



## Alternative Site Assessment

Planning Application for the Development of Houghton Main Renewable Energy Park (REP) comprising a Timber Resource Recovery Centre and an Anaerobic Digestion Facility (AD) Including Associated Infrastructure

Land located off Houghton Main Colliery Roundabout, Park Spring Road, Houghton Main, Barnsley

**Peel Environmental Management (UK) Limited and Houghton Main Waste Limited**



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|           |   |
|-----------|---|
| Project:  | CRM.066.001   |
| Location: | Land Located off Houghton Main Colliery Roundabout, Park Spring Road, Houghton Main, Barnsley |
| For:      | Peel Environmental Management (UK) Limited and Houghton Main Waste Limited                    |
| Status:   | <b>FINAL</b>  |
| Date:     | May 2014  |
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## 5. ALTERNATIVE SITE ASSESSMENT

### 5.1 Introduction

5.1.1 The Alternative Site Assessment (ASA) is required to examine whether there are sites potentially available which would perform better than the site selected for the proposed development. Enzygo has undertaken a review of potential alternative sites as part of the planning application.

### 5.2 Methodology

5.2.1 The methodology has been agreed with Barnsley Metropolitan Borough Council (BMBC) officers and the project team. It is robust and commensurate with the scale of the development proposed. The methodology also ensures the relevant policy matters at national and local level are considered and covered in the ASA.

#### **Geographical Extent of Search**

5.2.2 The preliminary consideration in setting the parameters for the ASA is to set the geographical extent of the area from which alternative sites will be considered. It is considered that the Barnsley Borough is an appropriate area within which to undertake the site search. The exception will be those sites in Doncaster and Rotherham boroughs that have been identified in the Barnsley, Doncaster and Rotherham Adopted Joint Waste Plan (JWP) that will also be considered.

#### **Development in an Aggregated Form**

5.2.3 A key factor in setting the criteria for site assessment is whether the component elements of the development proposal need to be located on the same site or whether the ASA should consider sites capable of accommodating the development in a disaggregated form.

5.2.4 The proposed Houghton Main REP (development proposal) has two fundamental activities, as follows:

- The Timber Resource Recovery Centre (TRRC); and
- The Anaerobic Digestion (AD) facility.



5.2.5 There are a number of benefits of locating the two facilities together on one single site. The most significant of those benefits are listed below:

1. Development of the two facilities together presents an opportunity to create a consolidated comprehensively planned and designed renewable energy park which, as a hub for the generation of renewable energy and sustainable waste management, could form an anchor development on industrially allocated land which could attract further development and regeneration of surrounding brownfield land;
2. The grouping of the two facilities enables the potential impacts of the development to be managed in a comprehensive manner, with mitigation measures such as site landscaping and design to be integrated more effectively; and
3. The two facilities will be able to utilise a common access, minimising potential highway impacts subject to a suitable access route site access and egress.
4. The consolidation of the two facilities on to a single site will minimise unnecessary proliferation of the activities on to two separate sites.

5.2.6 In light of the above, it was decided to only consider sites that could accommodate the development in an aggregated form.

#### **Site Size Threshold**

5.2.7 The minimum site area requirement for the development proposal has been calculated in consultation with the applicant and the project architects. It has been calculated that the proposed aggregated development has a minimum site area requirement of 3.5 ha.

#### **Sources of Site Information**

5.2.8 Using the above geographical extent and site size criteria, the following sources have been used to identify potentially suitable sites.

1. Identified existing waste sites within the Barnsley, Doncaster and Rotherham JWP;
2. New sites allocated in the Barnsley, Doncaster and Rotherham JWP; and



3. Sites allocated for employment and industrial use in the Barnsley Unitary Development Plan (UDP), Taking account of the results of the Barnsley Employment Land Review 2010 which shows remaining land available on these sites (see Appendix 1).

### **Site Assessment Approach**

5.2.9 Identified sites have been subjected to a two-stage assessment. In stage 1 of the assessment, a high-level sieving of sites has been undertaken to remove any site that has fundamental constraints that would preclude them from further consideration as a potentially suitable alternative site. Following the Stage 1 sieving, the remaining sites have been subjected to a more detailed Stage 2 site assessment.

#### **Stage 1 – High Level Site Sieving**

5.2.10 The criteria adopted for the Stage 1 high level sieving are set out below. These criteria are considered to be sufficiently fundamental to preclude any site that does not meet them.

1. **Does the site offer sufficient available land?** Potential sites must have adequate land available (3.5ha), as detailed above, to accommodate the proposed aggregated development.
2. **Is the site available and vacant?** This is especially important for sites identified for employment uses in the UDP as this identification process was undertaken almost 15 years ago.
3. **Is the site covered by a European conservation designation?** Sites with European conservation designations (including Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar sites) covering all or part of the site area are considered to be unsuitable for the proposed development activities.
4. **Does the site have a fundamental, irresolvable access problem?** Sites that have access problems that could not be reasonably mitigated (e.g. access to the site is only available via a weak bridge which could not carry an HGV; access to the site is only available via built up and heavily pedestrianized areas) are considered to be unsuitable for the proposed development activities



5.2.11 Any sites that have not met all of these requirements have been eliminated from the assessment and have not been taken forward to the Stage 2 site assessment.

#### Stage 2 – Site Assessment

5.2.12 The criteria used in the Stage 2 Site Assessment have been developed using previous experience and the guidance in Annex E (Locational Criteria) to Planning Policy Statement (PPS) 10: *Planning for Sustainable Waste Management*. The criteria adopted are as follows:

1. Is the site previously developed land or in active use for waste management?
2. Is development of the site likely to lead to significant visual impact?
3. Is development of the site in accordance with the policies of the Barnsley, Doncaster and Rotherham Joint Waste Plan?
4. Is the site in Flood Zone 2 or 3?
5. What is the site's standard of access?
6. What is the likely impact on residential amenity?
7. Is the site in the Green Belt?
8. How close is the site from designated (*i.e.* environmentally sensitive) areas?
9. How proximate is the site to potential waste sources?

5.2.13 Following consideration of sites against each of the above criteria, each site has been placed into one of the following categories:

- a. **Suitable** – The site may be allocated for the proposed activity or a very similar activity. Such sites may not be totally without constraints to development but constraints could be mitigated through normal industry operational and environmental measures.
- b. **Constrained** – The site is fettered by more significant environmental and/or technical constraints that would require the proposed development to be subject to a high level of adaption to be adequately mitigated.



- c. **Strongly Constrained** – The site is likely to be strongly constrained by environmental or technical factors or is at the lower end of the land use suitability spectrum (*e.g.* in close proximity to housing or greenfield land).
- d. **Not Suitable** – The site is fettered by environmental or technical constraints that could not reasonably be mitigated or the site characteristics are such that accommodating the development within the site would not be practical.

5.2.14 Categorisation of sites as above is an inherently subjective process. The categorisation has been carried out by a chartered planner with significant experience in the waste management sector, in consultation with a qualified landscape architect and transport planner as appropriate. It is considered this approach is adequately robust to ensure a fair assessment of a site’s attributes and suitability can be made. Following the above categorisation, sites were given a final ranking.

### 5.3 Site Search

5.3.1 Four sites have been allocated for waste management use in the Barnsley, Doncaster and Rotherham Joint Waste Plan. These have been assessed through the plan development process and so are assumed to be suitable as alternative sites. The search for sites generated a list of 56 sites of over 3.5 ha identified for employment use, located in the areas shown in table 5.1.

**Table 5.1:** Sites within district areas

| Area                          | Number of Sites |
|-------------------------------|-----------------|
| Barnsley Urban Community Area | 19              |
| Darton Community Area         | 3               |
| Dodworth Community Area       | 4               |
| Royston Community Area        | 2               |



|                          |   |
|--------------------------|---|
| North East Towns         | 3 |
| Darfield Community Area  | 2 |
| Dearne Community Area    | 8 |
| Wombwell Community Area  | 6 |
| Hoyland Community Area   | 5 |
| Penistone Community Area | 4 |

### Stage 1 Site Assessment

- 5.3.2 Two of the four sites identified from the Joint Waste Plan have been discounted. Sandall Stones Road is 2ha in size and is too small to accommodate the proposed Renewable Energy Park. Bolton Road is not available and is being developed for another waste management use. The remaining two sites have been taken forward to Stage 2.
- 5.3.3 The Stage I Site Assessment has therefore been carried out on all 56 employment sites found through the site search process. The results for each site have been set down on individual site assessment sheets in Appendix 3. 43 of the 56 sites fail to meet the stage 1 criteria, mainly because they have an insufficient site area and are too small for the proposed aggregated development.
- 5.3.4 Thirteen sites (including Houghton Main) have been considered potentially suitable and have been subjected to the Stage 2 assessment process.



## 5.4 Stage 2 Site Assessment

- 5.4.1 The Stage 2 Site Assessment has involved a detailed assessment of each individual site's suitability as a potential alternative location for the development proposal. The assessment results for each site assessed at Stage 2 are set out Appendix 3.
- 5.4.2 Two sites identified for waste management use in the Joint Waste Plan are included in Stage 2 along with 13 employment sites of sufficient size.
- 5.4.3 The two waste sites are Alwarke Steel Works, Parkgate, Rotherham (which is 5 ha in size) and Hatfield Power Park (which is 16ha in size). These sites have already been assessed against a basket of similar criteria through the Joint Waste Plan Process and so have not been subject to the assessment criteria in this assessment.
- 5.4.4 The status of each site has been checked with the relevant local planning authority. Alwarke Steel Works remains vacant and available and so is considered suitable in terms of this assessment. According to officers at Doncaster MBC, Hatfield Power Park is no longer the subject of interest in delivering the local Barnsley, Doncaster, Rotherham PFI waste management contract. Significant public investment has been made into the delivery of Bolton Road, Manvers for this purpose. The significant infrastructure investment required to deliver the site's development potential (The Joint Waste Plan (Table 9) identifies the need for a road link to the M18 and improvements in flood defences as well as other development constraints) remains to be delivered. For the purposes of viable development of the proposed REP at this time, this would render this site strongly constrained.
- 5.4.5 Table 5.2 below shows the results of the assessment of each of the sites progressed to Stage 2. Vacant employment sites of sufficient size to accommodate the proposed REP are situated in a wide variety of locations and development contexts. Key factors which have influenced the performance of each site in this assessment have included access, topography, visual impacts, amenity impacts (noise and air quality considerations as far as they can be considered in this assessment), and proximity to waste markets.



- 5.4.6 As might be expected given the number of sites available for employment and industrial use in the area, there are a number of sites that perform relatively well in the assessment against the criteria. One site (Site 31) is considered a suitable alternative and other sites are potentially suitable but are constrained by uncertainties over potential impacts which would need to be evaluated through appropriate studies. This is explained in more detail below against the criteria adopted for the stage 2 assessment.
- 5.4.7 In transport terms, most of the allocated employment sites are generally well located on the strategic road network. However, some have less suitable access in terms of heavy vehicle access for the proposed use. For example, site 27 is located on a B-road and access routes to the site from the strategic road network pass through nearby villages. Site 8 is in a busy urban setting with complex access shared with adjoining retail uses and egress directly on to a busy roundabout. There is uncertainty over the local access to site 23 for heavy vehicles. Some sites are located in the far west of Barnsley on the Strategic Road Network, but routes to the sites would mean passing through urban areas of Barnsley from other parts of Barnsley, Doncaster and Rotherham. These constraints apply to site 20.
- 5.4.8 In relation to the visual impact criteria, the allocated employment sites have the potential to perform indifferently. Only a full landscape and visual impact assessment would be able to determine the suitability of each site in the light of design and landscape mitigation. However, based on an on-site assessment, it can be said that some sites are located in undulating topography, with employment sites located prominently (sites 27, 50), or on development platforms mid-way down hillsides (Sites 23, 49) or in valley bottoms (Sites 8, 20, 44, 51 ).
- 5.4.9 Several sites have residential developments nearby, either overlooking the employment sites or overlooked by them. Some sites are located within business parks and the relationship with existing business uses needs to be considered in terms of the scale of development (i.e. existing uses would be at a lower scale). In these cases (sites 8, 20, 23, 34, 44, 48, 49, 50, 51), it is judged that there are sensitive receptors in visual terms which would need to be carefully considered in LVIA terms. For the purposes of this assessment, they are judged to be constrained in these terms.



- 5.4.10 The criteria which judges proximity to waste markets are more subjective in nature since the proposed REP will take in materials from a local and sub-regional market, giving the potential for waste to be transported from a variety of locations. Nevertheless, some sites are more centrally located for the waste arising in Barnsley, Doncaster and Rotherham and some are less so. The sites in the north west of the area are less well located in these terms, when access routes to these locations from that area are considered. These are judged to be constrained in these terms.
- 5.4.11 Other amenity issues are likely to arise from the proximity of sites to sensitive human or ecological receptors. Consideration of amenity issues which would affect residential areas or nearby business users would include traffic impacts, noise impacts, air quality and odour impacts. Determination of the suitability of sites in these terms would be evaluated through appropriate technical assessments. However, this assessment concludes that the proximity of sensitive receptors to these sites has the potential to create impact on project design, and so they are regarded as constrained. This applies to sites 20, 23, 34, 44, 48, 49, 50 and 51.
- 5.4.12 Finally, one site is regarded as constrained as a result of potential technical factors and some have been discounted on the grounds of availability (based on on site assessment) e.g. site 36.
- 5.4.13 A summary of the Stage 2 assessment results for each site are presented in Table 5.2 below.

**Table 5.2:** Site Categorisation

| Site                                  | Main Constraints  | Conclusion           |
|---------------------------------------|---|----------------------|
| (8) Bleachcroft Way Industrial Estate | The site is <b>strongly constrained</b> 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 in relation to the mitigation of air quality, noise and visual | Strongly Constrained |

|   |   |                    |
|---|---|--------------------|
|   | <p>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>   |                    |
| <p>(20) Birthwaite Business Park, Huddersfield Road</p> | <p>Three factors render this site <b>strongly constrained</b> 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>  | <p>Constrained</p> |
| <p>(23) Junction 37 Employment Site</p>                 | <p>The site is capable of hosting a significant commercial development but there are a number of factors which work to make this site <b>strongly constrained</b> 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> | <p>Constrained</p> |

|   |   |                             |
|---|---|-----------------------------|
| <p>(27) Former Royston Drift Mine, Dunhill Lane</p>   | <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 <b>constrained</b> 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> | <p>Constrained</p>          |
| <p>(31) Land at the Former Grimthorpe Colliery, Coalite Plant and Ferry Moor, West of Grimethorpe</p> | <p>The site lies in a location nearby Houghton Main on Park Spring Road and is regarded as <b>suitable</b>, 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</p>             |
| <p>(33) Houghton Main</p>   | <p>The site is located on the A6195 Park Springs Road and has good access to the Strategic Road Network. There are few sensitive ecological receptors in the vicinity and the nearest settlement is 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 <b>suitable</b> for the proposed Renewable Energy Park.</p>   | <p>Suitable</p>             |
| <p>(34) Thurnscoe Business Park</p>   | <p>The site is regarded as <b>strongly constrained</b> 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</p>   | <p>Strongly Constrained</p> |



|   |   |              |
|---|---|--------------|
|   | considerable uncertainty over the ability of design approaches to address visual impacts and amenity impacts (in terms of noise and air quality).   |              |
| (36) Extensions to Goldthorpe Industrial Estate, Goldthorpe | 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 <b>not suitable</b> .   | Not Suitable |
| (44) Valley Business Park                                   | <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.</p> <p>There are uncertainties over visual and amenity impact related to the proximity of residential areas near to the site, which render the site as <b>constrained</b> for this assessment.</p> | Constrained  |
| (48) Wentworth Industrial Park, Tankersley                  | The main factor on this site, which renders it <b>constrained</b> 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).  | Constrained  |
| (49) Rockingham Employment Site                             | 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  | Constrained  |



|   |  |                      |
|---|--|----------------------|
|   | mitigation associated with potential site operations could be potentially be significant. For this reason, the site is regarded as <b>constrained</b> in this assessment.  |                      |
| (50) Platts Common Industrial Estate            | 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 <b>constrained</b> in terms of this assessment. | Constrained          |
| (51) Shortwood                                  | 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 <b>constrained</b> in these terms.  | Constrained          |
| BDR JOINT WASTE PLAN SITE, Aldwarke Steel Works | The site is of sufficient size and remains available. The site is considered <b>suitable</b> in terms of this assessment.  | Suitable             |
| BDR JOINT WASTE PLAN SITE, Hatfield Power Park  | The site is of sufficient size and has been assessed through the joint waste plan process. However, significant infrastructure requirements remain to be resolved, including provision of a road link to the M18 and improvements to flood defences. Whilst the site is suitable in planning terms for long term development, it is strongly constrained in terms of delivery at this time to accommodate the proposed Renewable Energy Park.  | Strongly Constrained |



## 5.5 Summary and Conclusions

- 5.5.1 This alternative site assessment has been undertaken following a methodology agreed with BMBC planning officers. The ASA has used a wide range of methods to identify potential sites for assessment and a total of 56 employment sites and four Joint Waste Plan sites were considered in the Stage 1 assessment process and 13 employment sites and 2 Joint Waste Plan sites in a the Stage 2 assessment.
- 5.5.2 The suitability of potential alternative sites has been considered based on a range of factors including site suitability and availability. The main conclusion from the assessments is that whilst there are 3 suitable sites available, no site performs any better than the proposed Houghton Main site, the proposed development of which has been fully evaluated through an Environmental Impact Assessment
- 5.5.3 Constraints were identified for most of the other Stage 2 sites assessed of varying levels of significance. For the majority of the alternative sites identified, the potential for visual and amenity impacts would need to be fully assessed. If required, the suitability of mitigations to reduce to an acceptable level the visual and amenity impacts on sensitive receptors in the proximity to the alternative sites would need to be carefully evaluated.
- 5.5.4 Some sites experience access constraints for the heavy vehicle traffic associated with the proposed development. Other sites are more remote from waste sources in the Barnsley, Doncaster and Rotherham area. On three sites, the site is either unavailable or there is concern about the technical operational aspects of the site's ability to accommodate the proposed development.
- 5.5.5 In the light of these factors and within the constraints set by the assessment, no potential alternative sites were identified that are considered to be more suitable for proposed aggregated development than the Houghton Main Site, which is the subject of this application.



## Appendix 1: Sites over 3.5 (ha) Identified in the Barnsley UDP for Employment Use

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| Sites over 3.5 (ha) identified in the Barnsley UDP for Employment Use |  |                                 |           |
|---|--|---------------------------------|-----------|
| No  | Site   | Area                            | Area (ha) |
| 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        |
| 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  | Darton Community Area           | 15        |
| 21  | SHAW CARPETS, BARNSLEY ROAD  |                                 | 11.7      |
| 22  | BP CHEMICALS, HUDDERSFIELD ROAD, KEXBOROUGH  |                                 | 7.5       |
| 23  | JUNCTION 37 EMPLOYMENT SITE  | Dodworth Community Area         | 15.4      |
| 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   | Royston Community Area          | 7.9       |
| 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      |
| 32  | LOW VALLEY INDUSTRIAL ESTATE   | Darfield Community Area         | ?         |
| 33  | SITE OF THE FORMER HOUGHTON MAIN COLLIERY  |                                 | ?         |
| 34  | THURNSCOE BUSINESS PARK, LIDGET LANE, THURNSCOE  | Dearne Community Area           | 16        |
| 35  | FIELDS END BUSINESS PARK, GOLDTHORPE   |                                 | 17        |
| 36  | EXTENSIONS TO GOLDTHORPE INDUSTRIAL ESTATE, GOLDTHORPE                                     |                                 | 28.2      |
| 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  |                                 | 5.2       |
| 43  | WATERSIDE BUSINESS PARK  | Wombwell Community Area         | 7.2       |
| 44  | VALLEY BUSINESS PARK   |                                 | 13.1      |

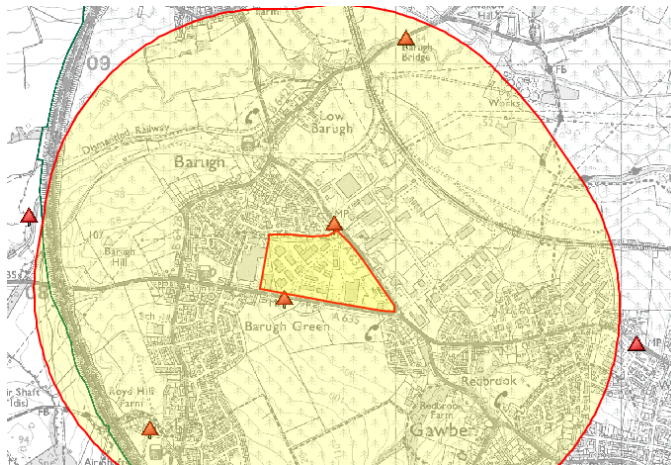
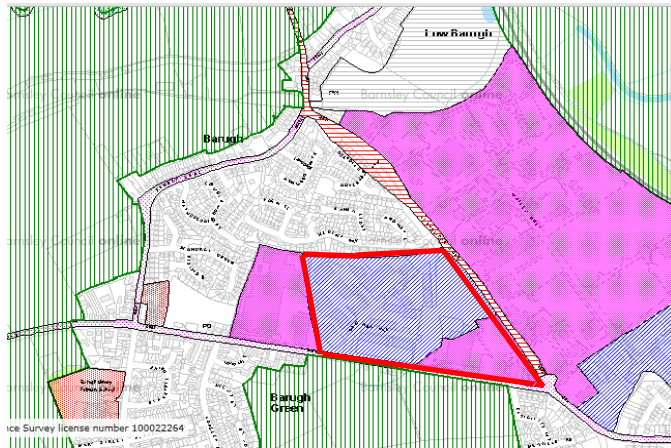
|    |   |                          |      |
|----|---|--------------------------|------|
| 45 | ALDHAM INDUSTRIAL ESTATE, WOMBWELL                              | wombwell Community Area  | 6.5  |
| 46 | STATION ROAD INDUSTRIAL ESTATE, WOMBWELL                        |                          | 15.5 |
| 47 | SOUTH OF DEARNE VALLEY WAY                                      |                          | 5.6  |
| 48 | WENTWORTH INDUSTRIAL PARK, TANKERSLEY                           | Hoyland Community Area   | 11.6 |
| 49 | ROCKINGHAM EMPLOYMENT SITE                                      |                          | 21.1 |
| 50 | PLATTS COMMON INDUSTRIAL ESTATE                                 |                          | 22.3 |
| 51 | SHORTWOOD   |                          | 14.9 |
| 52 | ROCKINGHAM ROW, BIRDWELL  |                          | 4.7  |
| 53 | MIXED USE DEVELOPMENT SITE, SOUTH OF SHEFFIELD ROAD, SPRINGVALE | Penistone Community Area | 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 2: The Stage I Site Assessment

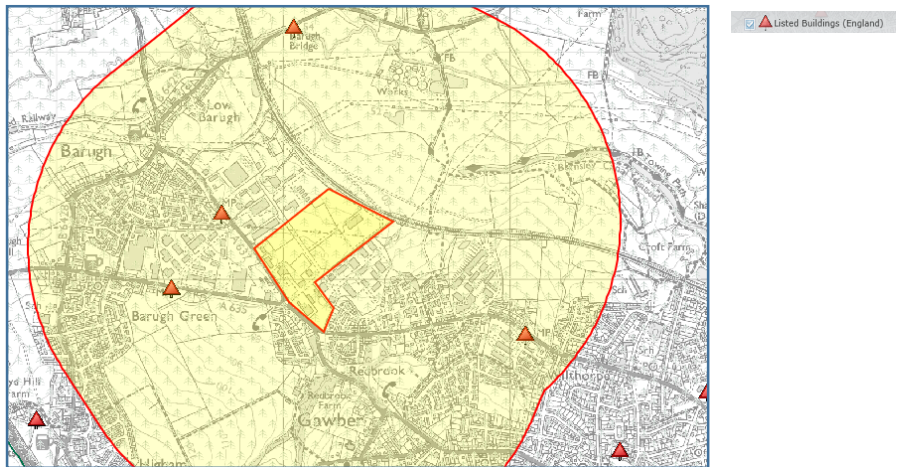
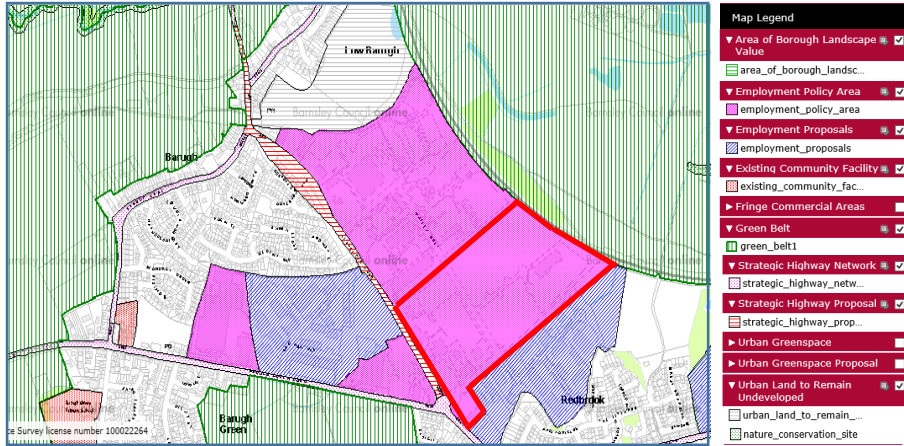
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### Land between Claycliffe Road and Barugh Green Road



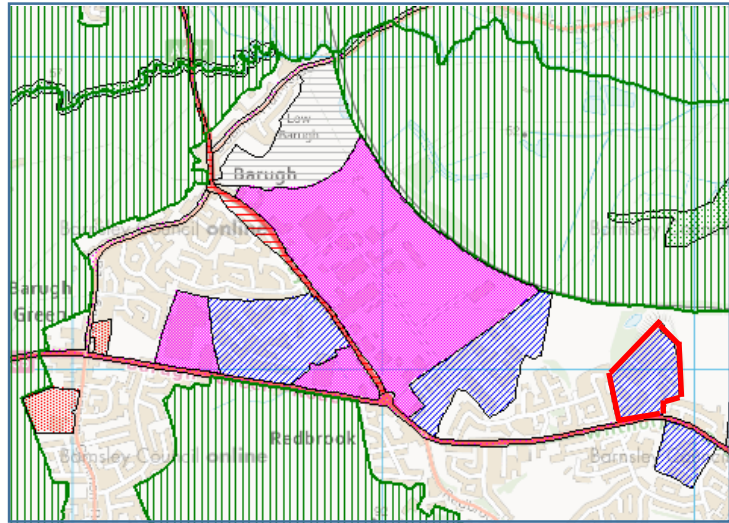
|   |  |
|---|--|
| <b>No</b>   | 1  |
| <b>Site</b>   | Land between Claycliffe Road & Barugh Green Road |
| <b>Area</b>   | Barnsley Urban Community Area                    |
| <b>Area (ha)</b>  | 9.7  |
| <b>Grid Reference</b>   | SE 31787 08154                                   |
| <b>Postcode</b>   | S75 1HS  |
| <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   |

### Claycliffe Industrial Estate



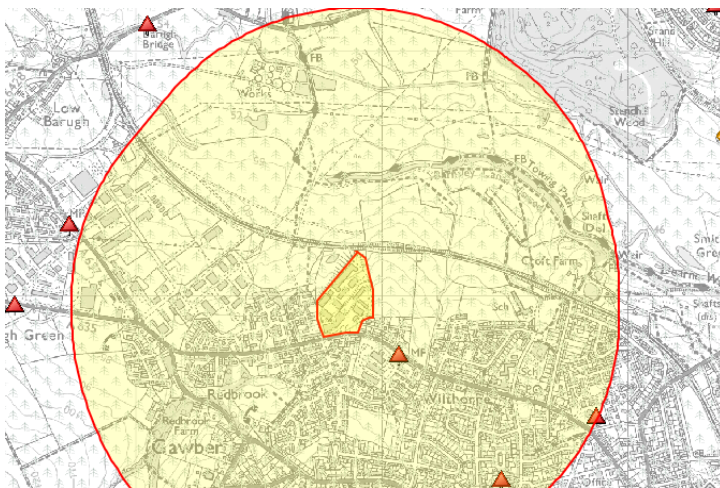
|   |                               |
|---|-------------------------------|
| <b>No</b>   | 2                             |
| <b>Site</b>   | Claycliffe Industrial Estate  |
| <b>Area</b>   | Barnsley Urban Community Area |
| <b>Area (ha)</b>  | 9.2                           |
| <b>Grid Reference</b>   | SE 31985 08296                |
| <b>Postcode</b>   | S75 1HS                       |
| <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                            |

### Redbrook Business Park, Wilthorpe Road



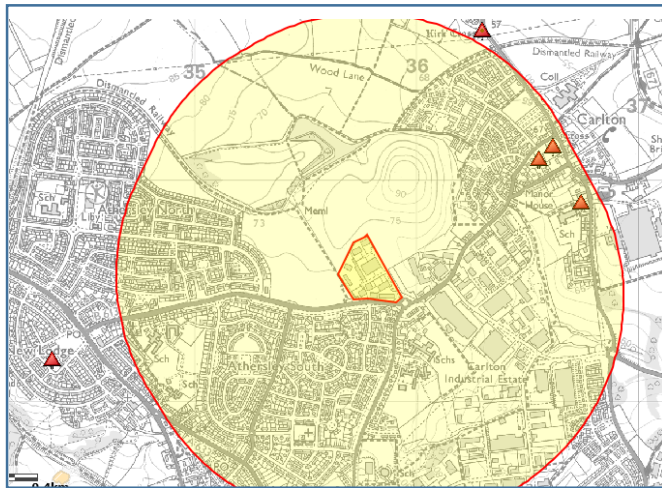
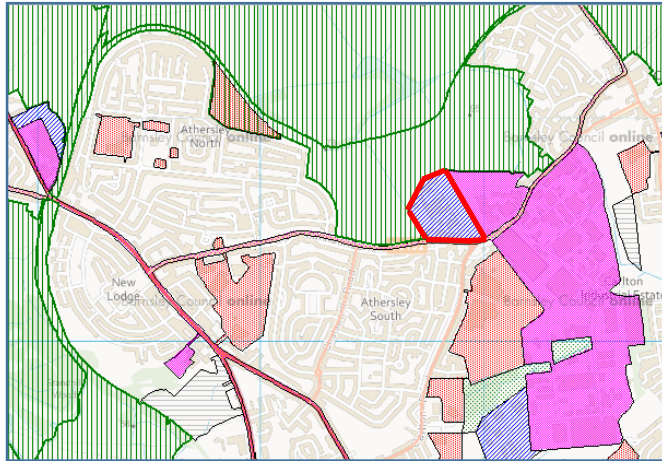
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  - ▼ Employment Policy Area
  - employment\_policy\_area
  - ▼ Employment Proposals
  - employment\_proposals
  - ▼ Existing Community Facility
  - existing\_community\_fac...
  - Fringe Commercial Areas
  - ▼ Green Belt
  - green\_belt1
  - ▼ Strategic 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

Listed Buildings (England)



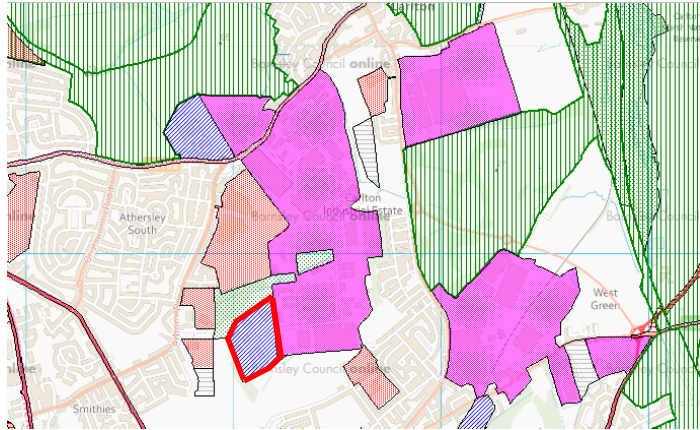
|   |  |
|---|--|
| <b>No</b>   | 3                                      |
| <b>Site</b>   | Redbrook Business Park, Wilthorpe Road |
| <b>Area</b>   | Barnsley Urban Community Area          |
| <b>Area (ha)</b>  | 4.6                                    |
| <b>Grid Reference</b>   | SE 32836 07990                         |
| <b>Postcode</b>   | S75 1JN                                |
| <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                                     |

### Laithes Lane

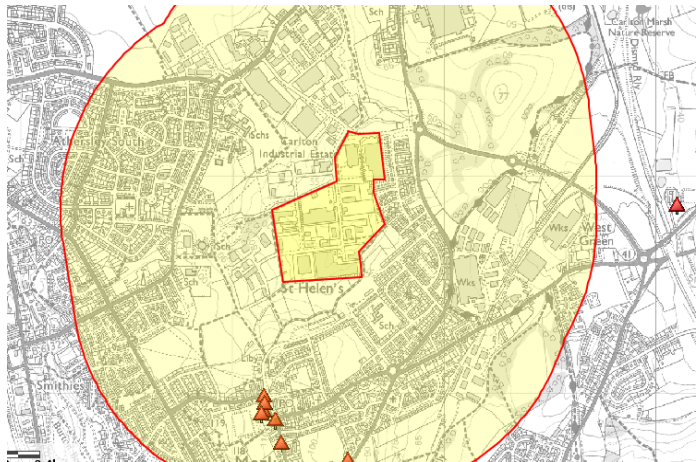


|   |                               |
|---|-------------------------------|
| <b>No</b>   | 4                             |
| <b>Site</b>   | Laithes Lane                  |
| <b>Area</b>   | Barnsley Urban Community Area |
| <b>Area (ha)</b>  | 10.2                          |
| <b>Grid Reference</b>   | SE 35939 09655                |
| <b>Postcode</b>   | S71 3HT                       |
| <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                            |

### Carlton Industrial Estate



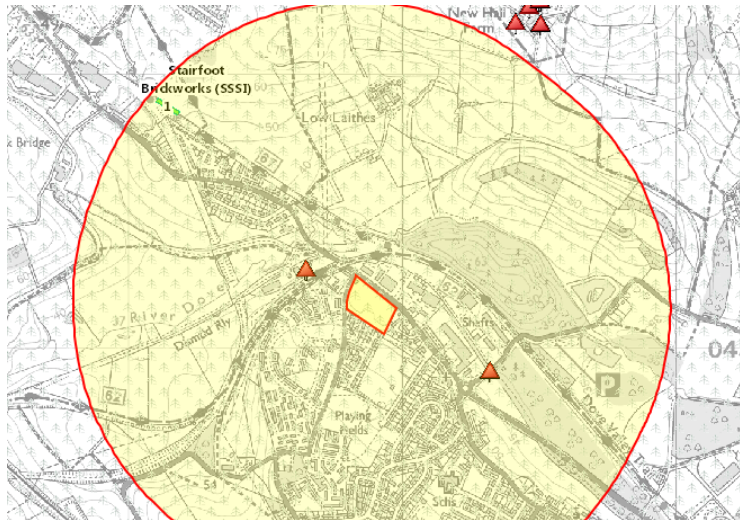
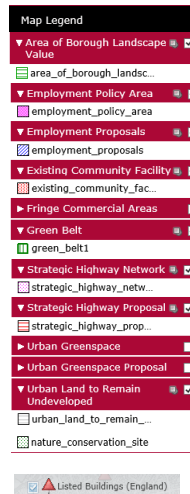
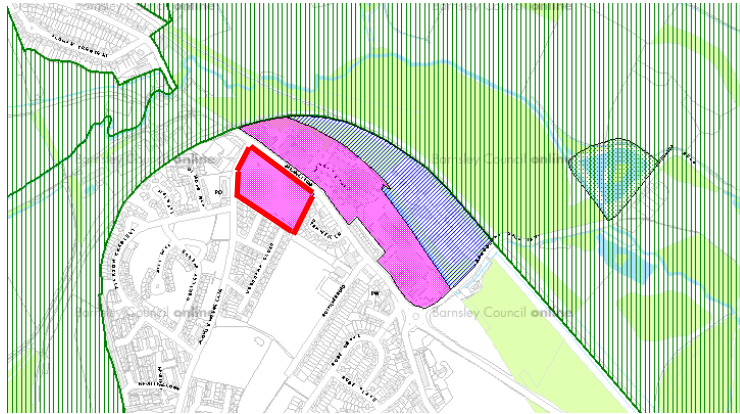
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  - Employment Policy Area
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  - Employment Proposals
  - employment\_proposals
  - Existing Community Facility
  - existing\_community\_fac...
  - Fringe Commercial Areas
  - Green Belt
  - green\_belt1
  - nature\_conservation\_site
  - 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...



- Listed Buildings (England)

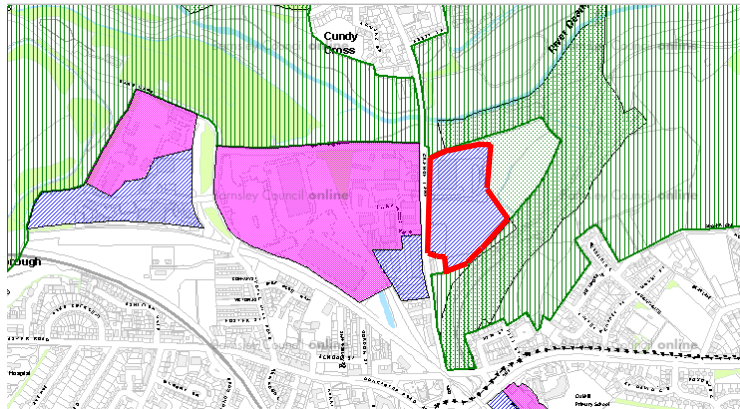
|   |                               |
|---|-------------------------------|
| <b>No</b>   | 5                             |
| <b>Site</b>   | Carlton Industrial Estate     |
| <b>Area</b>   | Barnsley Urban Community Area |
| <b>Area (ha)</b>  | 8                             |
| <b>Grid Reference</b>   | SE 36337 09176                |
| <b>Postcode</b>   | S71 3PQ                       |
| <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                            |

### Barnsley Main Industrial Estate



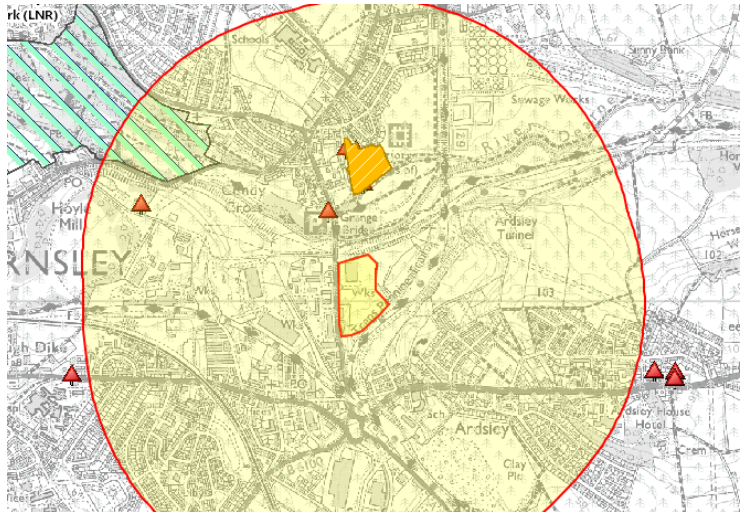
|   |                                 |
|---|---------------------------------|
| <b>No</b>   | 6                               |
| <b>Site</b>   | Barnsley Main Industrial Estate |
| <b>Area</b>   | Barnsley Urban Community Area   |
| <b>Area (ha)</b>  | 4.8                             |
| <b>Grid Reference</b>   | SE 36337 09176                  |
| <b>Postcode</b>   | S71 3PQ                         |
| <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                              |

### East of Grange Lane



**Map Legend**

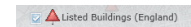
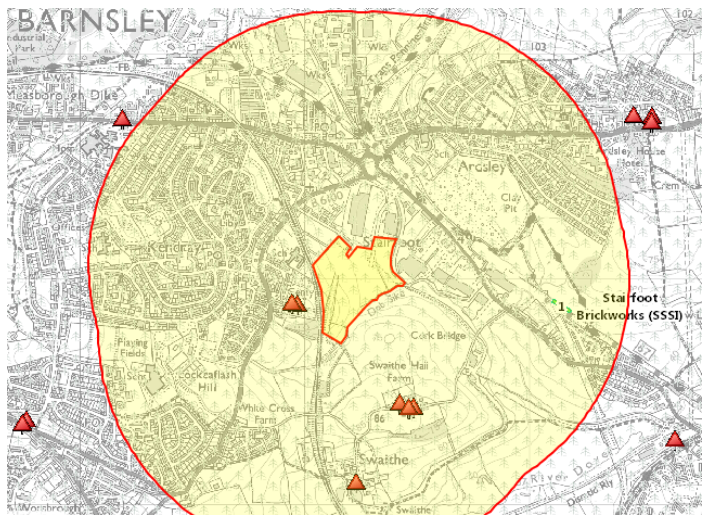
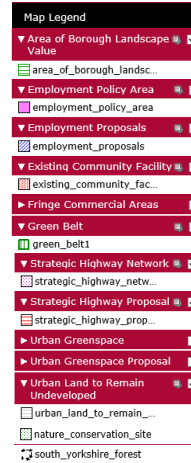
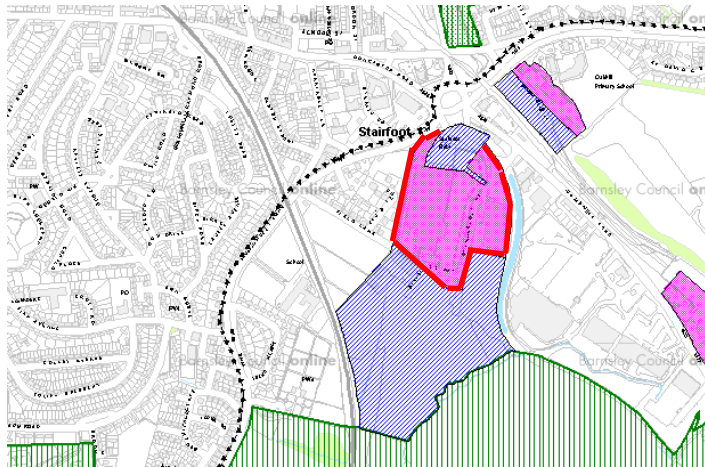
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- area\_of\_borough\_landsc...
- Employment Policy Area
- employment\_policy\_area
- Employment Proposals
- employment\_proposals
- Existing Community Facility
- existing\_community\_fac...
- Fringe Commercial Areas
- Green Belt
- green\_belt1
- Strategic 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



- Listed Buildings (England)
- Scheduled Monuments (England)
- Local Nature Reserves (England)

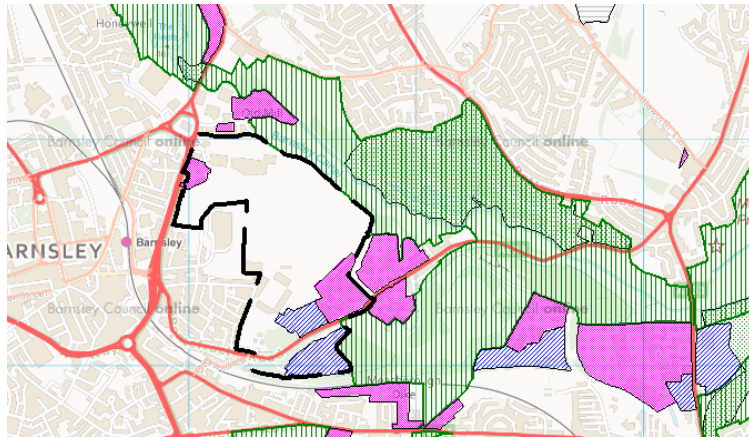
|   |                               |
|---|-------------------------------|
| <b>No</b>   | 7                             |
| <b>Site</b>   | East of Grange Lane           |
| <b>Area</b>   | Barnsley Urban Community Area |
| <b>Area (ha)</b>  | 4.6                           |
| <b>Grid Reference</b>   | SE 37333 05991                |
| <b>Postcode</b>   | S71 5AE                       |
| <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                            |

### Bleachcroft Way Industrial Estate



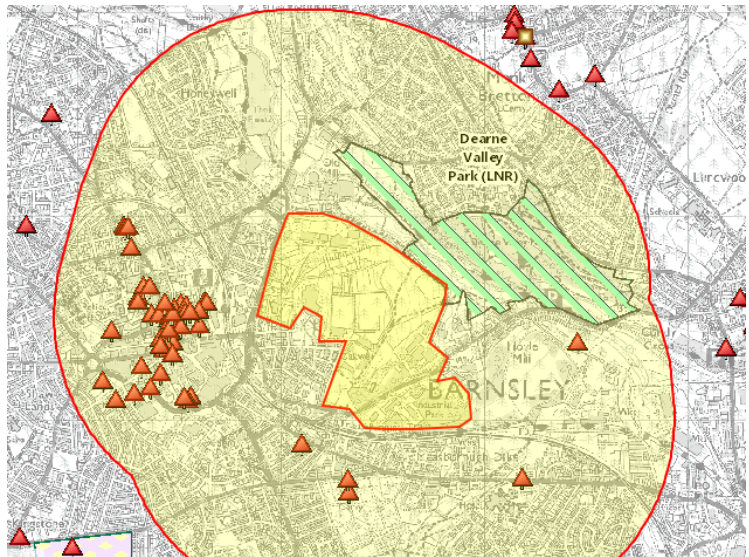
|   |   |
|---|---|
| <b>No</b>   | 8   |
| <b>Site</b>   | Bleachcroft Way Industrial Estate   |
| <b>Area</b>   | Barnsley Urban Community Area   |
| <b>Area (ha)</b>  | 11  |
| <b>Grid Reference</b>   | SE 37333 05991  |
| <b>Postcode</b>   | S71 5AE   |
| <b>Does the site offer sufficient available land?</b>                 | Yes. Barnsley Employment Land Review (BELR), April 2010 ELR Supporting Document 2, Appendix 5: Remaining UDP Employment Land indicates that the site has 8.7 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. The southern boundary of the site is adjacent to the Barnsley's Green Belt. The western boundary of the site is in close proximity to the South Yorkshire Forest.                           |
| <b>Does the site have a fundamental, irresolvable access problem?</b> | Yes, access very difficult. The site lies in close proximity to the highway network. However the site is surrounded by residential properties to the north and south of the site.               |
| <b>Comments</b>   | Although the site has 8.7 available   |
| <b>Alternative Site</b>   | YES   |

### Oakwell Regeneration Area



**Map Legend**

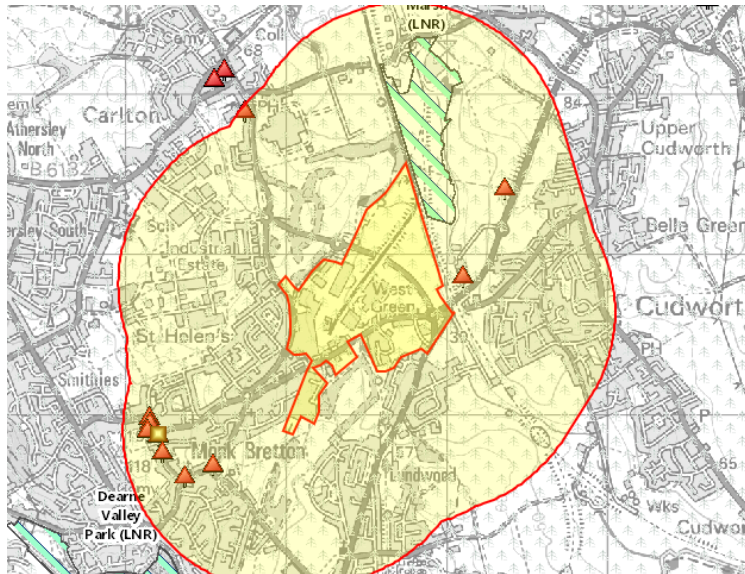
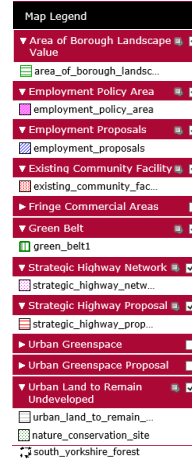
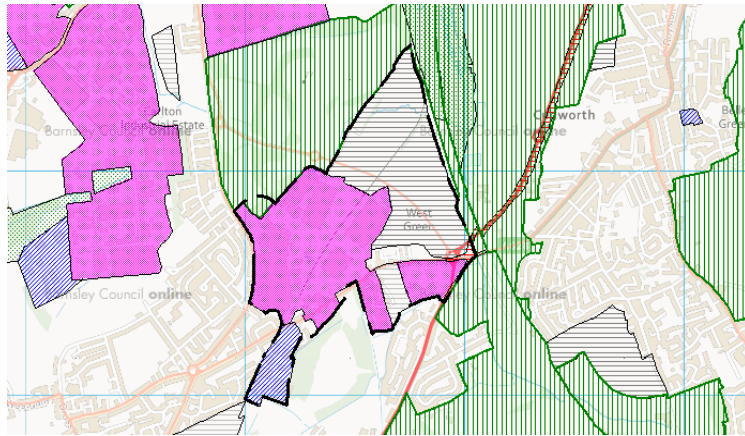
- Area of Borough Landscape Value
- area\_of\_borough\_landsc...
- Employment Policy Area
- employment\_policy\_area
- Employment Proposals
- employment\_proposals
- Existing Community Facility
- existing\_community\_fac...
- Fringe Commercial Areas
- Green Belt
- green\_belt1
- Strategic Highway Network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



- Listed Buildings (England)
- Local Nature Reserves (England)

|   |                               |
|---|-------------------------------|
| <b>No</b>   | 9                             |
| <b>Site</b>   | Oakwell Regeneration Area     |
| <b>Area</b>   | Barnsley Urban Community Area |
| <b>Area (ha)</b>  | 8.2                           |
| <b>Grid Reference</b>   | SE 35705 06790                |
| <b>Postcode</b>   | S71 2QQ                       |
| <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                            |

### West Green Regeneration Area



|   |                               |
|---|-------------------------------|
| <b>No</b>   | 10                            |
| <b>Site</b>   | West Green Regeneration Area  |
| <b>Area</b>   | Barnsley Urban Community Area |
| <b>Area (ha)</b>  | 6                             |
| <b>Grid Reference</b>   | SE 37361 08867                |
| <b>Postcode</b>   | S71 5RT                       |
| <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                            |