

Appendix 2. Stage 1 assessment

Number	1
Site	Birthwaite Business Park
Area	Urban Barnsley
Size (ha)	3.5
Grid Reference	
Postcode	S75 5JS
Does the site offer sufficient available land?	Yes- based on the 2014 employment land review. However it is divided by the site access road and therefore is less efficient in terms of accommodating the proposed development
Is the site commercially available and vacant?	Yes- based on the 2014 employment land review
Is the site covered by a European Conservation designation?	Part of the site is adjacent to the Green Belt
Does the site have a fundamental, irresolvable access problem?	The site is remote from key transport routes. It is alongside the M1 but has no junction to it.
Comments	The site is on the edge of the urban area and in close proximity to residential areas. This could result in potential visual impacts and noise constrains
Alternative site?	Strongly Constrained

Number	2
Site	Capitol Park Extension
Area	Urban Barnsley
Size (ha)	5.43
Grid Reference	
Postcode	S75 3TZ
Does the site offer sufficient available land?	Yes- based on the 2014 employment land review
Is the site commercially available and vacant?	Yes- based on the 2014 employment land review
Is the site covered by a European Conservation designation?	The site is surrounded on two sides by Green belt
Does the site have a fundamental, irresolvable access problem?	The site has good access to the M1 network. The site is close to an Air Quality Management Area, and this could be exacerbated by the proposed development.
Comments	No further comments
Alternative site?	Constrained



Number	3
Site	Capitol Park
Area	Urban Barnsley
Size (ha)	9.02
Grid Reference	
Postcode	S75 3TZ
Does the site offer sufficient available land?	Yes- based on the 2014 employment land review. The site is split into two sections. However the proposed development would fit on one section.
Is the site commercially available and vacant?	Yes- based on the 2014 employment land review
Is the site covered by a European Conservation designation?	The site is surrounded on two sides by Green belt.
Does the site have a fundamental, irresolvable access problem?	The site has good access to the M1 network.
Comments	No further comments
Alternative site?	Suitable

Number	4
Site	Bleachcroft Way Industrial Estate
Area	Urban Barnsley
Size (ha)	9.31
Grid Reference	
Postcode	S70 3PA
Does the site offer sufficient available land?	Yes- Based on the 2014 land review
Is the site commercially available and vacant?	Yes- Based on the 2014 land review
Is the site covered by a European Conservation designation?	One side of the site is adjacent to Green Belt
Does the site have a fundamental, irresolvable access problem?	The site is on the edge of the urban area and in close proximity to residential, educational and community areas resulting in potential visual and noise concerns. The site is isolated from major transport networks and would require large vehicles to travel on minor roads to access the site. The site has ecologically important habitats on it which would need retaining. The current site is Greenfield, whereas development on a Brownfield site is preferred.



Comments	No further comments
Alternative site?	Strongly Constrained

Number	5
Site	Land South Of Barugh Green Road
Area	Barnsley
Size (ha)	50
Grid Reference	
Postcode	S75 1JT
Does the site offer sufficient available land?	Yes- based on the 2014 employment land review - However this is designed for mixed use, including for housing developments.
Is the site commercially available and vacant?	Yes- based on the 2014 employment land review
Is the site covered by a European Conservation designation?	A small section of the site is adjacent to Green belt
Does the site have a fundamental, irresolvable access problem?	The site is surrounded by residential developments which would result in potential visual impacts and noise constrains.
Comments	The site is designated as mixed use land and will require work including improved links to Junction 37, diverted/ relocated PRoW etc. This is beyond the scope of the proposed development which would only require a very small portion of the site.
Alternative site?	Strongly Constrained

Number	6
Site	Land Off Ferrymoor Way
Area	Cudworth
Size (ha)	16.96
Grid Reference	
Postcode	S72 7BN
Does the site offer sufficient available land?	Yes- based on the 2014 employment land review
Is the site commercially available and vacant?	Yes- based on the 2014 employment land review
Is the site covered by a European Conservation designation?	Parts of the site are adjacent to Green Belt
Does the site have a fundamental, irresolvable access problem?	The site is isolated from the motorway network with good access to the A1 and



	M1. Parts of the site are within Flood Zone 2 and 3, and there are ecologically important habitats on site. This would constrain the timing of construction. The site is in close proximity to residential areas which could result in visual and noise concerns.
Comments	No further comments
Alternative site?	Strongly Constrained

Number	7
Site	Land South Of Dearne Valley Parkway
Area	Goldthorpe
Size (ha)	43.36
Grid Reference	
Postcode	S63 9EY
Does the site offer sufficient available land?	Yes- based on the 2014 employment land review
Is the site commercially available and vacant?	Yes- based on the 2014 employment land review
Is the site covered by a European Conservation designation?	Parts of the site are adjacent to the Green belt
Does the site have a fundamental, irresolvable access problem?	The site has reasonable access to both the A1 and M1. The site lies in the edge of the urban area and is in close proximity to residential areas resulting in visual and noise impacts. The site is also close to ecologically important habitats, and it is considered that development could have detrimental impacts.
Comments	No further comments
Alternative site?	Strongly Constrained

Number	8
Site	Thurnscoe Business Park
Area	Goldthorpe
Size (ha)	5.96
Grid Reference	
Postcode	S63 0BH
Does the site offer sufficient available land?	Yes- based on the 2014 employment land review. However the land is divided into



	two sections by roads. The development would fit into one of the two sites.
Is the site commercially available and vacant?	Yes- based on the 2014 employment land review.
Is the site covered by a European Conservation designation?	One side of the site is adjacent to Green belt land.
Does the site have a fundamental, irresolvable access problem?	The site has reasonably good access to both the A1 and M1. The site is on the edge of an urban area and is surrounded by residential areas and a park. Therefore the development would have significant visual and noise impacts.
Comments	No further comments
Alternative site?	Strongly Constrained

Number	9
Site	Land West Of Sheffield Road
Area	Holyland
Size (ha)	50.52
Grid Reference	
Postcode	S74 0DQ
Does the site offer sufficient available land?	Yes- based on the 2014 employment land review
Is the site commercially available and vacant?	Yes- based on the 2014 employment land review
Is the site covered by a European Conservation designation?	Two sides of the site are surrounded by Green belt
Does the site have a fundamental, irresolvable access problem?	The site had good access to the M1 motorway network. However it is in close proximity to a residential area and woodland. This could create significant visual and noise concerns. The site has been identified as potentially requiring noise attenuation measures. This site is also in or close to an AQMA. The proposed development could exacerbate this.
Comments	No further comments
Alternative site?	Strongly Constrained

Number	10
Site	Rockingham
Area	Holyland
Size (ha)	18.76
Grid Reference	
Postcode	S74 1DQ
Does the site offer sufficient available land?	Yes- based on the 2014 employment land review. The site is split into two sections but the proposed development would fit into one of these sections.
Is the site commercially available and vacant?	Yes- based on the 2014 employment land review
Is the site covered by a European Conservation designation?	Yes, one side of the site is Green Belt
Does the site have a fundamental, irresolvable access problem?	The site has good access to the M1 network. However it is also in close proximity to residential areas resulting in visual and noise issues.
Comments	No further comments
Alternative site?	Constrained

Number	11
Site	Shortwood Extension
Area	Holyland
Size (ha)	11.81
Grid Reference	
Postcode	S74 9LH
Does the site offer sufficient available land?	Yes- based on the 2014 employment land review
Is the site commercially available and vacant?	Yes- based on the 2014 employment land review
Is the site covered by a European Conservation designation?	The site is adjacent to Green Belt land
Does the site have a fundamental, irresolvable access problem?	The site has good access to the M1 network. Parts of the site are in close proximity to residential areas and there are views to the wider landscape which must be protected. There is also a Green Way and Public Footpath that cross the site that must be protected. There is a major geological fault passing through the site

	which could present a hazard given the proposed development.
Comments	No further comments
Alternative site?	Strongly Constrained

Number	12
Site	Shortwood Business Park
Area	Holyland
Size (ha)	3.75
Grid Reference	
Postcode	S74 9LH
Does the site offer sufficient available land?	Yes- based on the 2014 employment land review
Is the site commercially available and vacant?	Yes- based on the 2014 employment land review
Is the site covered by a European Conservation designation?	The site is surrounded on two sides by Green Belt
Does the site have a fundamental, irresolvable access problem?	The site has good access to the M1 motorway network, and is reasonably removed from residential developments. There are a number of mature trees on site which need protecting, and this could present difficulties depending on their location.
Comments	No further comments
Alternative site?	Suitable

Number	13
Site	Land South Of Dearne Valley Parkway
Area	Holyland
Size (ha)	31.6
Grid Reference	
Postcode	S74 9SB
Does the site offer sufficient available land?	Yes- based on the 2014 employment land review
Is the site commercially available and vacant?	Yes- based on the 2014 employment land review
Is the site covered by a European Conservation designation?	The site is not adjacent to Green belt, although there is Green belt land in the surrounding area.

Does the site have a fundamental, irresolvable access problem?	The site is in good proximity to the M1 network. However the site is in close proximity to ecologically important habitats, and there are also listed buildings and residential developments close to the site. The site is in close proximity to the Green belt and wider countryside, and has a Green way, Public Footpaths and Bridleways cutting through and along the periphery of the site. The proposed development, especially the size of the stack would have significant visual impacts. There is concern that vehicles would have to use routes within existing AQMAs to access the site
Comments	No further comments
Alternative site?	Strongly Constrained

Number	14
Site	Ashroyds Way
Area	Holyland
Size (ha)	11.37
Grid Reference	
Postcode	S74 9SB
Does the site offer sufficient available land?	Yes- based on the 2014 employment land review. The land is split into two sections, however the proposed development could fit into one of these.
Is the site commercially available and vacant?	Yes- based on the 2014 employment land review
Is the site covered by a European Conservation designation?	The site is in close proximity to the Green belt, although not quite adjacent to it.
Does the site have a fundamental, irresolvable access problem?	The site has good links to the M1 network but would need to be accessed via estate roads. The site is on the edge of the urban area and in close proximity to residential properties on two sides. This could result in visual and noise impacts.
Comments	No further comments
Alternative site?	Strongly Constrained



Number	15
Site	Land North Of Sheffield Road
Area	Penistone
Size (ha)	3.27
Grid Reference	
Postcode	S36 6HN
Does the site offer sufficient available land?	Yes- based on the 2014 employment land review
Is the site commercially available and vacant?	Yes- based on the 2014 employment land review
Is the site covered by a European Conservation designation?	The site is surrounded by Green belt
Does the site have a fundamental, irresolvable access problem?	The site is reasonably isolated from the motorway network and would require access via B-roads. The site requires a buffer strip left between the development and the woodland. This reduces the size of the site which is already only just large enough. The site lies on the edge of the urban area and is adjacent to residential properties on two sides, which would create visual and noise issues.
Comments	No further comments
Alternative site?	Strongly Constrained

Number	16
Site	Everill Gate Lane
Area	Wombwell
Size (ha)	3.58
Grid Reference	
Postcode	S73 0YJ
Does the site offer sufficient available land?	Yes- based on the 2014 employment land review
Is the site commercially available and vacant?	Yes- based on the 2014 employment land review
Is the site covered by a European Conservation designation?	The site is close to, but not adjacent to Green belt.
Does the site have a fundamental, irresolvable access problem?	The site is close to residential developments which would result in visual and noise impacts. The site is reasonably isolated from the motorway network and would require transportation on A roads. There is a Nature Reserve Local Wildlife Site nearby which must be considered.



Comments	No further comments
Alternative site?	Strongly constrained

Number	17
Site	Wentworth Industrial Park, Tankersley
Area	Outside Principal Towns
Size (ha)	4.35
Grid Reference	
Postcode	S75 3DH
Does the site offer sufficient available land?	Yes- based on the 2014 employment land review. The site is split into two sections divided by a main road. This would restrict the ability to construct the proposed development on the site.
Is the site commercially available and vacant?	Yes- based on the 2014 employment land review
Is the site covered by a European Conservation designation?	The site is adjacent to the Green Belt.
Does the site have a fundamental, irresolvable access problem?	The site has good access to the M1 network, however access would be required on estate roads. Parts of the site are vegetated. The site has been identified as having detrimental ecological impacts if developed.
Comments	No further comments
Alternative site?	Strongly Constricted

Number	18
Site	Land East Of Park Springs Road, Houghton Main
Area	Outside Principal Towns
Size (ha)	8.6
Grid Reference	
Postcode	S71 EX
Does the site offer sufficient available land?	Yes- based on the 2014 employment land review
Is the site commercially available and vacant?	Yes- based on the 2014 employment land review
Is the site covered by a European Conservation designation?	The site is adjacent to Green belt on three sides



Does the site have a fundamental, irresolvable access problem?	Part of the site is woodland, and this would need removing prior to development.
Comments	No further comments
Alternative site?	Suitable

Number	19
Site	Grange Lane, Stairfoot
Area	Barnsley
Size (ha)	3.4
Grid Reference	
Postcode	S71 5QQ
Does the site offer sufficient available land?	No
Is the site commercially available and vacant?	
Is the site covered by a European Conservation designation?	
Does the site have a fundamental, irresolvable access problem?	The site has existing waste management activities on it, and this does not leave sufficient space for the proposed development.
Comments	No further comments
Alternative site?	Not Suitable

Number	20
Site	Wroot Road Quarry, Finningley
Area	Doncaster
Size (ha)	3
Grid Reference	
Postcode	DN9 3DU
Does the site offer sufficient available land?	No
Is the site commercially available and vacant?	
Is the site covered by a European Conservation designation?	
Does the site have a fundamental, irresolvable access problem?	This site is allocated for composting and therefore is not suitable for the proposed development. Furthermore over half of the site is a sand and gravel pit. This does not leave sufficient remaining land for the proposed development.
Comments	No further comments
Alternative site?	Not Suitable



Number	21
Site	BRIER HILLS FARM, THRONE
Area	DONCASTER
Size (ha)	3
Grid Reference	
Postcode	DN7 6HA
Does the site offer sufficient available land?	No
Is the site commercially available and vacant?	
Is the site covered by a European Conservation designation?	
Does the site have a fundamental, irresolvable access problem?	This site is dedicated for agricultural waste and therefore is not suitable for the proposed development. Furthermore, existing waste facilities on the site mean there is insufficient land available.
Comments	No further comments
Alternative site?	Not Suitable

Number	22
Site	EASTWOOD, PARKGATE
Area	ROTHERHAM
Size (ha)	4.8
Grid Reference	
Postcode	S62 6HG
Does the site offer sufficient available land?	
Is the site commercially available and vacant?	
Is the site covered by a European Conservation designation?	
Does the site have a fundamental, irresolvable access problem?	This site is allocated for waste from dredging and is therefore not suitable for the proposed development.
Comments	No further comments
Alternative site?	Not Suitable

Number	23
Site	ROTHERHAM ROAD, BEIGHTON
Area	ROTHERHAM
Size (ha)	N/A
Grid Reference	
Postcode	S20 1AH



Does the site offer sufficient available land?	
Is the site commercially available and vacant?	
Is the site covered by a European Conservation designation?	
Does the site have a fundamental, irresolvable access problem?	The site is allocated for a materials recovery facility, and therefore is not available or suitable for the proposed development.
Comments	No further comments
Alternative site?	Not Suitable

Number	24
Site	DOWNINGS STEEL, DONCASTER ROAD
Area	BARNSELY URBAN COMMUNITY AREA
Size (ha)	3.2
Grid Reference	
Postcode	
Does the site offer sufficient available land?	
Is the site commercially available and vacant?	
Is the site covered by a European Conservation designation?	
Does the site have a fundamental, irresolvable access problem?	This site is not identified in the (Draft) Employment Land Review 2014. Therefore it is considered to no longer be available for employment development
Comments	No further comments
Alternative site?	Not Suitable

Number	25
Site	WEST ROAD/ STOCKS LANE
Area	BARNSELY URBAN COMMUNITY AREA
Size (ha)	3.3
Grid Reference	
Postcode	S75 2BL
Does the site offer sufficient available land?	
Is the site commercially available and vacant?	
Is the site covered by a European Conservation designation?	
Does the site have a fundamental, irresolvable access problem?	This site is not identified in the (Draft) Employment Land Review 2014. Therefore it is considered to no longer be available for employment development
Comments	No further comments
Alternative site?	Not Suitable

Number	26
Site	TWIBELL STREET
Area	BARNSELY URBAN COMMUNITY AREA
Size (ha)	3.2
Grid Reference	
Postcode	
Does the site offer sufficient available land?	
Is the site commercially available and vacant?	
Is the site covered by a European Conservation designation?	
Does the site have a fundamental, irresolvable access problem?	This site is not identified in the (Draft) Employment Land Review 2014. Therefore it is considered to no longer be available for employment development
Comments	No further comments
Alternative site?	Not Suitable

Number	27
Site	Land South Of Dearne Valley Parkway
Area	Goldthorpe
Size (ha)	128
Grid Reference	
Postcode	S63 9EY
Does the site offer sufficient available land?	No- see below
Is the site commercially available and vacant?	The site is to remain free from permanent development for the foreseeable future
Is the site covered by a European Conservation designation?	
Does the site have a fundamental, irresolvable access problem?	
Comments	No further comments
Alternative site?	Not Suitable