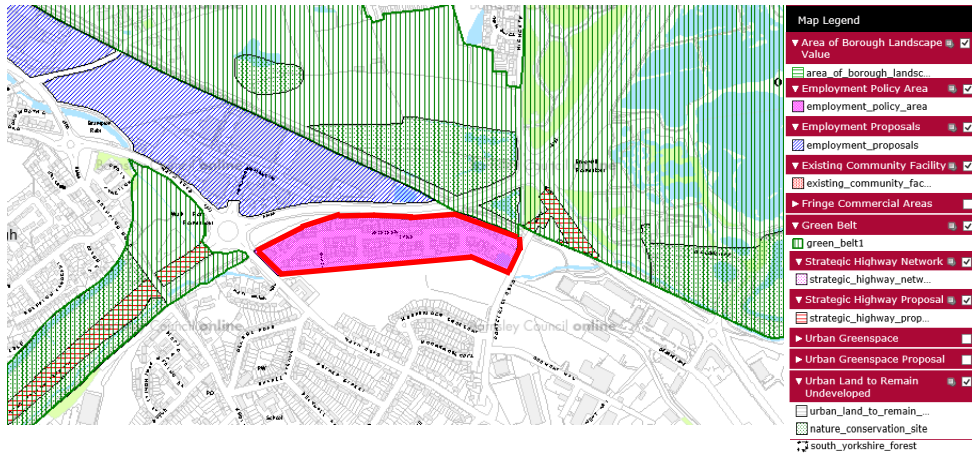
- Map Legend**
- Area of Borough Landscape Value
  - area\_of\_borough\_landsc.
  - Employment Policy Area
  - employment\_policy\_area
  - Employment Proposals
  - employment\_proposals
  - Existing Community Facility
  - existing\_community\_fac...
  - Fringe Commercial Areas
  - Green Belt
  - green\_belt1
  - Strategic Highway Network
  - strategic\_highway\_netw...
  - Strategic Highway Proposal
  - strategic\_highway\_prop...
  - Urban Greenspace
  - Urban Greenspace Proposal
  - Urban Land to Remain Undeveloped
  - urban\_land\_to\_remain...
  - nature\_conservation\_site
  - south\_yorkshire\_forest



- Listed Buildings (England)
- RSPB Reserves (GB)
- RSPB Reserves (GB) - points
- RSPB Reserves (GB)

<b>No</b>	46
<b>Site</b>	Station Road Industrial Estate, Wombwell
<b>Area</b>	Wombwell Community Area
<b>Area (ha)</b>	15.2
<b>Grid Reference</b>	SE 40348 03519
<b>Postcode</b>	S73 OBS
<b>Does the site offer sufficient available land?</b>	
<b>Is the site commercially available and vacant?</b>	
<b>Is the site covered by a European conservation designation</b>	
<b>Does the site have a fundamental, irresolvable access problem?</b>	
<b>Comments</b>	INSUFFICIENT LAND AVAILABLE
<b>Alternative Site</b>	NO

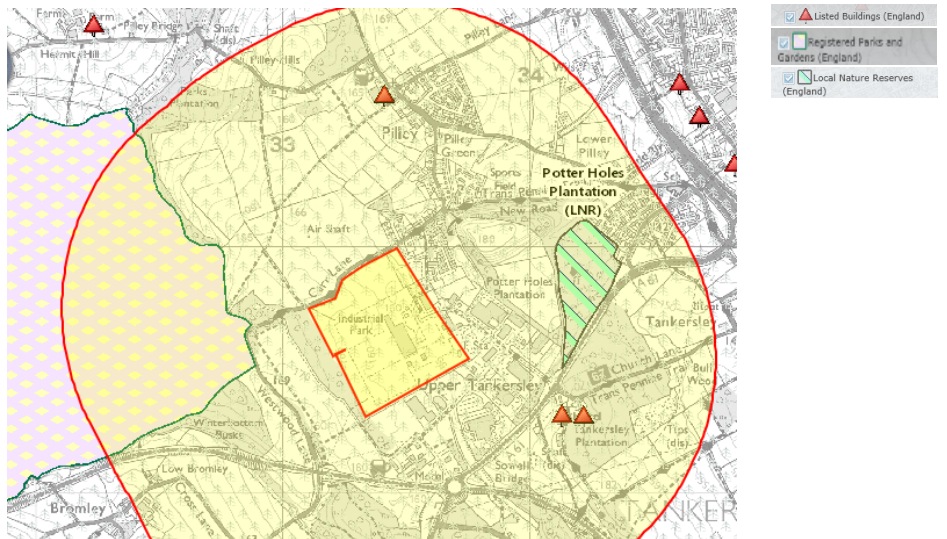
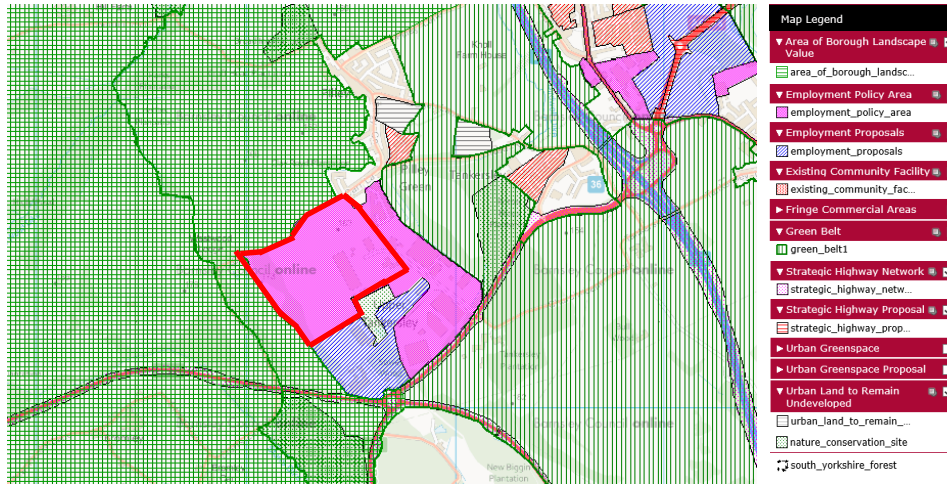
### South of Dearne Valley Way, Wombwell



<b>No</b>	47
<b>Site</b>	South of Dearne Valley Way, Wombwell
<b>Area</b>	Wombwell Community Area
<b>Area (ha)</b>	5.6
<b>Grid Reference</b>	SE 41680 02239
<b>Postcode</b>	S73 0WD
<b>Does the site offer sufficient available land?</b>	
<b>Is the site commercially available and vacant?</b>	
<b>Is the site covered by a European conservation designation</b>	
<b>Does the site have a fundamental, irresolvable access problem?</b>	
<b>Comments</b>	INSUFFICIENT LAND AVAILABLE
<b>Alternative Site</b>	NO

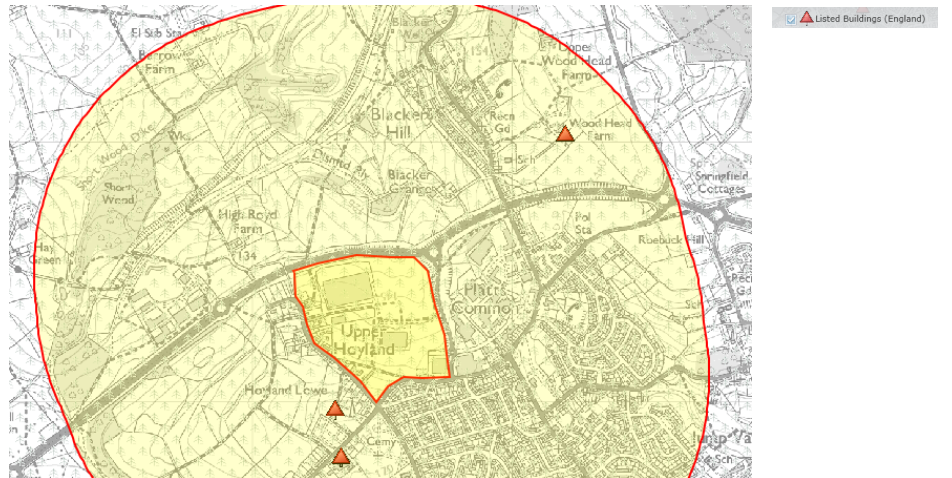
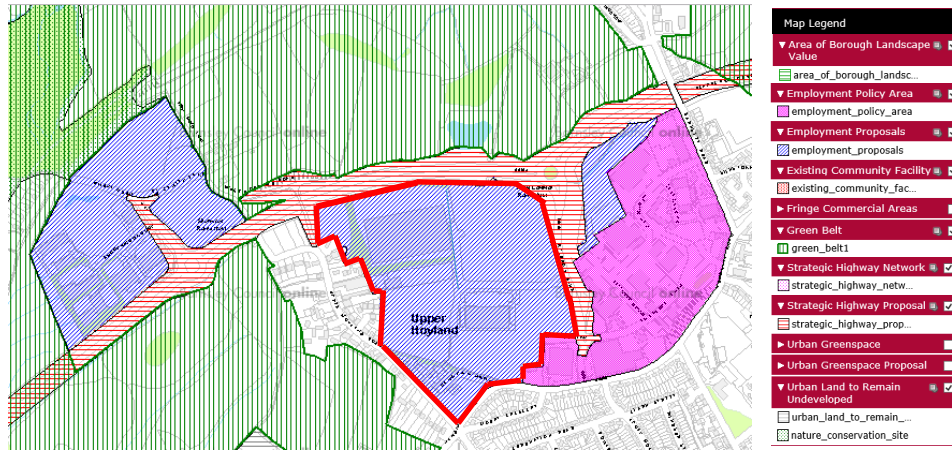


### Wentworth Industrial Park, Tankersley



<b>No</b>	<b>48</b>
<b>Site</b>	Wentworth Industrial Park, Tankersley
<b>Area</b>	Hoyland Community Area
<b>Area (ha)</b>	11.6
<b>Grid Reference</b>	SK 33744 99468
<b>Postcode</b>	S75 3DL
<b>Does the site offer sufficient available land?</b>	Yes, Barnsley Employment Land Review (BELR), April 2010- ELR Supporting Document 2, Appendix 5L: Remaining UDP Employment land indicates that the site has 4.9ha available land for employment use.
<b>Is the site commercially available and vacant?</b>	
<b>Is the site covered by a European conservation designation</b>	No, However the site is surrounded by all sides by the Barnsley Green Belt. The eastern boundary of the site lies an area for nature conservation. To the western boundary of the site is a Registered Park and Garden.
<b>Does the site have a fundamental, irresolvable access problem?</b>	No, the site has a good access and is in close proximity to the strategic highway network.
<b>Comments</b>	Owned mainly by Henry Boot and Gladman, has space for expansion
<b>Alternative Site</b>	<b>YES</b>

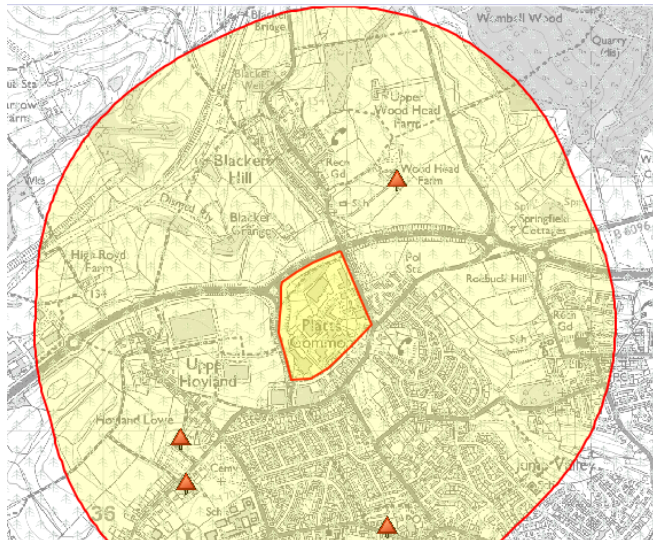
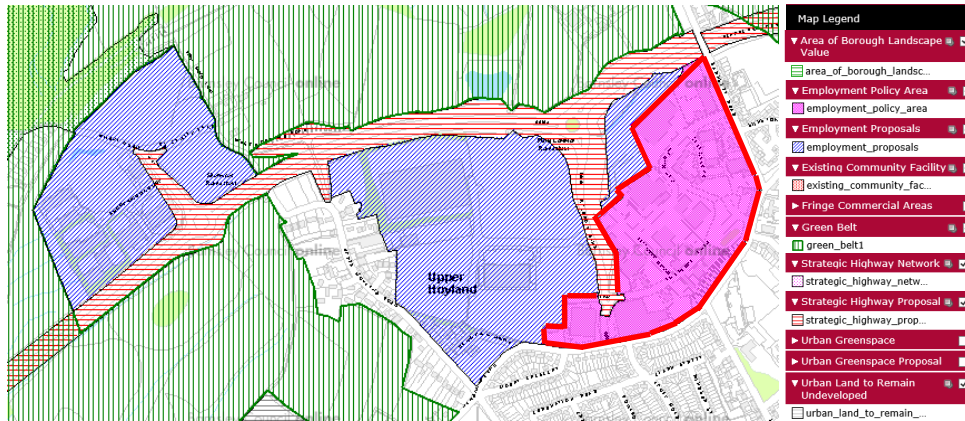
### Rockingham Employment Site



<b>No</b>	49
<b>Site</b>	Rockingham Employment Site
<b>Area</b>	Hoyland Community Area
<b>Area (ha)</b>	21.1
<b>Grid Reference</b>	SE 35736 01477
<b>Postcode</b>	S74 9LH
<b>Does the site offer sufficient available land?</b>	Yes, Barnsley Employment Land Review (BELR), April 2010- ELR Supporting Document 2, Appendix 5L: Remaining UDP Employment land indicates that the site has 18.6ha available land for employment use.
<b>Is the site commercially available and vacant?</b>	Yes, too small (1.4 ha)
<b>Is the site covered by a European conservation designation</b>	The site is located In close proximity to the Barnsley Green Belt. There are 3 listed buildings within 1000 metres of the site. There are no other European conservation designations in close proximity to the site
<b>Does the site have a fundamental, irresolvable access problem?</b>	No, the site is however allocated within the UDP plan for a Proposed Strategic Highway
<b>Comments</b>	
<b>Alternative Site</b>	YES

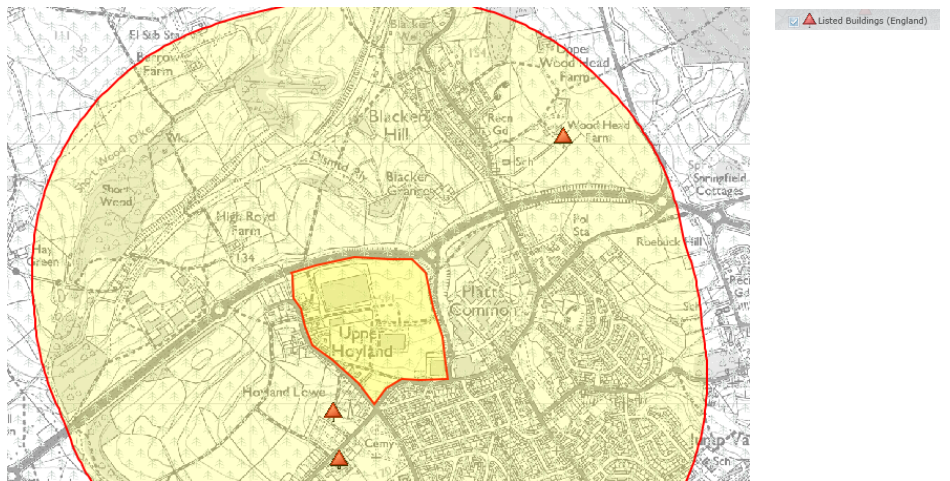
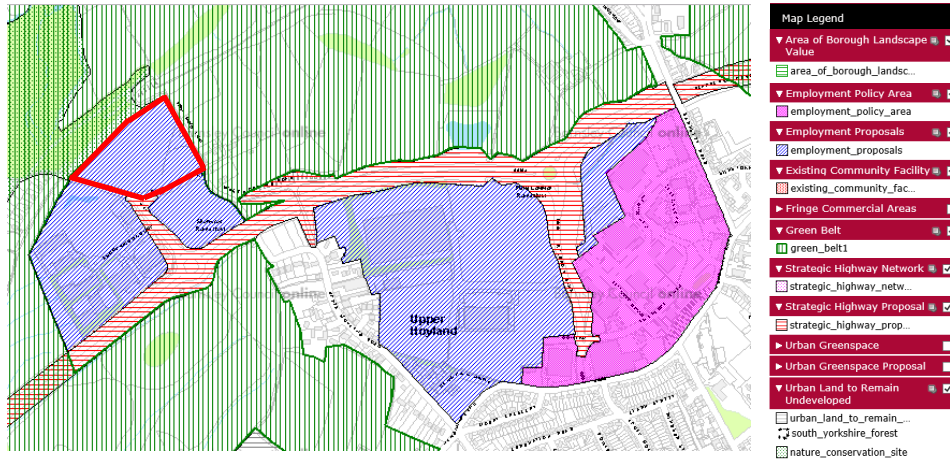


### Platts Common Industrial Estate



<b>No</b>	50
<b>Site</b>	Platts Common Industrial Estate
<b>Area</b>	Hoyland Community Area
<b>Area (ha)</b>	22.3
<b>Grid Reference</b>	SE 36869 01399
<b>Postcode</b>	S74 9SA
<b>Does the site offer sufficient available land?</b>	Yes, Barnsley Employment Land Review (BELR), April 2010- ELR Supporting Document 2, Appendix 5L: Remaining UDP Employment land indicates that the site has 11.6ha available land for employment use.
<b>Is the site commercially available and vacant?</b>	
<b>Is the site covered by a European conservation designation</b>	The site is in close proximity to the Barnsley Green Belt. There are no other European Conservation designations within or adjacent to the site. There are however 3 Listed Buildings within 1000meters to the site.
<b>Does the site have a fundamental, irresolvable access problem?</b>	Yes, No access to the site
<b>Comments</b>	
<b>Alternative Site</b>	YES

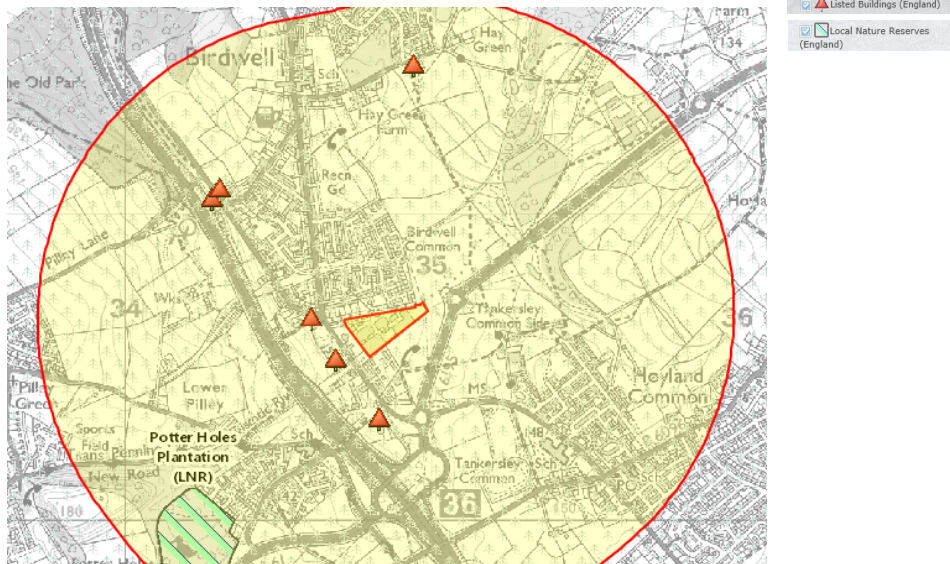
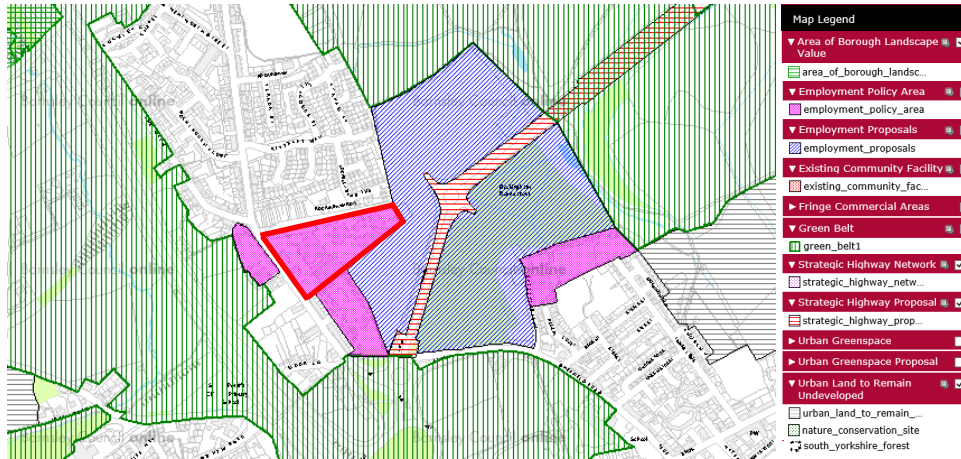
### Shortwood



<b>No</b>	51
<b>Site</b>	Shortwood
<b>Area</b>	Hoyland Community Area
<b>Area (ha)</b>	14.9
<b>Grid Reference</b>	SE 35736 01477
<b>Postcode</b>	S74 9LH
<b>Does the site offer sufficient available land?</b>	Yes, Barnsley Employment Land Review (BELR), April 2010- ELR Supporting Document 2, Appendix 5L: Remaining UDP Employment land indicates that the site has 5.1ha available land for employment use.
<b>Is the site commercially available and vacant?</b>	
<b>Is the site covered by a European conservation designation</b>	The site is in close proximity to the Barnsley Green Belt. There are no other European Conservation designations within or adjacent to the site. There are however 3 Listed Buildings within 1000mteres to the site.
<b>Does the site have a fundamental, irresolvable access problem?</b>	No, the site lies adjacent to the proposed strategic highway network.
<b>Comments</b>	
<b>Alternative Site</b>	YES



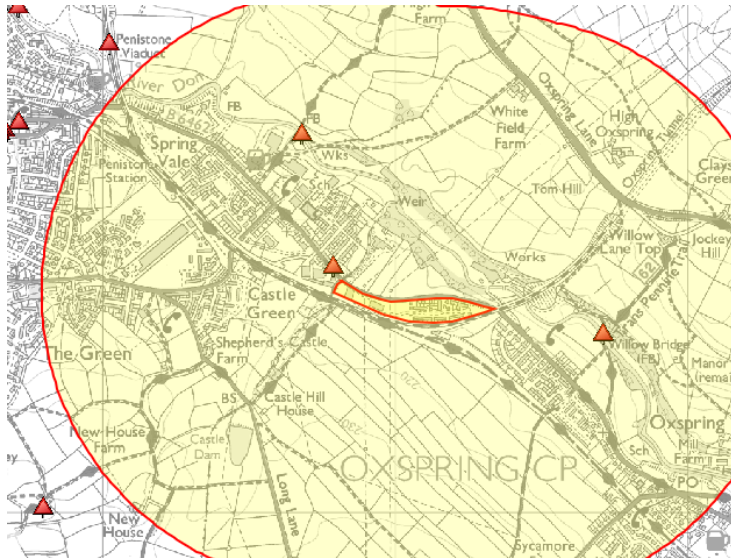
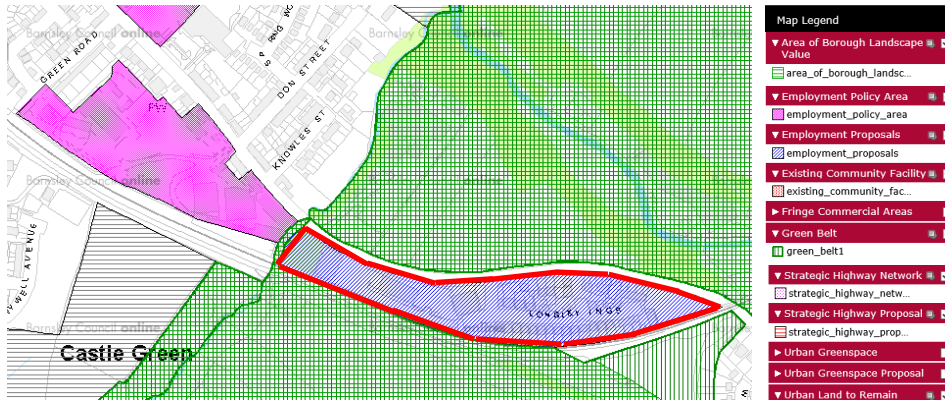
### Rockingham Row, Birdwell



<b>No</b>	52
<b>Site</b>	Rockingham Row, Birdwell
<b>Area</b>	Hoyland Community Area
<b>Area (ha)</b>	4.7
<b>Grid Reference</b>	SE 34792 00596
<b>Postcode</b>	S70 5TR
<b>Does the site offer sufficient available land?</b>	
<b>Is the site commercially available and vacant?</b>	
<b>Is the site covered by a European conservation designation</b>	
<b>Does the site have a fundamental, irresolvable access problem?</b>	
<b>Comments</b>	INSUFFICIENT LAND AVAILABLE
<b>Alternative Site</b>	NO

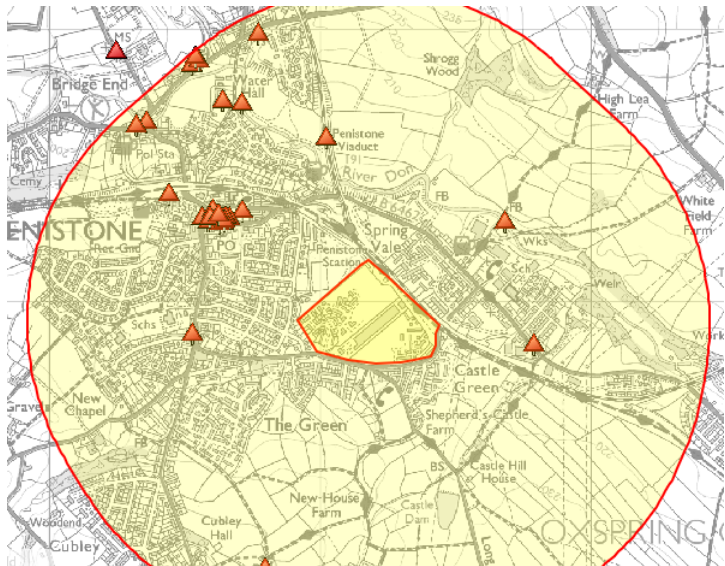
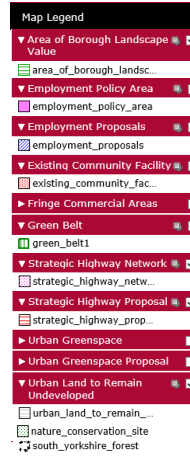
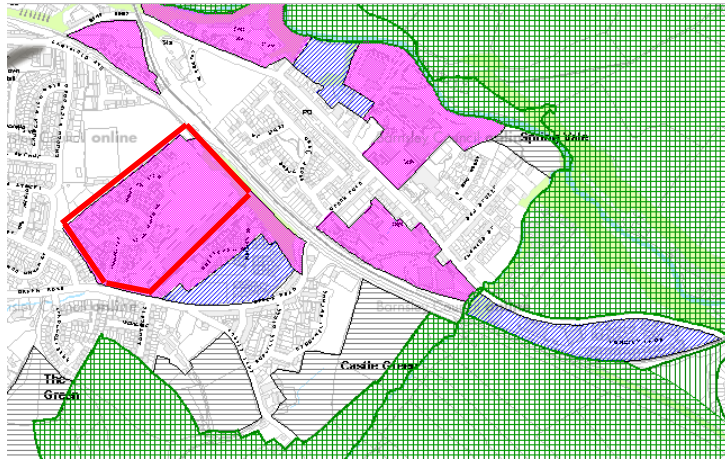


### Mixed Use development site, South of Sheffield Road



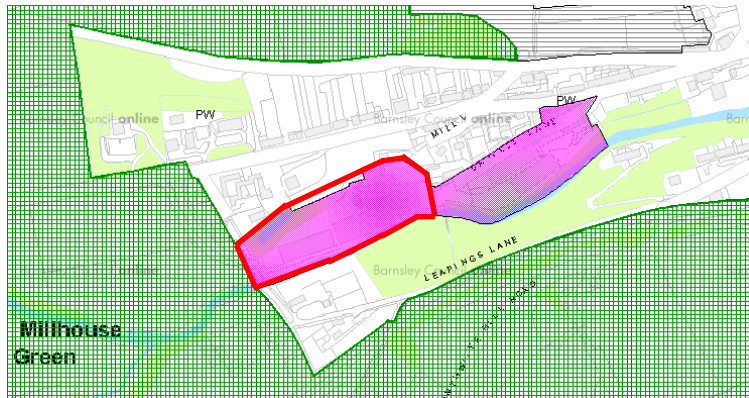
<b>No</b>	<b>53</b>
<b>Site</b>	Mixed Use Development Site, South of Sheffield Road
<b>Area</b>	Penistone Community Area
<b>Area (ha)</b>	7
<b>Grid Reference</b>	SK 39564 90421
<b>Postcode</b>	S9 2YL
<b>Does the site offer sufficient available land?</b>	
<b>Is the site commercially available and vacant?</b>	
<b>Is the site covered by a European conservation designation</b>	
<b>Does the site have a fundamental, irresolvable access problem?</b>	
<b>Comments</b>	INSUFFICIENT LAND AVAILABLE
<b>Alternative Site</b>	NO

### David Browns Engineering, Springvale Works Complex



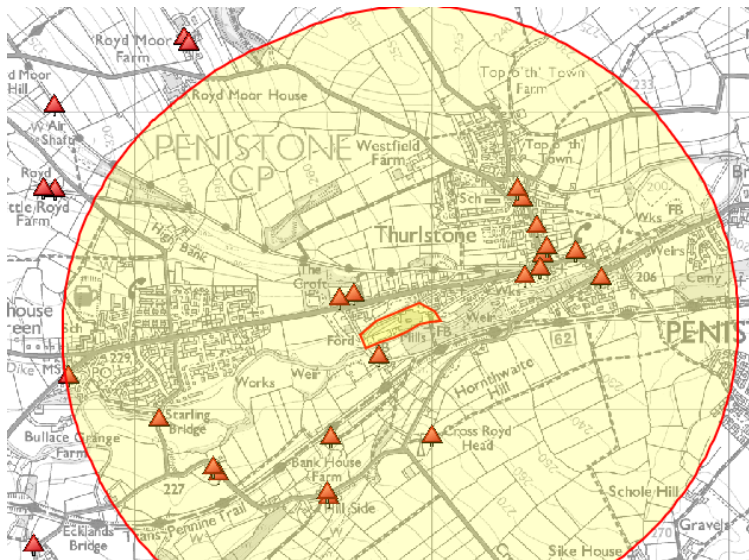
<b>No</b>	54
<b>Site</b>	David Browns Engineering, Springvale Works Complex
<b>Area</b>	Penistone Community Area
<b>Area (ha)</b>	15
<b>Grid Reference</b>	SE 25218 02880
<b>Postcode</b>	S36 6GA
<b>Does the site offer sufficient available land?</b>	
<b>Is the site commercially available and vacant?</b>	
<b>Is the site covered by a European conservation designation</b>	
<b>Does the site have a fundamental, irresolvable access problem?</b>	
<b>Comments</b>	INSUFFICIENT LAND AVAILABLE
<b>Alternative Site</b>	NO

### Durran's Works, Thurlstone



**Map Legend**

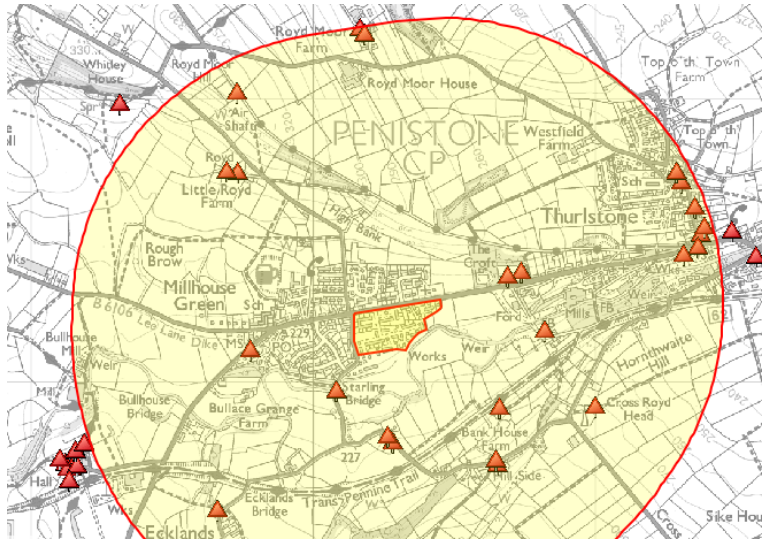
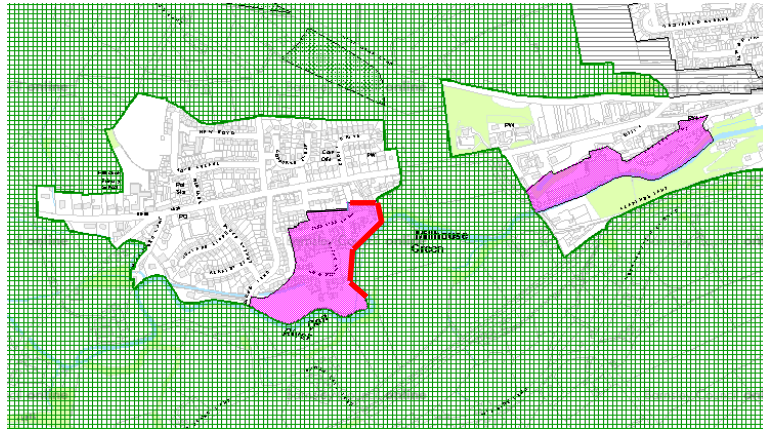
- ▼ Area of Borough Landscape  Value
- area\_of\_borough\_landsc...
- ▼ Employment Policy Area  Value
- employment\_policy\_area
- ▼ Employment Proposals  Value
- employment\_proposals
- ▼ Existing Community Facility  Value
- existing\_community\_fac...
- ▶ Fringe Commercial Areas  Value
- ▼ Green Belt  Value
- green\_belt1
- ▼ Strategic Highway Network  Value
- strategic\_highway\_netw...
- ▼ Strategic Highway Proposal  Value
- strategic\_highway\_prop...
- ▶ Urban Greenspace  Value
- ▶ Urban Greenspace Proposal  Value
- ▼ Urban Land to Remain Undeveloped  Value
- urban\_land\_to\_remain\_...
- south\_yorkshire\_forest
- nature\_conservation\_site
- ▲ Listed Buildings (England)



<b>No</b>	55
<b>Site</b>	Durran's Works, Thurlstone
<b>Area</b>	Penistone Community Area
<b>Area (ha)</b>	3.6
<b>Grid Reference</b>	SE 22953 03312
<b>Postcode</b>	S36 9QW
<b>Does the site offer sufficient available land?</b>	
<b>Is the site commercially available and vacant?</b>	
<b>Is the site covered by a European conservation designation</b>	
<b>Does the site have a fundamental, irresolvable access problem?</b>	
<b>Comments</b>	INSUFFICIENT LAND AVAILABLE
<b>Alternative Site</b>	NO



### Eckland Works, Off Manchester Road, Millhouse Green



<b>No</b>	56
<b>Site</b>	Eckland Works, Off Manchester Road, Millhouse Green
<b>Area</b>	Penistone Community Area
<b>Area (ha)</b>	4.5
<b>Grid Reference</b>	SE 22278 03104
<b>Postcode</b>	S36 9AN
<b>Does the site offer sufficient available land?</b>	
<b>Is the site commercially available and vacant?</b>	
<b>Is the site covered by a European conservation designation</b>	
<b>Does the site have a fundamental, irresolvable access problem?</b>	
<b>Comments</b>	INSUFFICIENT LAND AVAILABLE
<b>Alternative Site</b>	NO



### **Appendix 3: Barnsley Employment Land Review Remaining Land Available**

---

Sites over 3.5 (ha) identified in the Barnsley UDP for Employment Use				
No	Site	Area	Area (ha)	Remaining UDP Employment Land Area (Sites over 3.5ha)
1	LAND BETWEEN CLAYCLIFFE ROAD AND BARUGH GREEN ROAD	Barnsley Urban Community Area	9.7	
2	CLAYCLIFFE INDUSTRIAL ESTATE		9.2	
3	REDBROOK BUSINESS PARK, WILTHORPE ROAD		4.6	
4	LAITHES LANE		10.2	
5	CARLTON INDUSTRIAL ESTATE		8	
6	BARNSLEY MAIN INDUSTRIAL ESTATE		4.8	
7	EAST OF GRANGE LANE		4.6	
8	BLEACHCROFT WAY INDUSTRIAL ESTATE		11	8.7
9	OAKWELL REGENERATION AREA		8.2	
10	WEST GREEN REGENERATION AREA		6	
11	R.J. MASTERS, METRO TRADING ESTATE		3.7	
12	S.R. GENTS, DODWORTH ROAD		4.7	
13	CRS DISTRIBUTION DEPOT, BROADWAY		3.5	
14	DUNLOP FACTORY / FORMER PREMISES OF MESSRS. BOWATER SCOTT, DONCASTER ROAD		3.6	
15	PONTEFRACT ROAD, HOYLE MILL		4.7	
16	BARNSLEY MAIN TRANSPORT DEPOT, OAKS LANE		3.6	
17	OAKS LANE / GRANGE LANE		13.9	
18	BLEACHCROFT WAY INDUSTRIAL ESTATE		5.1	
19	LYONS BAKERY		23	
20	BIRTHWAITE BUSINESS PARK, HUDDERSFIELD ROAD		15	4.5
21	SHAW CARPETS, BARNSLEY ROAD	Darton Community Area	11.7	
22	BP CHEMICALS, HUDDERSFIELD ROAD, KEXBOROUGH		7.5	
23	JUNCTION 37 EMPLOYMENT SITE	Dodworth Community Area	15.4	9.38
24	ELMHIRST LANE		5.7	
25	DODWORTH BUSINESS PARK		14.5	
26	FALL BANK INDUSTRIAL ESTATE	13.3		
27	FORMER ROYSTON DRIFT MINE, LUNDHILL LANE	7.9	4.84	
28	MONCKTON COKE AND CHEMICAL WORKS	18.4		
29	SHAFTON WORKSHOPS	North East Towns Community Area	5.6	
30	CARLTON MAIN BRICKWORKS & PULVERITE		3.7	
31	LAND AT THE FORMER GRIMETHORPE COLLIERY, COALITE PLANT AND FERRY MOOR, WEST OF GRIMETHORPE		71.8	19.2
32	LOW VALLEY INDUSTRIAL ESTATE	Darfield Community Area	?	
33	SITE OF THE FORMER HOUGHTON MAIN COLLIERY		?	3.7
34	THURNSCOE BUSINESS PARK, LIDGET LANE, THURNSCOE	Dearne Community Area	16	6.5
35	FIELDS END BUSINESS PARK, GOLDTHORPE		17	
36	EXTENSIONS TO GOLDTHORPE INDUSTRIAL ESTATE, GOLDTHORPE		28.2	22.1
37	LIDGET LANE INDUSTRIAL ESTATE, THURNSCOE		7.4	
38	GOLDTHORPE INDUSTRIAL ESTATE		16.8	
39	GOLDTHORPE COLLIERY		10	



40	FURLONG ROAD, BOLTON-ON-DEARNE		3.7	
41	SOUTH OF LOWFIELD ROAD, BOLTON-ON-DEARNE		3.8	
42	MITCHELLS INDUSTRIAL PARK	Wombwell Community Area	5.2	
43	WATERSIDE BUSINESS PARK		7.2	
44	VALLEY BUSINESS PARK		13.1	3.58
45	ALDHAM INDUSTRIAL ESTATE, WOMBWELL		6.5	
46	STATION ROAD INDUSTRIAL ESTATE, WOMBWELL		15.5	
47	SOUTH OF DEARNE VALLEY WAY		5.6	
48	WENTWORTH INDUSTRIAL PARK, TANKERSLEY		11.6	4.9
49	ROCKINGHAM EMPLOYMENT SITE	21.1	18.6	
50	PLATTS COMMON INDUSTRIAL ESTATE	22.3	11.4	
51	SHORTWOOD	14.9	5.7	
52	ROCKINGHAM ROW, BIRDWELL	4.7		
53	MIXED USE DEVELOPMENT SITE, SOUTH OF SHEFFIELD ROAD, SPRINGVALE	7		
54	DAVID BROWNS ENGINEERING, SPRINGVALE WORKS COMPLEX	15		
55	DURRAN'S WORKS, THURLSTONE	3.6		
56	ECKLAND WORKS, OFF MANCHESTER ROAD, MILLHOUSE GREEN	4.5		



#### **Appendix 4: Assessment results for each site assessed at Stage 2**

---



No		8							
	Site	Bleachcroft Way Industrial Estate							
	Area	Barnsley Urban Community Area							
	Area (ha)	11							
	Grid Reference	SE 37333 05991							
	Postcode	S71 5AE							
	SUMMARY	<p>The site is strongly constrained as a potential alternative location for the proposed aggregated Renewable Energy Park. First, access to the site is potentially difficult in an urban traffic setting, with complex access arrangements shared with existing retail developments. Second, the development would sit beneath extensive residential areas, which results in uncertainty regarding site suitability about the mitigation with respect to air quality, noise and visual impacts. At 30 metres building height for the TRRC associated with the proposed REP, the scale of development would be more than double that of the surrounding commercial developments.</p>			Suitable	Constrained	Strongly Constrained	Not Suitable	
1	Is the site previously developed land or inactive use for waste management?	No. The vacant land sits at the rear (southern) extent of the estate, the rest being occupied predominantly by large format retail uses, including a DIY store.							
2	Is development of the site likely to lead to significant visual impact?	<p>The site is located in the Barnsley urban area. It sits at the base of a hill which rises fairly steeply to the east, adjacent to existing residential development, a school and a cemetery. Potential sensitive receptors include the PRow network to the north and east as well as the residential areas of Kendray and Ardsley. Adverse visual impacts would occur as a result of the height of the building and the stack albeit that views of the development would be seen in the context of the existing site uses as well as those of adjacent developments [i.e. large scale retail and commercial developments] and as such impacts are not expected to be significant.</p>							
3	Is development of the site in accordance with the policies of the Barnsley, Doncaster and Rotherham joint Waste Plan	Uncertain in relation to the detailed criteria set out in policy WCS4 Waste Management Proposals on Non-Allocated Sites							
4	Is the site Flood Zone 2 or 3	No							
5	What is the site's standard access?	Access to the site is complex. The site is accessed via a one way system from Wombwell Lane (A633). Right turning traffic has to turn across traffic travelling north west into Barnsley. Traffic leaves the site directly onto the busy and complex Stairfoot roundabout. These routes are shared with traffic visiting the large retail stores on the Stairfoot Business Park. Detailed transport assessment would be required to determine whether the current junction arrangements would be capable of accommodating the proposed development.							
6	What is the likely impact on residential amenity?	The topography of the area surrounding the site would need to be taken into account in determining its viability as an alternative. Residential areas sit immediately above the site. Detailed air quality dispersion modelling, which is beyond the scope of this study, would be required to determine the height of an emissions stack in this location. Clearly, the proximity of residential areas immediately above the site could present a challenge in terms of stack height requirements. Proximity of residential areas would also create a need for detailed noise impact assessments.							
7	Is the site in the Green Belt?	No, although the site's southern boundary is adjacent to the Barnsley Green Belt							
8	What distance is the site from designated (i.e. environmentally sensitive) areas?	The site is in close proximity to a number of Listed Buildings. The sites Southern Boundary is adjacent to the Barnsley's Green Belt.							
9	How proximate is the site to waste sources?	The site is generally accessible to waste sources in Barnsley, Doncaster and Rotherham, notwithstanding physical access characteristics referred to above.							





No		20						
	Site	Birthwaite Business Park, Huddersfield Road						
	Area	Darton Community Area						
	Area (ha)	15						
	Grid Reference	SE 30553 10564						
	Postcode	S75 5QQ						
	SUMMARY	<p>Three factors render this site strongly constrained as a potential alternative location for the aggregated Renewable Energy Park. First, the site is remote from key transport routes (it sits alongside the M1 but has no junction access to it) likely to be used to transfer waste arising in Barnsley, Doncaster and Rotherham and main routes through and from those areas are likely to suffer from congestion. Second, the proximity of residential areas and topography raise uncertainty over potential visual impact, air quality and noise constraints. Third, the site is divided by the site access road and is therefore less efficient in terms of accommodating the proposed aggregated development.</p>			Suitable	Constrained	Strongly Constrained	Not Suitable
1	Is the site previously developed land or inactive use for waste management?	No. The site sits well below the A637 Huddersfield Road from which it is accessed and is entered via a steep road down into the site, forming a causeway. The causeway bisects the site, creating two smaller land parcels. To the rear of the site, a large Premdor joinery production facility is located. It is unclear as to whether proposed development could be accommodated on two smaller sites.						
2	Is development of the site likely to lead to significant visual impact?	The 4.5ha vacant employment land to the front of the site, firstly sits directly beneath the road and therefore below residential communities. Sensitive visual receptors include the residential areas to the south of the site [Kexborough], and the PRoW to the east. Any views of the potential development would be seen within the context of the adjacent motorway infrastructure and the existing commercial developments on site. The scale and height of the proposed development would however result in adverse impacts on views from these receptors.						
3	Is development of the site in accordance with the policies of the Barnsley, Doncaster and Rotherham joint Waste Plan	Uncertain in relation to the detailed criteria set out in policy WCS4 Waste Management Proposals on Non-Allocated Sites						
4	Is the site Flood Zone 2 or 3	No						
5	What is the site's standard access?	HGV traffic from Premdor also utilises the site access road. The site is located close to the M1 motorway but does not have junction access to it. The site is located on the A637 Huddersfield Road which passes through the centre of Darton in the direction of Barnsley urban area. Because of its location to the north west of Barnsley, main routes from local waste sources in Barnsley, Doncaster and Rotherham would direct HGV traffic through the Barnsley urban area. Routes in a northerly direction lead to Huddersfield and Wakefield.						
6	What is the likely impact on residential amenity?	The topography of the area surrounding the site would need to be taken into account in determining its viability as an alternative. Residential areas sit immediately above the site. Detailed air quality dispersion modelling, which is beyond the scope of this study, would be required to determine the height of an emissions stack in this location. Clearly, the proximity of residential areas immediately above the site could present a challenge in terms of stack height requirements. Proximity of residential areas would also create a need for detailed noise impact assessments.						
7	Is the site in the Green Belt?	No, however the sites western boundary is adjacent to the Barnsley Green Belt						
8	What distance is the site from designated (i.e. environmentally sensitive) areas?	There are a number of Listed buildings within close proximity to the site.						
9	How proximate is the site to waste sources?	The site is located to the West of Barnsley has proximity in waste market terms to Huddersfield and Wakefield, but less so to Doncaster and Rotherham						

		No		23				
	Site	Junction 37 Employment Site						
	Area	Dodworth Community Area						
	Area (ha)	15.4						
	Grid Reference	SE 30929 05746						
	Postcode	S75 3LS						
	SUMMARY	<p>The site is capable of hosting a significant commercial development but there are a number of factors which work to make this site strongly constrained as a potential alternative location for the Renewable Energy Park. Whilst there is access to the M1 at Junction 37, there is uncertainty over the suitability of access to it for heavy vehicles via a series of small roundabouts off which other large developments are located. Also other potential access routes have constraints, such as the level crossing on the B6099. Second, there is uncertainty over the ability to mitigate potential amenity impacts on neighbouring high quality office and hotel developments. Third, whilst the development would take place within a wider commercial development setting, there is uncertainty over the mitigation of potential visual impacts, noise impacts and air quality.</p>			Suitable	Constrained	Strongly Constrained	Not Suitable
		<p>The available land is located within the purple hatched area bounded by a red line. The land south of that road is vacant previously developed land forming a triangular plot of land. The available land here appears to be significantly less than 9.38 ha in size, with half of the identified employment site to the east of Capital Close fully developed for high quality office and hotel uses. Both Higham Lane to the west of the site and Capital Close to the east, rise as they run north from the roundabout so the triangle plot sits on a platform cut into rising land.</p>						
1	Is the site previously developed land or inactive use for waste management?	No						
2	Is development of the site likely to lead to significant visual impact?	<p>The site is located at a high point adjacent to Junction 37 of the M1. Although there would be potential views of a development of this scale from local sensitive receptors they would be seen in the context of the existing commercial development on site as well as the substantial highway infrastructure associated with J37 M1. Visual impacts whilst adverse form residential areas within Dodworth would not be significant.</p>						
3	Is development of the site in accordance with the policies of the Barnsley, Doncaster and Rotherham joint Waste Plan	Uncertain in relation to the detailed criteria set out in policy WCS4 Waste Management Proposals on Non-Allocated Sites						
4	Is the site Flood Zone 2 or 3	No						
5	What is the site's standard access?	<p>The site is entered via a series of roundabouts connecting the site to the motorway. Non-motorway routes to the site may involve negotiating the nearby level crossing. The site itself is bisected by an access road running North West. To the north of that road, the site is entirely developed with two storey, high quality offices and a Ramada Hotel, which use the same routes. The site has access to the M1 motorway via a series of small roundabouts.</p>						
6	What is the likely impact on residential amenity?	<p>The topography of the area surrounding the site would need to be taken into account in determining its viability as an alternative. Residential areas sit below the site. Detailed air quality dispersion modelling would be required to determine site suitability and mitigation. Proximity of residential areas would also create a need for detailed noise impact assessments.</p>						
7	Is the site in the Green Belt?	No, although the site is surrounded by the Barnsley Green Belt						
8	What distance is the site from designated (i.e. environmentally sensitive) areas?	<p>There is both green belt and landscape of high value located adjacent to the site, including the Silkstone's Golf Club. The proposed development would have significant would not relate well to adjoining office developments. Nearby there are significant heritage assets in the form of Wentworth Castle and Cannon Hall.</p>						
9	How proximate is the site to waste sources?	<p>The site is generally accessible to waste sources in Barnsley, Doncaster and Rotherham, notwithstanding physical access characteristics referred to above.</p>						

		No	27
	Site	Former Royston Drift Mine, Dunhill Lane	
	Area	Royston Community Area	
	Area (ha)	7.9	
	Grid Reference	SE 37487 12178	
	Postcode	S71 4BD	
	SUMMARY	<p>The site lies adjacent to a working coking plant and opencast mine. A modern, high quality development for renewable energy could have some benefits in landscape and visual terms. However, the site is constrained as an alternative location for the Renewable Energy Park owing to the less suitable access to the surrounding strategic road network which would potentially create significant traffic impacts in nearby villages including Royston from the proposed HGV traffic movements associated with the aggregated development.</p>	
		Suitable	Constrained
		Strongly Constrained	Not Suitable
1	Is the site previously developed land or inactive use for waste management?	Yes, the site is located on top of a hill sitting above the eastern end of Royston. The stacks of the existing operational coke works are visible from town. The existing coke works is a major feature in the landscape, with apparently significant emissions, flaring, slag heaps, and exposed industrial plant and equipment. The site itself is directly opposite the coke works and is currently in use as a timber yard. There are some few buildings on site which are of low quality.	
2	Is development of the site likely to lead to significant visual impact?	Sensitive receptors include the Trans Pennine Trail [national trail], the local PRoW network associated with the former colliery and the residential areas within Royston. Any development on this site would be seen in the context of the historic and current site uses and as such any impacts are unlikely to be significant, and there is the potential to provide some benefits in visual terms.	
3	Is development of the site in accordance with the policies of the Barnsley, Doncaster and Rotherham joint Waste Plan	Uncertain in relation to the detailed criteria set out in policy WCS4 Waste Management Proposals on Non-Allocated Sites	
4	Is the site Flood Zone 2 or 3	No	
5	What is the site's standard access?	The site is located on the B6428 Lund Hill Lane and is not directly accessible from strategic roads. The nearest A-road is the A628 at Shafton. All routes to the nearest strategic road pass through several villages. More locally, access to the site from the west is through the centre of Royston. Access is more straightforward from the east and south, though, again, there may be access constraints through other villages.	
6	What is the likely impact on residential amenity?	No significant impact	
7	Is the site in the Green Belt?	No	
8	What distance is the site from designated (i.e. environmentally sensitive) areas?	The site is bounded on at least two sides by a country park and footpath. There are long views into the site from the south and east. A development on the scale of the proposed renewable energy park would sit prominently in the skyline, adjacent to and in front of the coke works	
9	How proximate is the site to waste sources?	The site is generally accessible to waste sources in Barnsley, Doncaster and Rotherham, notwithstanding physical access characteristics referred to above.	



		<b>No</b>	<b>31</b>		
		<b>Site</b>	Land at the Former Grimthorpe Colliery, Coalite Plant and Ferry Moor, West of Grimethorpe		
		<b>Area</b>	North East Towns Community Area		
		<b>Area (ha)</b>	71.8		
		<b>Grid Reference</b>	SE 40831 08761		
		<b>Postcode</b>	S72 7GH		
		<b>SUMMARY</b>	<p>The site lies in a location nearby Houghton Main on Park Spring Road and is regarded as suitable, subject to evaluation studies which would be required to support development. The site benefits from the same good quality strategic road network access. There is a large distribution development on the site, again similar to the relationship between the Houghton Main site and the nearby ASOS development. The site lies within a slightly more open landscape setting.</p>		<p>Suitable Constrained Strongly Constrained Not suitable</p>
<b>1</b>	Is the site previously developed land or inactive use for waste management?	<p>Yes. The employment land east of the A6195 Park Springs Road at Grimethorpe road is largely developed. Two small plots of land are vacant, too small to accommodate the renewable energy park. West of the road, a large warehouse and office development is occupied by Symphony Group who supply fitted furniture. This develop sits deep within its site - it is not clear whether there is available land in front of this development, immediately adjoining the road. Also, land may be available south of the development and north. The only other feature on site is a lake used for nesting birds and walking. A significant portion of land also exists in this location. The renewable energy park could be accommodated somewhere within this large site in terms of footprint and accessibility. However availability and ownership (in terms of land surrounding the B8 warehouse) are not clear.</p>			
<b>2</b>	Is development of the site likely to lead to significant visual impact?	<p>Located within an established commercial development area the site is located in a relatively flat area so views of a tall structure would be potentially widespread, although any impacts are unlikely to be significant given the site context.</p>			
<b>3</b>	Is development of the site in accordance with the policies of the Barnsley, Doncaster and Rotherham joint Waste Plan	<p>Uncertain in relation to the detailed criteria set out in policy WCS4 Waste Management Proposals on Non-Allocated Sites</p>			
<b>4</b>	Is the site Flood Zone 2 or 3	<p>The site lies within Flood Zone 1 and 2</p>			
<b>5</b>	What is the site's standard access?	<p>The site is bisected by the A6195 strategic road network and has good access</p>			
<b>6</b>	What is the likely impact on residential amenity?	<p>There appears to be nearby residential communities sitting on ridges which would look down onto this land.</p>			
<b>7</b>	Is the site in the Green Belt?	<p>No, however the Northern, Southern and Western boundary of the site is borders the Barnsley Green Belt</p>			
<b>8</b>	What distance is the site from designated (i.e. environmentally sensitive) areas?	<p>The site is within 1000 metres of 2 Listed Buildings. To the eastern boundary of the site 20m lies Nature Conservation sites</p>			
<b>9</b>	How proximate is the site to waste sources?	<p>The site is generally accessible to waste sources in Barnsley, Doncaster and Rotherham, notwithstanding physical access characteristics referred to above.</p>			



		No	8				
	Site	Houghton Main					
	Area	Barnsley Urban Community Area					
	Area (ha)	4.14					
	Grid Reference	SE 41696 06515					
	Postcode	S71 5EX					
	SUMMARY	<p>The site is located on the A6195 Park Springs Road and has good access to the Strategic Road Network. There are few sensitive human or ecological receptors in the immediate vicinity and the nearest settlement is over 1km distant. The site is adjacent to a major ASOS fulfilment centre development. The planning statement with supporting appendices, and the Environmental Statement supported by technical assessments, show that the site is suitable for the proposed Renewable Energy Park.</p>	<table border="1"> <tr> <td>Suitable</td> <td>Constrained</td> <td>Strongly Constrained</td> <td>Not Suitable</td> </tr> </table>	Suitable	Constrained	Strongly Constrained	Not Suitable
Suitable	Constrained	Strongly Constrained	Not Suitable				
1	Is the site previously developed land or inactive use for waste management?	Yes, it is a former colliery.					
2	Is development of the site likely to lead to significant visual impact?	No, the Landscape and Visual Impact Assessment included within the Environmental Statement demonstrates the acceptability of the proposed development. The design and access statement appended to the planning statement as part of the planning application demonstrate how the design approach for the renewable energy park has successfully addressed local constraints.					
3	Is development of the site in accordance with the policies of the Barnsley, Doncaster and Rotherham joint Waste Plan	Yes, the site is an allocated employment site which has already previously received planning permission for industrial uses.					
4	Is the site Flood Zone 2 or 3	No					
5	What is the site's standard access?	Access to the site is direct from the Houghton Main Colliery Roundabout on A6195 Park Springs Road, which is a strategic route. The site has a good standard of strategic road access and the Transport Assessment undertaken to support the planning application and Environmental Statement show that the traffic associated with the proposed development can be accommodated on key routes and at key junctions and roundabout with negligible impacts.					
6	What is the likely impact on residential amenity?	The site is relatively remote from any residential properties. There are a few scattered farms and properties nearby, the closest being Crook Farm located approximately 0.8km to the west, Store Mill Farm located 1.5km to the north west, Tyers Hall Farm located to 1.8km to the south west and a housing development located on Doncaster Road, located 1.8km south west of the proposed development. The Environmental Statement supporting the current application determines that the proposals are acceptable in noise impact, and air quality and odour impact terms.					
7	Is the site in the Green Belt?	No, although the site is surrounded by the Barnsley Green Belt					
8	What distance is the site from designated (i.e. environmentally sensitive) areas?	The site is not close to designated environmentally sensitive areas					
9	How proximate is the site to waste sources?	The site lies to the east of Barnsley and is well located in relation to Doncaster and Rotherham waste sources.					

No		34						
	Site	Thurnscoe Business Park						
	Area	Dearne Community Area						
	Area (ha)	16						
	Grid Reference	SE 46432 05402						
	Postcode	S63 0BH						
	SUMMARY	<p>The site is regarded as strongly constrained as a potential alternative location for the proposed renewable energy park. The site lies in close proximity to residential areas and a countryside park recreational resource. There is considerable uncertainty over the ability of design approaches to address visual impacts and amenity impacts (in terms of noise and air quality) .</p>			Suitable	Constrained	Strongly Constrained	Not Suitable
1	Is the site previously developed land or inactive use for waste management?	Yes. There is evidence of coal mining activity on the employment land with coal authority vents protruding from the site. Two parcels of land are being marketed. One is 0.92 ha (the yellow area with red line on our map) and is too small. Another is being marketed by Knight Frank and is shown as 5.05 ha. This is located south of the access road immediately adjoining and below the country park. This is where the coal authority vents are located (eastern end).						
2	Is development of the site likely to lead to significant visual impact?	Sensitive receptors include residential areas in Thurscoe, users of Phoenix Park and the local PRoW network, notably the Barnsley Boundary Walk. The visual impacts on the identified receptors would be, potentially, significantly adverse, due to the scale and location of the development.						
3	Is development of the site in accordance with the policies of the Barnsley, Doncaster and Rotherham joint Waste Plan	Uncertain in relation to the detailed criteria set out in policy WCS4 Waste Management Proposals on Non-Allocated Sites						
4	Is the site Flood Zone 2 or 3	No						
5	What is the site's standard access?	The site is not immediately accessible to the strategic road network and is accessed from it through minor roads which run through the employment area. However, the A635 strategic route is relatively close and is accessible from a roundabout at Goldthorpe via Brownfield Road.						
6	What is the likely impact on residential amenity?	The land available for development sits in the bottom of a shallow valley North of the site, the land rises and on this sits Thurnscoe East with substantial residential development with views directly onto the site. Detailed Air Quality dispersion modelling would be required to determine the impacts of the proposed development and mitigations measures on adjoining residential areas and the country park. Noise impacts would need to be assessed for their impact on both existing residential properties and on the users of the country park. On the face of it, given the proximity of the site to the country park, significant amenity impacts on the enjoyment of the park by users could result from a substantial development in this location						
7	Is the site in the Green Belt?	No, however the southern boundary of the site is surrounded by the Barnsley Green Belt						
8	What distance is the site from designated (i.e. environmentally sensitive) areas?	On the Southern side of the business park land, a Forestry Commission country park (Phoenix Park) and cycle and walkways on its boundary, directly adjoins.						
9	How proximate is the site to waste sources?	The site is generally accessible to waste sources in Barnsley, Doncaster and Rotherham, notwithstanding physical access characteristics referred to above.						





No		36						
	Site	Extensions to Goldthorpe Industrial Estate, Goldthorpe						
	Area	Dearne Community Area						
	Area (ha)	28.2						
	Grid Reference	SE 45111 03553						
	Postcode	S63 9BL						
	SUMMARY	The site is being developed as an Aldi regional distribution centre and so is not available as an alternative site to Houghton Main. The site is therefore not suitable.			Suitable	Constrained	Strongly Constrained	Not Suitable
1	Is the site previously developed land or inactive use for waste management?	Upon visual inspection it appears that the site is being developed as an Aldi regional distribution centre and so is not available as an alternative site to Houghton Main. The site is therefore not suitable.						
2	Is development of the site likely to lead to significant visual impact?	n/a						
3	Is development of the site in accordance with the policies of the Barnsley, Doncaster and Rotherham joint Waste Plan	n/a						
4	Is the site Flood Zone 2 or 3	n/a						
5	What is the site's standard access?	n/a						
6	What is the likely impact on residential amenity?	n/a						
7	Is the site in the Green Belt?	n/a						
8	What distance is the site from designated (i.e. environmentally sensitive) areas?	n/a						
9	How proximate is the site to waste sources?	n/a						

	No	44					
	Site	Valley Business Park					
	Area	Wombwell Community Area					
	Area (ha)	13.1					
	Grid Reference	SE 41269 02493					
	Postcode	S73 0UN					
	SUMMARY	<p>This site sits in between two developed sites which form the business park. The site is on lower lying land which lies adjacent to a watercourse and a field used for rough grazing of horses. The commercial developments adjoining the site generally consist of single or two storey buildings (maximum of 15 metres). The height of buildings associated with the proposed Renewable Energy Park would be upto 30 metres. To the north of the site, there are residential areas close by. There are uncertainties over visual and amenity impact related to the proximity of residential areas near to the site, which render the site as constrained for this assessment.</p>		Suitable	Constrained	Strongly Constrained	Not suitable
1	Is the site previously developed land or inactive use for waste management?	The site is essentially split into three parts. The eastern end accessed from the roundabout is fully developed with B1, B2 and B8 uses. Its western (narrower end) is currently being developed for B8 use. The vacant parcel sits in between. As the name suggests, the park sits in the Valley and this section slopes down from its southern boundary with the road away to the valley floor. To the south of the site, the land is used for rough pasture and horse grazing. A watercourse (old canal?) divides it from a field which forms the available site.					
2	Is development of the site likely to lead to significant visual impact?	Sensitive receptors include the residential areas of Wombwell and Brampton as well as the PRoW network to the north [notably the Barnsley Boundary Walk]. Any views of the site would be seen in the context of the substantial highway infrastructure [A6195, A633] and the adjacent industrial areas [Valley Business Park and Waterside Park].					
3	Is development of the site in accordance with the policies of the Barnsley, Doncaster and Rotherham joint Waste Plan	Uncertain in relation to the detailed criteria set out in policy WCS4 Waste Management Proposals on Non-Allocated Sites					
4	Is the site Flood Zone 2 or 3	No					
5	What is the site's standard access?	Valley Business Park sits on the Strategic Road Network It has generally good access, with the best being at its eastern end. The site would be accessed from Everill Gate Lane which is at grade with the site. The lane is accessed from A633 Valley Way and, via a roundabout, Wath Road to the A6195.					
6	What is the likely impact on residential amenity?	Near to, residential properties sit above and across the road from the vacant site. To the south, there are small village communities located with open land in between them and the site. In addition to visual impacts, air quality and noise impacts would be a significant consideration in this location.					
7	Is the site in the Green Belt?	No, although the northern boundary is adjacent to the Barnsley Green Belt					
8	What distance is the site from designated (i.e. environmentally sensitive) areas?	Adjacent to Barnsley Green Belt. In addition there are extensive RSPB marshes and nature reserves (both at Broomhill Flash and Old Moor) running in a belt less than 1km from the site.					
9	How proximate is the site to waste sources?	The site is generally accessible to waste sources in Barnsley, Doncaster and Rotherham, notwithstanding physical access characteristics referred to above.					

		No		48			
	Site	Wentworth Industrial Park, Tankersley					
	Area	Hoyland Community Area					
	Area (ha)	11.6					
	Grid Reference	SE 95736 01477					
	Postcode	S75 3DL					
	SUMMARY	<p>The main factor on this site, which renders it constrained as an alternative location for the Renewable Energy Park, is the uncertainty over visual and amenity impacts arising from the scale of the development in relation to existing business users (adjacent to the southern boundary of the site) and upon residential properties (adjacent to the northern boundary of the site).</p>			Suitable	Strongly Constrained	Not suitable
1	Is the site previously developed land or inactive use for waste management?	<p>Yes. Much of the site is developed and occupied by B1 uses ranging from general services to IT and high tech companies. The southern portion of the site (shown purple on the map as an employment proposal) is bisected by an access road and is developed with hotel uses on its western side and a petrol filling station on its eastern side. A narrow belt of vacant land is available, too small for the proposed renewable energy park. There is a vacant land parcel located in this part of the site, adjacent to the Pilkington facility (B2/B8 use) and the Wentworth Office Park. This parcel might be large enough to accommodate the proposed renewable energy park. Another parcel of land located in the northern part of the site and is being marketed as Gladman Park by Gladmans (<a href="http://www.gladman.co.uk">www.gladman.co.uk</a>). This is a 10(ha) site. There was no access to this site and no view into it. It sits adjacent to a large Mercedes distribution facility.</p>					
2	Is development of the site likely to lead to significant visual impact?	<p>The two vacant parcels within the employment site have different characteristics. Topographically, the 'Gladman' site is on higher land than the rest of the industrial park and projects into the Green Belt. Also, it is adjacent to residential communities on its north eastern point. Sensitive receptors would be limited to the local PRoW network [including the Pennine Trail to the north], properties in Pillet village, isolated farmsteads and houses within the immediate environs and more distant locations to the east, although distant views are likely to heavily screened by intervening topography and vegetation. The height of the development would be at odds to the existing developments at Wentworth Park and would have the potential to have substantial adverse visual impacts, particularly of the Pennine Trail and on receptors in Pilley.</p>					
3	Is development of the site in accordance with the policies of the Barnsley, Doncaster and Rotherham joint Waste Plan	<p>Uncertain in relation to the detailed criteria set out in policy WCS4 Waste Management Proposals on Non-Allocated Sites</p>					
4	Is the site Flood Zone 2 or 3	<p>No</p>					
5	What is the site's standard access?	<p>The industrial park is accessed from the strategic road network. However, vehicle access would utilise the same access as the hotel, petrol filling station and office park, which is not ideal. Similar to Houghton Main, the site is immediately adjacent to the Green Belt and also Barnsley Area of Landscape Value.</p>					
6	What is the likely impact on residential amenity?	<p>The relationship with adjacent residential areas and other business users would need to be taken into account in determining its viability as an alternative. Detailed air quality dispersion modelling and noise impact assessment would be required to understand the impacts, which is beyond the scope of this study. Clearly, the proximity of residential areas adjacent to the Gladman site could present a challenge in amenity terms.</p>					
7	Is the site in the Green Belt?	<p>No, however the northern and southern boundary of the site is surrounded by an area of borough landscape. The site is in close proximity to the Barnsley Green Belt</p>					
8	What distance is the site from designated (i.e. environmentally sensitive) areas?	<p>Adjacent to the Barnsley Green Belt</p>					
9	How proximate is the site to waste sources?	<p>The site is generally accessible to waste sources in Barnsley, Doncaster and Rotherham, notwithstanding physical access characteristics referred to above.</p>					



		49			
	<b>No</b>				
	<b>Site</b>	Rockingham Employment Site			
	<b>Area</b>	Hoyland Community Area			
	<b>Area (ha)</b>	21.1			
	<b>Grid Reference</b>	SE 35736 01477			
	<b>Postcode</b>	S74 9LH			
	<b>SUMMARY</b>	<p>The site has a complex topography, with individual land parcels located on different levels. Residential properties directly overlook the site. Uncertainties over the potential for adverse visual impacts and associated environmental mitigation associated with potential site operations could be potentially be significant. For this reason, the site is regarded as constrained in this assessment.</p>		Suitable	Constrained
1	Is the site previously developed land or inactive use for waste management?	Yes. The land available at this location is within an Enterprise Zone. The land is broken into a series of smaller parcels. Each is set within its own platform at various locations half way down a hill. About 25% of the site has been developed as a self-storage unit. All other land parcels are vacant. Another site at this level has 1.4 ha available and is too small. A site located adjacent and above the storage units in the south/south east corner of the site, sits immediately below residential properties which sit prominently on a ridge above that parcel.			
2	Is development of the site likely to lead to significant visual impact?	Sensitive receptors would include the local PRow network and the residential areas on the northern edge of Hoyland. Impacts are not expected to be 'significant' given the context of the development located within an existing industrial zone, although the stack is likely to be a dominant feature and have potentially adverse visual impacts.			
3	Is development of the site in accordance with the policies of the Barnsley, Doncaster and Rotherham joint Waste Plan	Uncertain in relation to the detailed criteria set out in policy WCS4 Waste Management Proposals on Non-Allocated Sites			
4	Is the site Flood Zone 2 or 3	No			
5	What is the site's standard access?	Strategic Road Network access is lies below the site and entry to the development plots is via a series of routes, some at gradient through the adjoining Platts Common Industrial Estate (site 50).			
6	What is the likely impact on residential amenity?	The topography of the area surrounding the site would need to be taken into account in determining its viability as an alternative. Residential areas sit immediately above the site. Detailed air quality dispersion modelling, which is beyond the scope of this study, would be required to determine the height of an emissions stack in this location. Clearly, the proximity of residential areas immediately above the site could present a challenge in terms of stack height requirements. Noise impacts would also need to be modelled in order to understand their significance, but clearly the proximity of adjoining residential properties.			
7	Is the site in the Green Belt?	No, although the western boundary is adjacent to the Barnsley Green Belt.			
8	What distance is the site from designated (i.e. environmentally sensitive) areas?	There are 3 Listed Buildings within 1000 metres of the site			
9	How proximate is the site to waste sources?	The site is generally accessible to waste sources in Barnsley, Doncaster and Rotherham, notwithstanding physical access characteristics referred to above.			

		50			
	<b>No</b>				
	<b>Site</b>	Platts Common Industrial Estate			
	<b>Area</b>	Hoyland Community Area			
	<b>Area (ha)</b>	22.3			
	<b>Grid Reference</b>	SE 368669 01399			
	<b>Postcode</b>	S74 9SA			
	<b>SUMMARY</b>	<p>The site is prominent on a ridge above the Dearne Valley Parkway. It sits at the rear of an established industrial estate. The scale of the proposed Renewable Energy Park would be substantially greater than the existing development and would be considerably more prominent on the surrounding landscape. The site is also located close to residential areas. Overall, uncertainties over the ability to mitigate landscape and visual impacts and amenity impacts on adjoining businesses and nearby residents render this site constrained in terms of this assessment.</p>		Suitable	Constrained
				Strongly Constrained	Not Suitable
1	Is the site previously developed land or inactive use for waste management?	Yes. The industrial estate is a fully developed mature employment site and the uses are a mix of B1, B2 and B8. The available land sits behind existing development and (similar to the northern part of Site 49) above the Strategic Road Network (not accessible from it). The scale of the proposed renewable energy park and the foot print of the development in relation to the shape of the available site, lead to a conclusion that this site is not suitable for the proposed renewable energy park. Note that there does not appear to anywhere near 22.3 hectares of land available (vacant).			
2	Is development of the site likely to lead to significant visual impact?	Sensitive receptors would include residential areas in Jump and Elsecar as well the local PRoW network to the north and more distant locations to the north and west although distant views are likely to heavily screened by intervening topography and vegetation. The height of the development would be at odds to the existing developments at Platts Common and would have the potential to have substantial adverse visual impacts, particularly on receptors in Jump.			
3	Is development of the site in accordance with the policies of the Barnsley, Doncaster and Rotherham joint Waste Plan	Uncertain in relation to the detailed criteria set out in policy WCS4 Waste Management Proposals on Non-Allocated Sites			
4	Is the site Flood Zone 2 or 3	No			
5	What is the site's standard access?	The vacant site could not be accessed from the road as it sits behind existing development and no access was evident. However, access to the vicinity of the site is possible from the Strategic Road Network (A6195 Dearne Valley Parkway) through the industrial estate.			
6	What is the likely impact on residential amenity?	The location is within an established industrial estate and is not close to residential properties.			
7	Is the site in the Green Belt?	No, although the site is in close proximity to the Barnsley Green Belt			
8	What distance is the site from designated (i.e. environmentally sensitive) areas?	There are a number of Listed Buildings in 1000 metres of the site			
9	How proximate is the site to waste sources?	The site is generally accessible to waste sources in Barnsley, Doncaster and Rotherham, notwithstanding physical access characteristics referred to above.			