



		51					
	No						
	Site	Shortwood					
	Area	Hoyland Community Area					
	Area (ha)	14.9					
	Grid Reference	SE 95736 01477					
	Postcode	S74 9LH					
	SUMMARY	<p>The heights of buildings associated with the proposed Renewable Energy Park would potentially create visual and amenity impacts on existing business park users as it is out of context in terms of lower scale commercial business related nature of the existing developments throughout the site. The site is constrained in these terms.</p>		Suitable	Constrained	Strongly Constrained	Not Suitable
1	Is the site previously developed land or inactive use for waste management?	The site is set out as a B1 business park and is large area which has been developed in phases, reflecting its topography. The first phase sits at the entrance of the park to the left and right of the access road. This has been completely developed. The second phase is further into the site. The land slopes down away to the north (away from the entrance) – platforms have been and are in the process of being created to allow the development of small to medium size B1 offices and factories. Some development is already complete. The available land is located at the northern end of the site on the slope and at its floor. Significant ground works would be required to establish a sufficiently large platform for the proposed development.					
2	Is development of the site likely to lead to significant visual impact?	The principal sensitive receptors would be the adjacent PRoWs as other sensitive receptors [i.e. residential properties] are either screened by Short Wood or other industrial developments. Potential adverse visual impacts could arise from the height of buildings, which would be significantly higher than the surrounding 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 has good direct access from the strategic road network (A6195 Dearne Valley Parkway).					
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. 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. Noise impacts would also need to be modelled in order to understand their significance, but clearly the proximity of adjoining commercial 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.					