



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



Contact Details:

Enzygo Ltd.
The Granary
Woodend Lane
Cromhall
Gloucestershire
GL12 8AA

Tel: 01454 269237
Fax: 01454 269760
Email: lee.searles@enzygo.com
www.enzygo.com

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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:	FINAL
Date:	May 2014
Authors:	Saiqa Noreen Planning Consultant
Reviewer:	Lee Searles Director of Planning

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Registered Office Stag House The Chipping Wotton-Under-Edge Gloucestershire GL12 7AD



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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. Aldwarke 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 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 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 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>	<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 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>	<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 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>	<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 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</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 suitable for the proposed Renewable Energy Park.</p>	<p>Suitable</p>
<p>(34) Thurnscoe Business Park</p>	<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</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 not suitable .	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 constrained for this assessment.</p>	Constrained
(48) Wentworth Industrial Park, Tankersley	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).	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 constrained 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 constrained 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 constrained 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 suitable 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

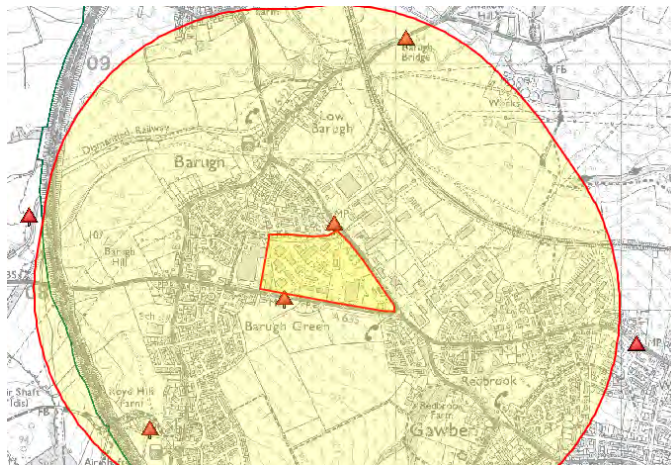
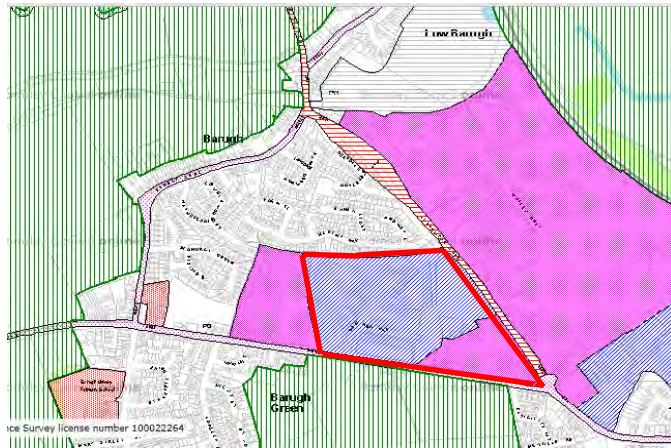
Sites over 3.5 (ha) identified in the Barnsley UDP for Employment Use			
No	Site	Area	Area (ha)
1	LAND BETWEEN CLAYCLIFFE ROAD AND BARUGH GREEN ROAD	Barnsley Urban Community Area	9.7
2	CLAYCLIFFE INDUSTRIAL ESTATE		9.2
3	REDBROOK BUSINESS PARK, WILTHORPE ROAD		4.6
4	LAITHES LANE		10.2
5	CARLTON INDUSTRIAL 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
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	Wombwell Community Area	5.2
43	WATERSIDE BUSINESS PARK		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

Land between Claycliffe Road and Barugh Green Road



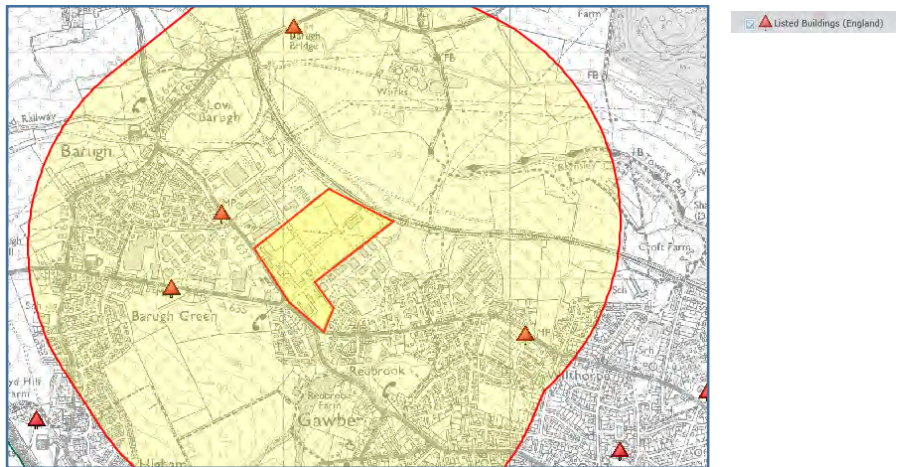
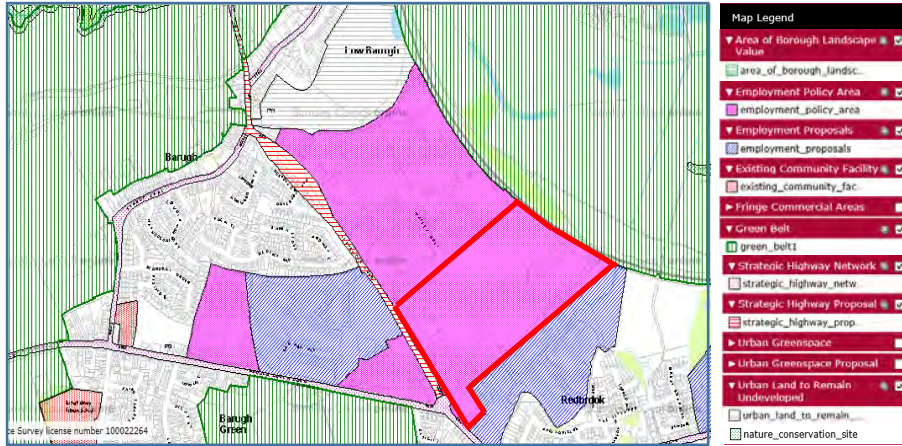
Map Legend

- Area of Borough Landscape Value
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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_belt
- 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)

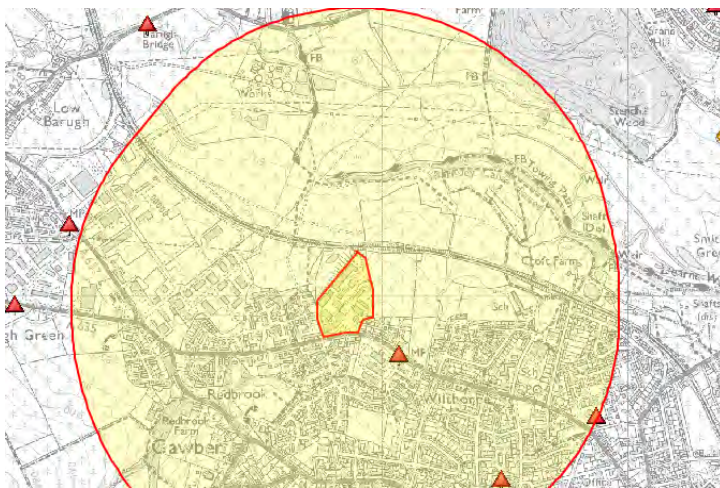
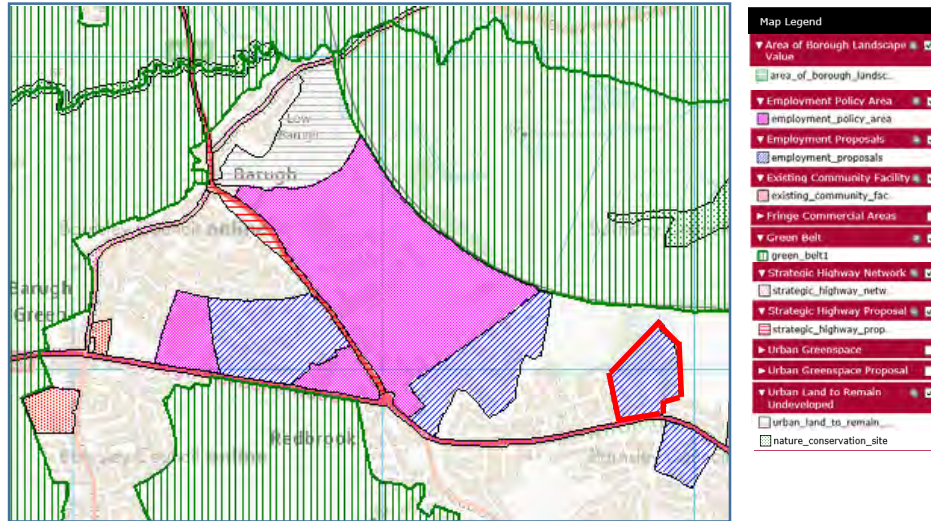
No	1
Site	Land between Claycliffe Road & Barugh Green Road
Area	Barnsley Urban Community Area
Area (ha)	9.7
Grid Reference	SE 31787 08154
Postcode	S75 1HS
Does the site offer sufficient available land?	
Is the site commercially available and vacant?	
Is the site covered by a European conservation designation	
Does the site have a fundamental, irresolvable access problem?	
Comments	INSUFFICIENT LAND AVAILABLE
Alternative Site	NO

Claycliffe Industrial Estate



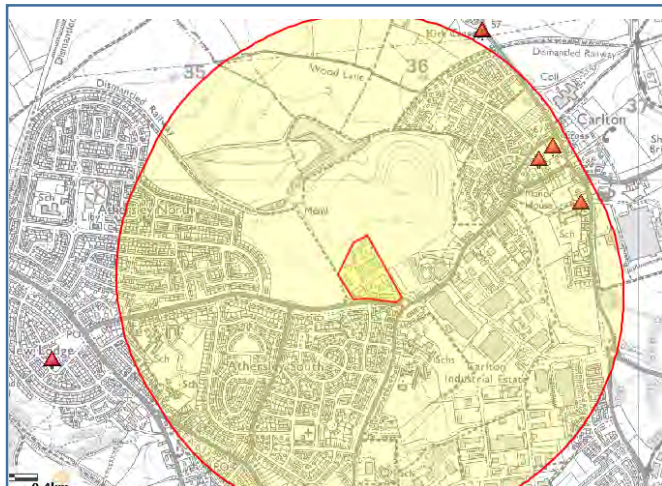
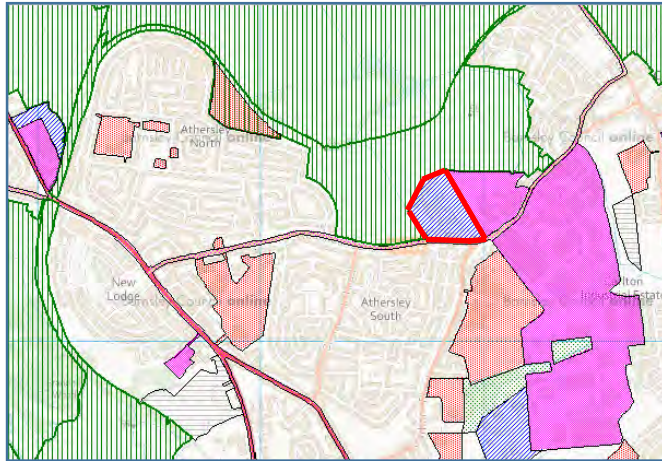
No	2
Site	Claycliffe Industrial Estate
Area	Barnsley Urban Community Area
Area (ha)	9.2
Grid Reference	SE 31985 08296
Postcode	S75 1HS
Does the site offer sufficient available land?	
Is the site commercially available and vacant?	
Is the site covered by a European conservation designation?	
Does the site have a fundamental, irresolvable access problem?	
Comments	INSUFFICIENT LAND AVAILABLE
Alternative Site	NO

Redbrook Business Park, Wilthorpe Road



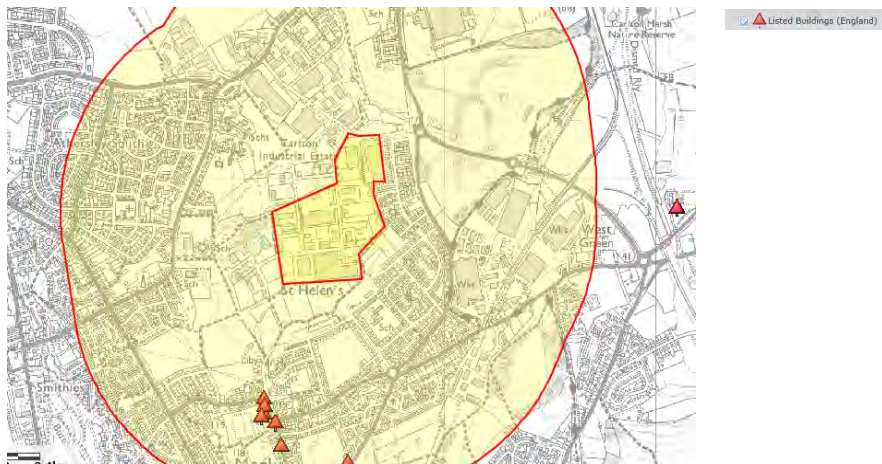
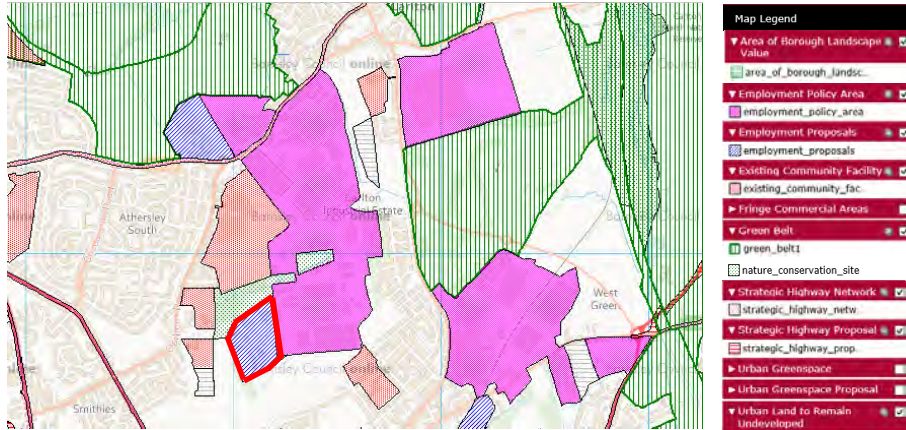
No	3
Site	Redbrook Business Park, Wilthorpe Road
Area	Barnsley Urban Community Area
Area (ha)	4.6
Grid Reference	SE 32836 07990
Postcode	S75 1JN
Does the site offer sufficient available land?	
Is the site commercially available and vacant?	
Is the site covered by a European conservation designation?	
Does the site have a fundamental, irresolvable access problem?	
Comments	INSUFFICIENT LAND AVAILABLE
Alternative Site	NO

Laithes Lane



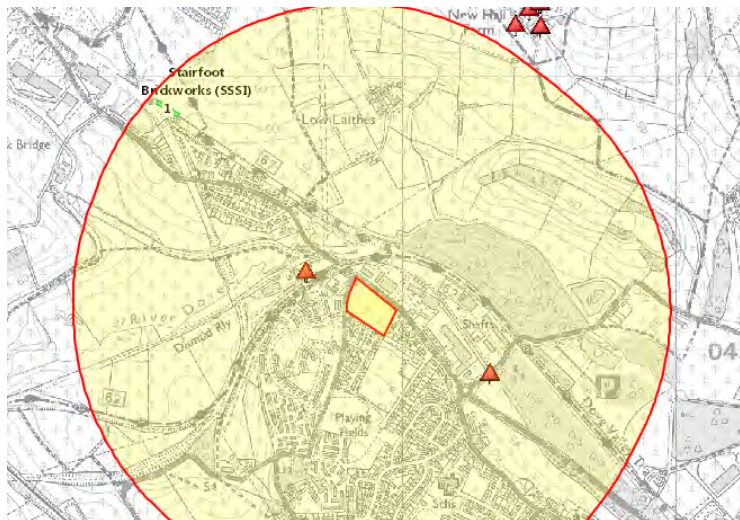
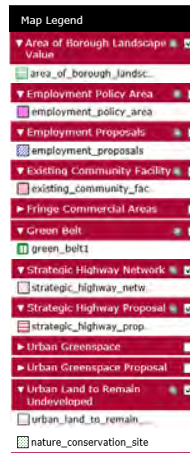
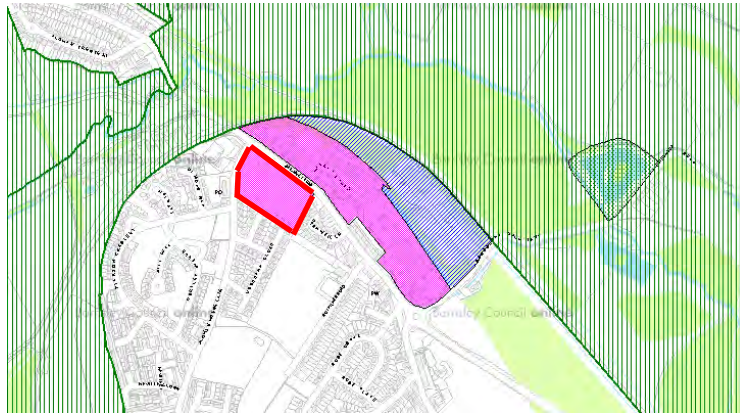
No	4
Site	Laithes Lane
Area	Barnsley Urban Community Area
Area (ha)	10.2
Grid Reference	SE 35939 09655
Postcode	S71 3HT
Does the site offer sufficient available land?	
Is the site commercially available and vacant?	
Is the site covered by a European conservation designation	
Does the site have a fundamental, irresolvable access problem?	
Comments	INSUFFICIENT LAND AVAILABLE
Alternative Site	NO

Carlton Industrial Estate



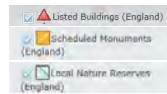
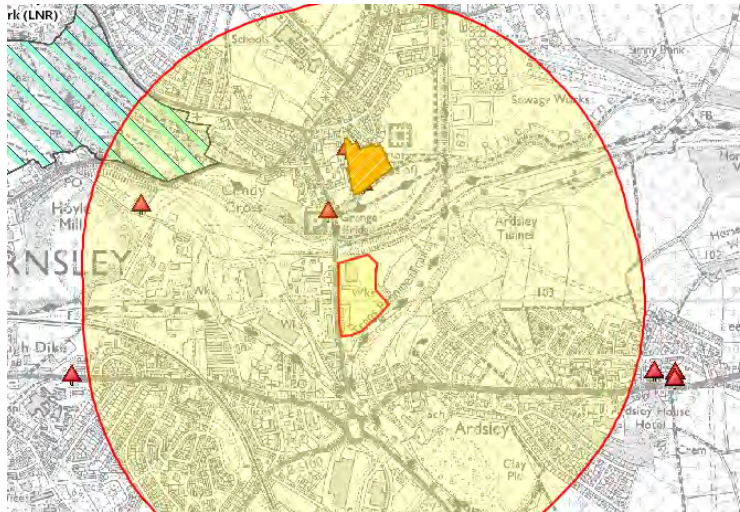
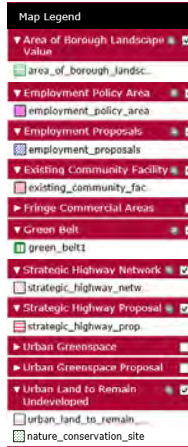
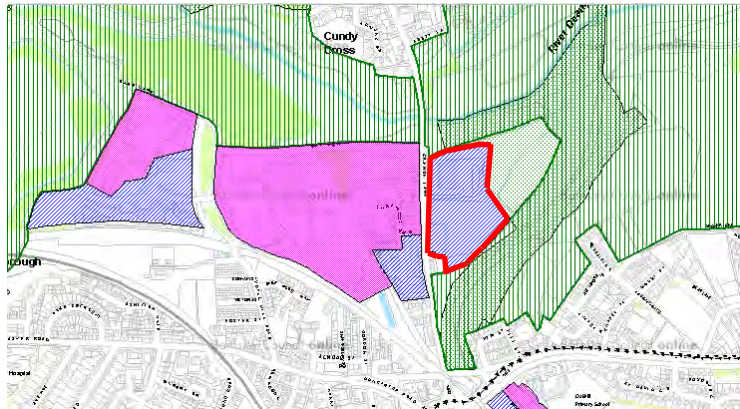
No	5
Site	Carlton Industrial Estate
Area	Barnsley Urban Community Area
Area (ha)	8
Grid Reference	SE 36337 09176
Postcode	S71 3PQ
Does the site offer sufficient available land?	
Is the site commercially available and vacant?	
Is the site covered by a European conservation designation	
Does the site have a fundamental, irresolvable access problem?	
Comments	INSUFFICIENT LAND AVAILABLE
Alternative Site	NO

Barnsley Main Industrial Estate



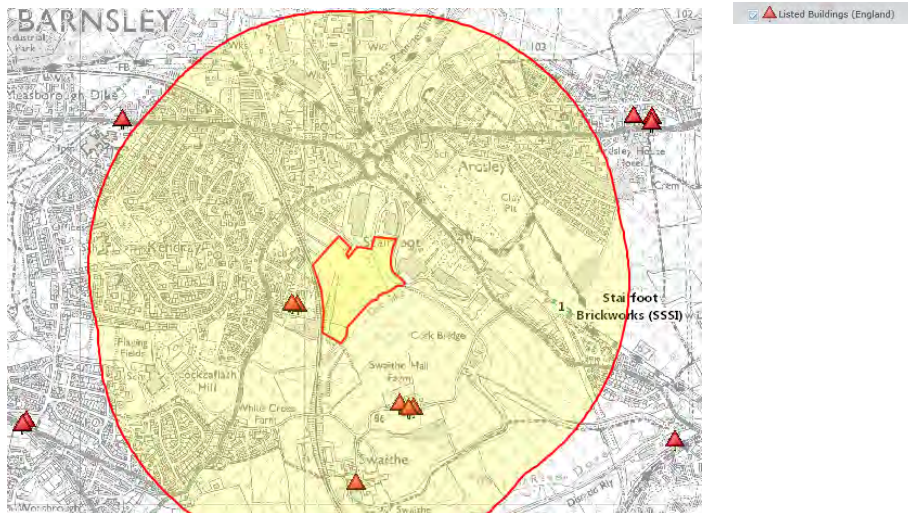
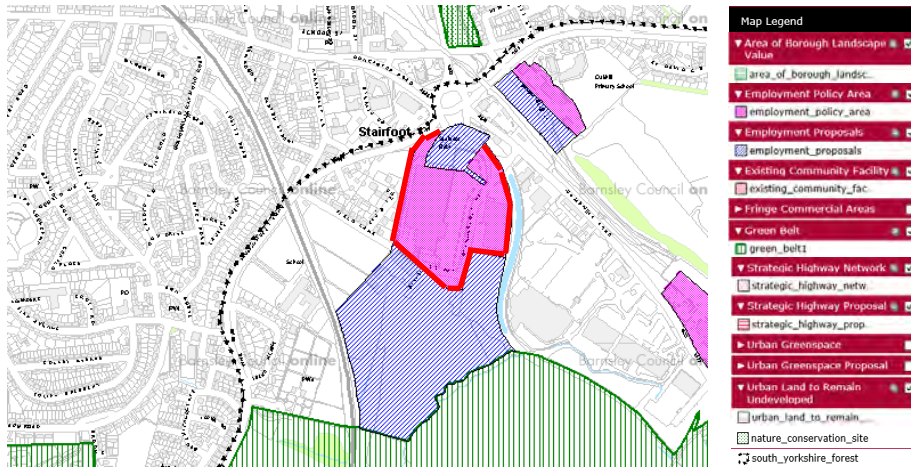
No	6
Site	Barnsley Main Industrial Estate
Area	Barnsley Urban Community Area
Area (ha)	4.8
Grid Reference	SE 36337 09176
Postcode	S71 3PQ
Does the site offer sufficient available land?	
Is the site commercially available and vacant?	
Is the site covered by a European conservation designation	
Does the site have a fundamental, irresolvable access problem?	
Comments	INSUFFICIENT LAND AVAILABLE
Alternative Site	NO

East of Grange Lane



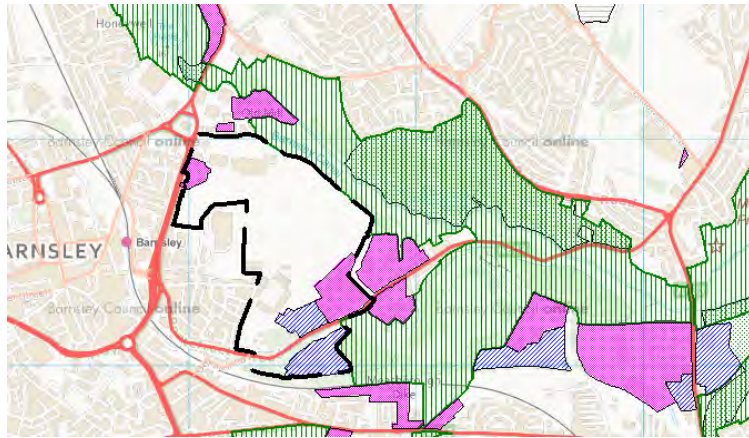
No	7
Site	East of Grange Lane
Area	Barnsley Urban Community Area
Area (ha)	4.6
Grid Reference	SE 37333 05991
Postcode	S71 5AE
Does the site offer sufficient available land?	
Is the site commercially available and vacant?	
Is the site covered by a European conservation designation	
Does the site have a fundamental, irresolvable access problem?	
Comments	INSUFFICIENT LAND AVAILABLE
Alternative Site	NO

Bleachcroft Way Industrial Estate



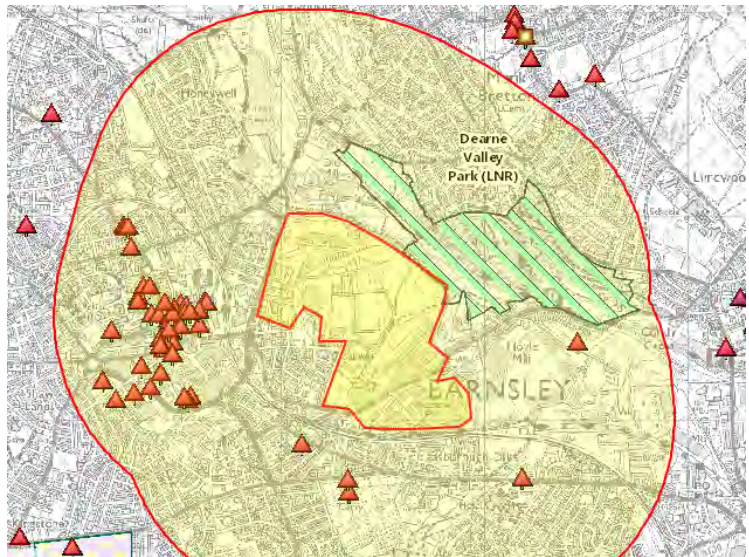
No	8
Site	Bleachcroft Way Industrial Estate
Area	Barnsley Urban Community Area
Area (ha)	11
Grid Reference	SE 37333 05991
Postcode	S71 5AE
Does the site offer sufficient available land?	Yes. Barnsley Employment Land Review (BELR), April 2010 ELR Supporting Document 2, Appendix 5: Remaining UDP Employment Land indicates that the site has 8.7 available land for employment use.
Is the site commercially available and vacant?	
Is the site covered by a European conservation designation	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.
Does the site have a fundamental, irresolvable access problem?	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.
Comments	Although the site has 8.7 available
Alternative Site	YES

Oakwell Regeneration Area



Map Legend

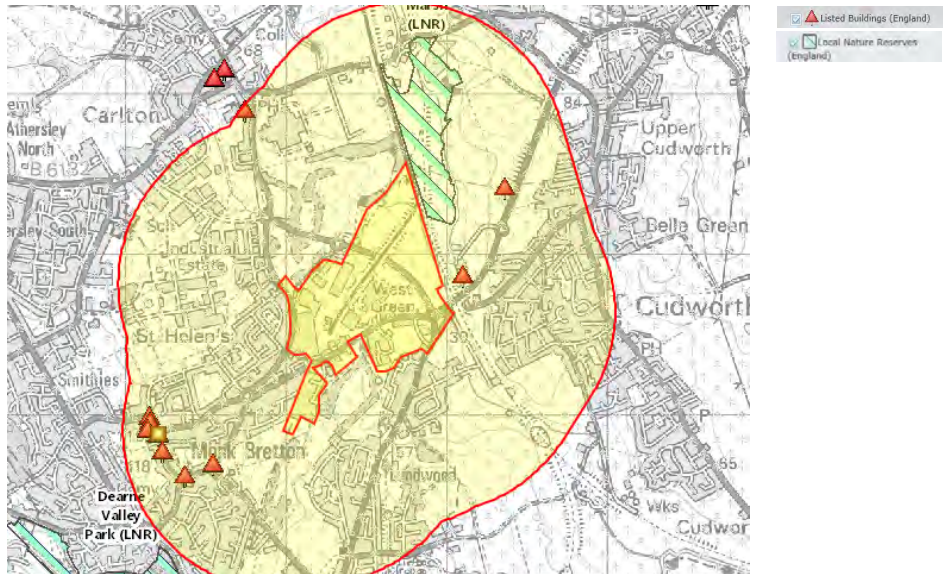
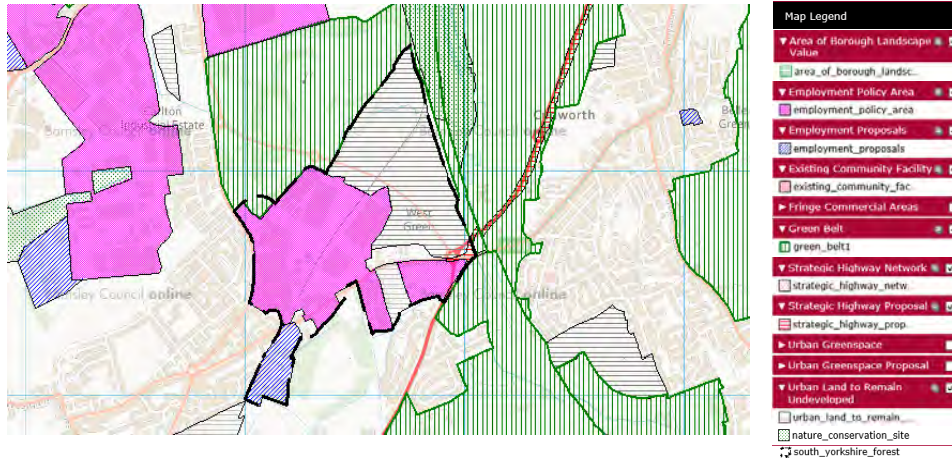
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- Employment Policy Area
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- Employment Proposals
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- Existing Community Facility
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- Fringe Commercial Areas
- Green Belt
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- 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)

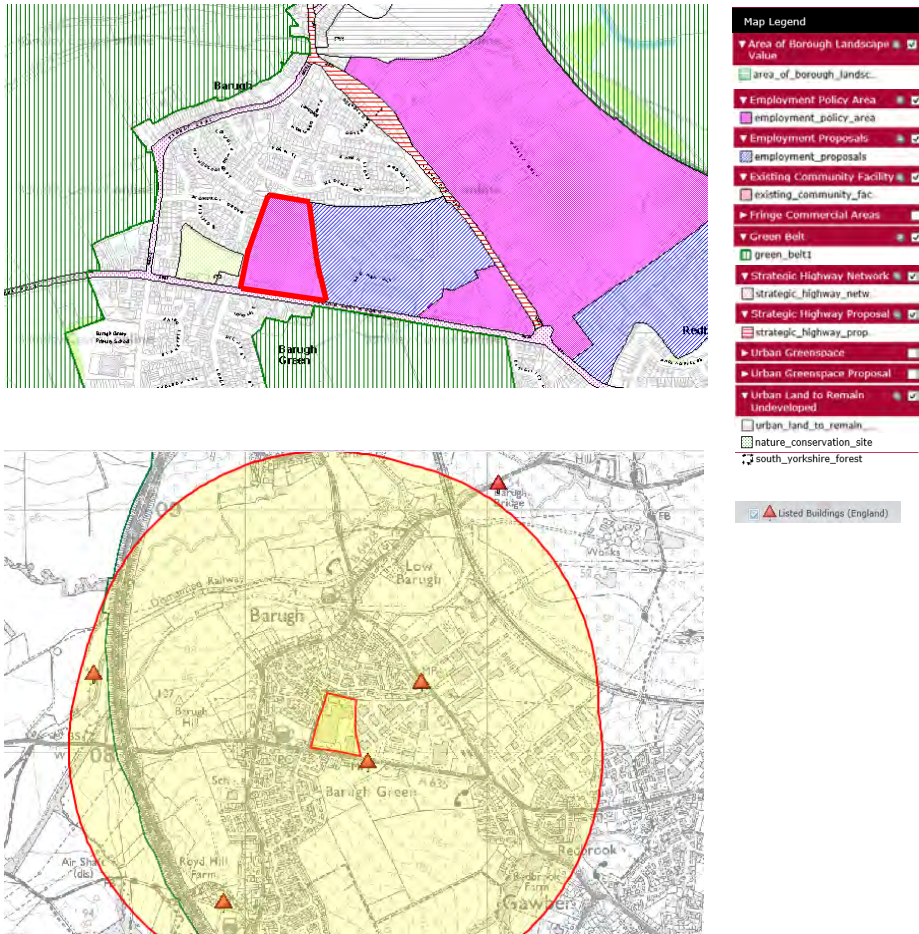
No	9
Site	Oakwell Regeneration Area
Area	Barnsley Urban Community Area
Area (ha)	8.2
Grid Reference	SE 35705 06790
Postcode	S71 2QQ
Does the site offer sufficient available land?	
Is the site commercially available and vacant?	
Is the site covered by a European conservation designation	
Does the site have a fundamental, irresolvable access problem?	
Comments	INSUFFICIENT LAND AVAILABLE
Alternative Site	NO

West Green Regeneration Area



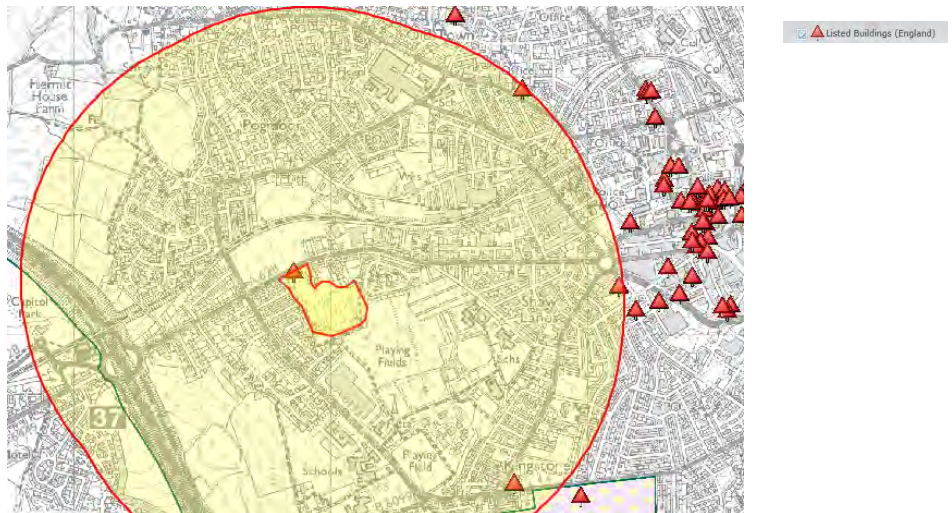
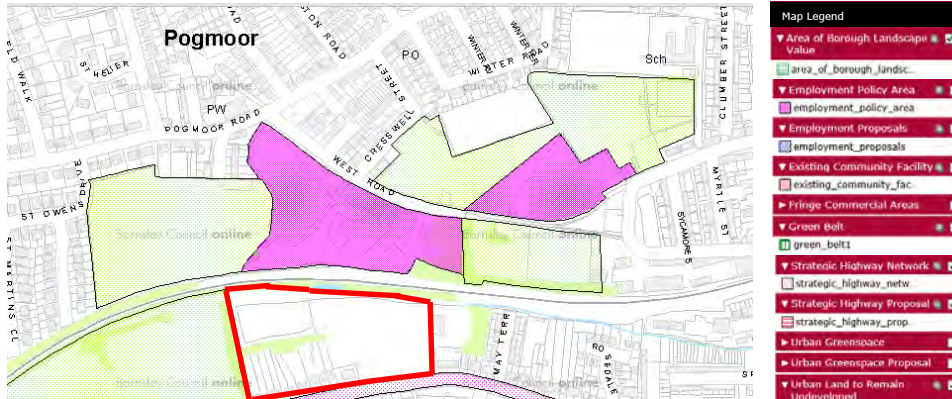
No	10
Site	West Green Regeneration Area
Area	Barnsley Urban Community Area
Area (ha)	6
Grid Reference	SE 37361 08867
Postcode	S71 5RT
Does the site offer sufficient available land?	
Is the site commercially available and vacant?	
Is the site covered by a European conservation designation	
Does the site have a fundamental, irresolvable access problem?	
Comments	INSUFFICIENT LAND AVAILABLE
Alternative Site	NO

R.J Masters, Metro Trading Estate



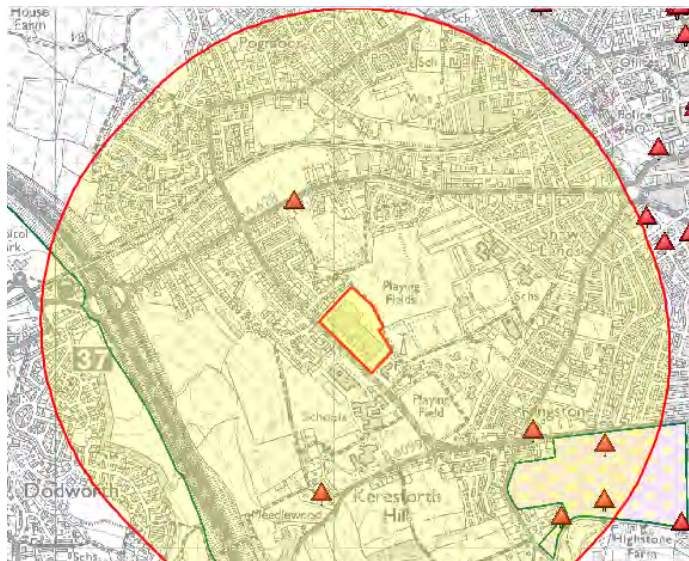
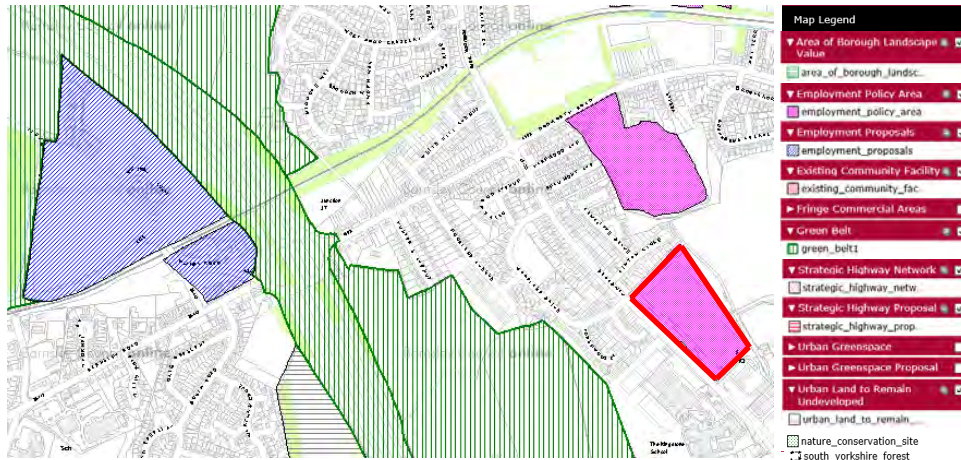
No	11
Site	R.J Masters, Metro Trading Estate
Area	Barnsley Urban Community Area
Area (ha)	3.7
Grid Reference	SE 31438 08026
Postcode	S75 1QL
Does the site offer sufficient available land?	
Is the site commercially available and vacant?	
Is the site covered by a European conservation designation	
Does the site have a fundamental, irresolvable access problem?	
Comments	INSUFFICIENT LAND AVAILABLE
Alternative Site	NO

S.R. Gents, Dodworth Road



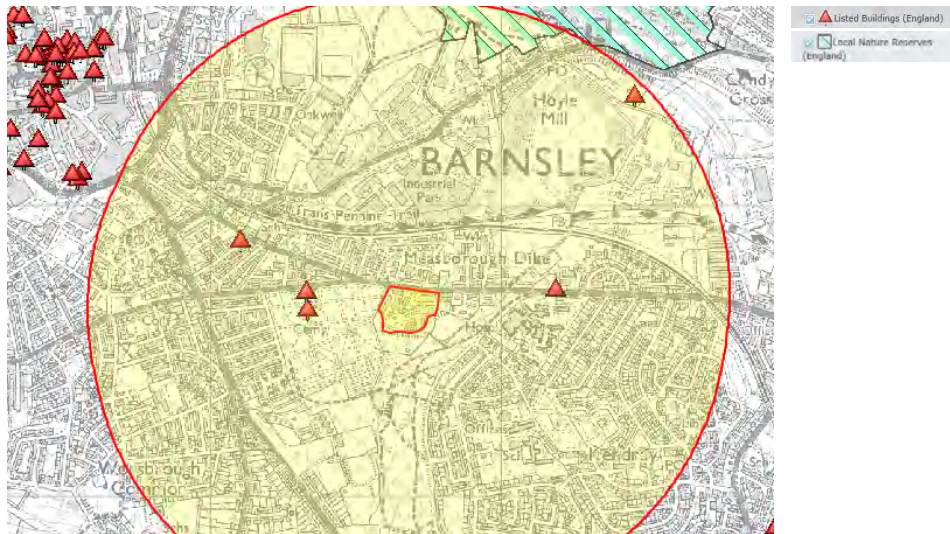
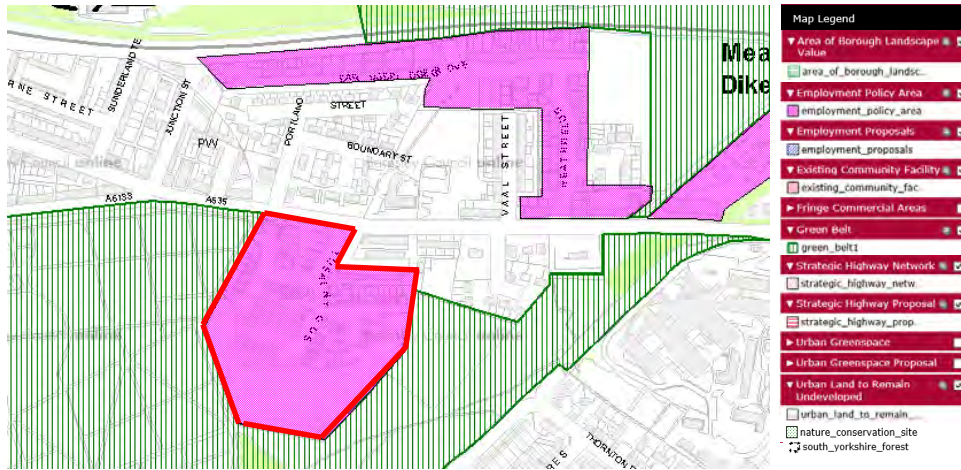
No	12
Site	S.R. Gents, Dodworth Road
Area	Barnsley Urban Community Area
Area (ha)	4.7
Grid Reference	SE 33068 06364
Postcode	S70 6PB
Does the site offer sufficient available land?	
Is the site commercially available and vacant?	
Is the site covered by a European conservation designation	
Does the site have a fundamental, irresolvable access problem?	
Comments	INSUFFICIENT LAND AVAILABLE
Alternative Site	NO

CRS Distribution Depot, Broadway



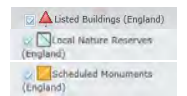
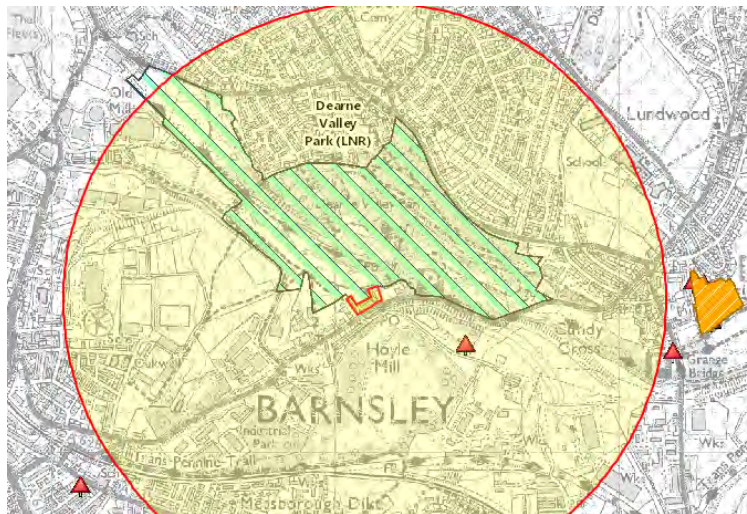
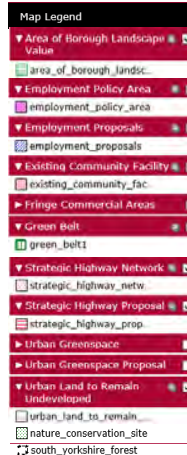
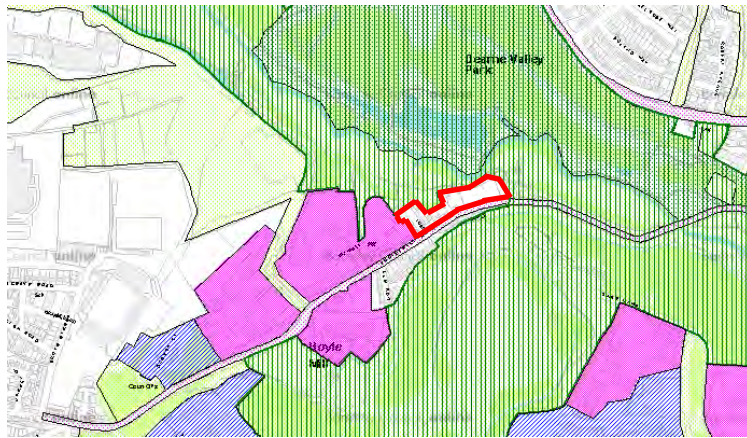
No	13
Site	CRS Distribution Depot, Broadway
Area	Barnsley Urban Community Area
Area (ha)	3.5
Grid Reference	SE 33047 05817
Postcode	S70 6QY
Does the site offer sufficient available land?	
Is the site commercially available and vacant?	
Is the site covered by a European conservation designation	
Does the site have a fundamental, irresolvable access problem?	
Comments	INSUFFICIENT LAND AVAILABLE
Alternative Site	NO

Dunlop Factory/Former Premises of Messrs. Bowater Scott, Doncaster Road



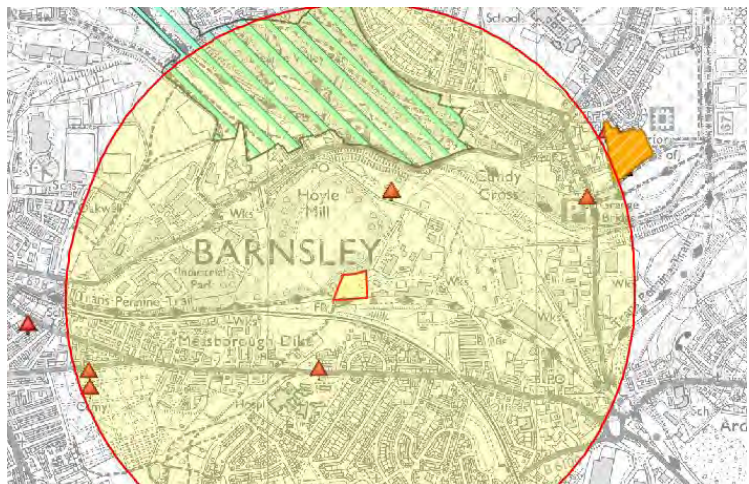
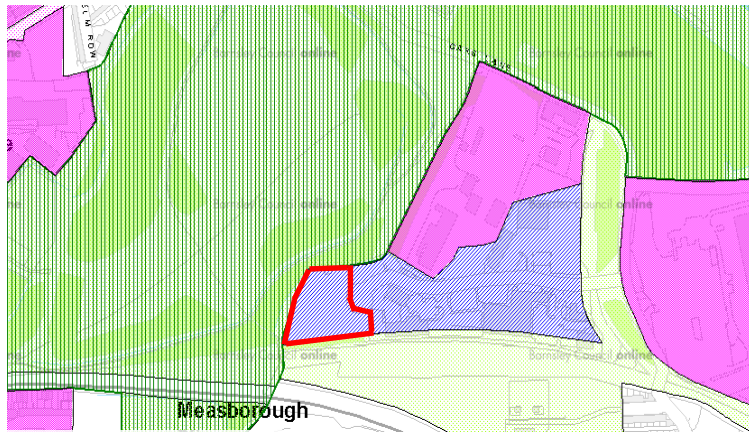
No	14
Site	Dunlop Factory/Former Premises of Messrs, Bowater Scott, Doncaster Road
Area	Barnsley Urban Community Area
Area (ha)	3.6
Grid Reference	SE 35669 05633
Postcode	S70 3QH
Does the site offer sufficient available land?	
Is the site commercially available and vacant?	
Is the site covered by a European conservation designation	
Does the site have a fundamental, irresolvable access problem?	
Comments	INSUFFICIENT LAND AVAILABLE
Alternative Site	NO

Pontefract Road, Hoyle Mill



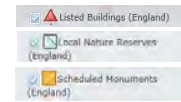
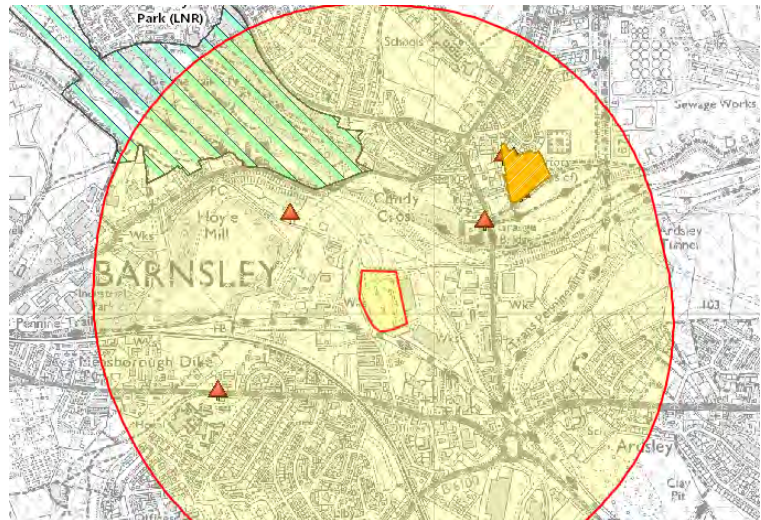
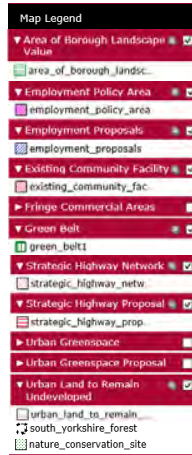
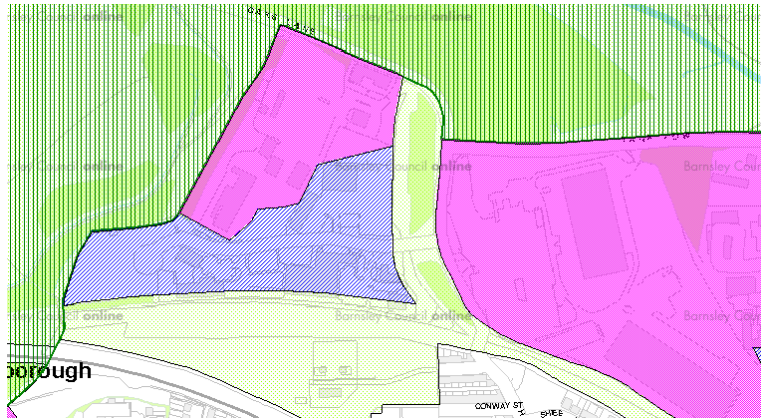
No	15
Site	Pontefract Road, Hoyle Mill
Area	Barnsley Urban Community Area
Area (ha)	4.7
Grid Reference	SE 36123 06529
Postcode	S71 1HU
Does the site offer sufficient available land?	
Is the site commercially available and vacant?	
Is the site covered by a European conservation designation	
Does the site have a fundamental, irresolvable access problem?	
Comments	INSUFFICIENT LAND AVAILABLE
Alternative Site	NO

Barnsley Main Transport Depot, Oaks Lane



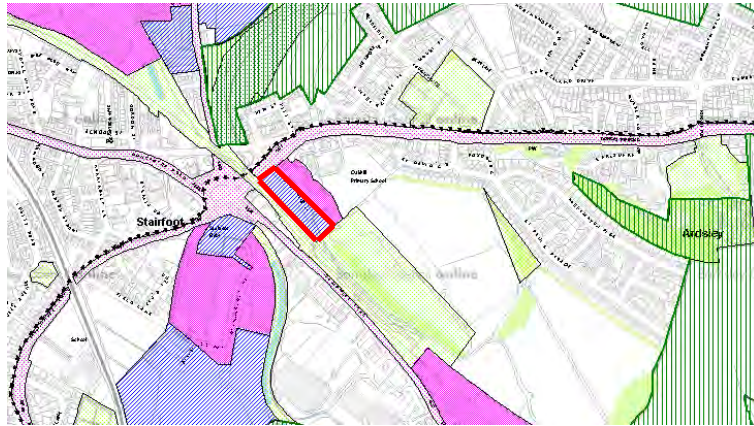
No	16
Site	Barnsley Main Transport Depot, Oaks Lane
Area	Barnsley Urban Community Area
Area (ha)	3.6
Grid Reference	SE 36311 06036
Postcode	S71 1HT
Does the site offer sufficient available land?	
Is the site commercially available and vacant?	
Is the site covered by a European conservation designation	
Does the site have a fundamental, irresolvable access problem?	
Comments	INSUFFICIENT LAND AVAILABLE
Alternative Site	NO

Oaks Lane, Grange Lane



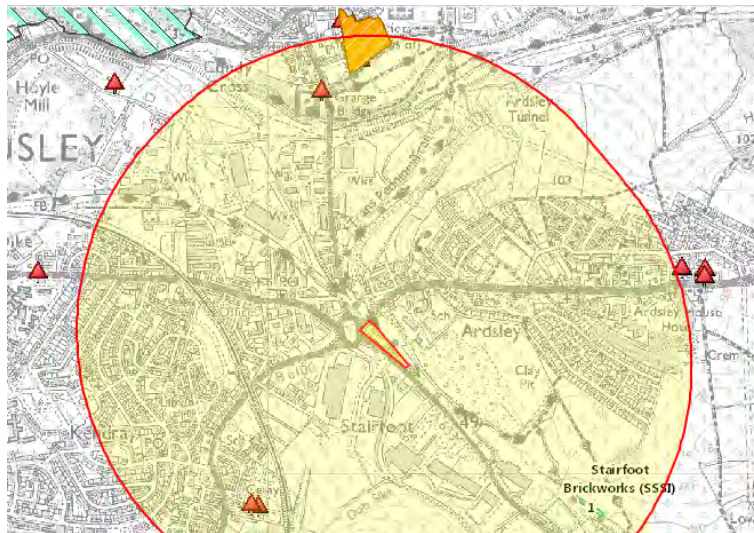
No	17
Site	Oaks Lane/Grange Lane
Area	Barnsley Urban Community Area
Area (ha)	13.9
Grid Reference	SE 36797 06027
Postcode	S70 3ES
Does the site offer sufficient available land?	
Is the site commercially available and vacant?	
Is the site covered by a European conservation designation	
Does the site have a fundamental, irresolvable access problem?	
Comments	INSUFFICIENT LAND AVAILABLE
Alternative Site	NO

Bleachcroft Way Industrial Estate



Map Legend

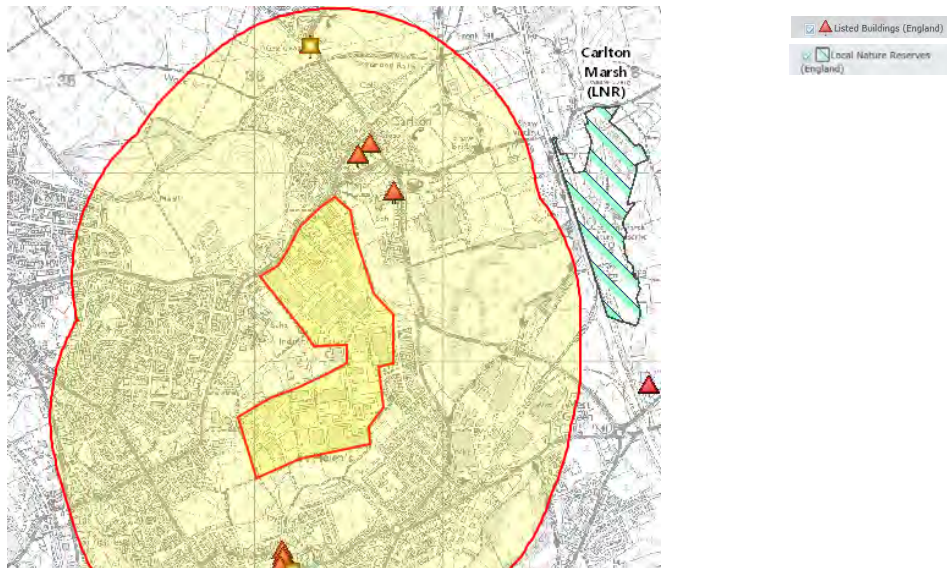
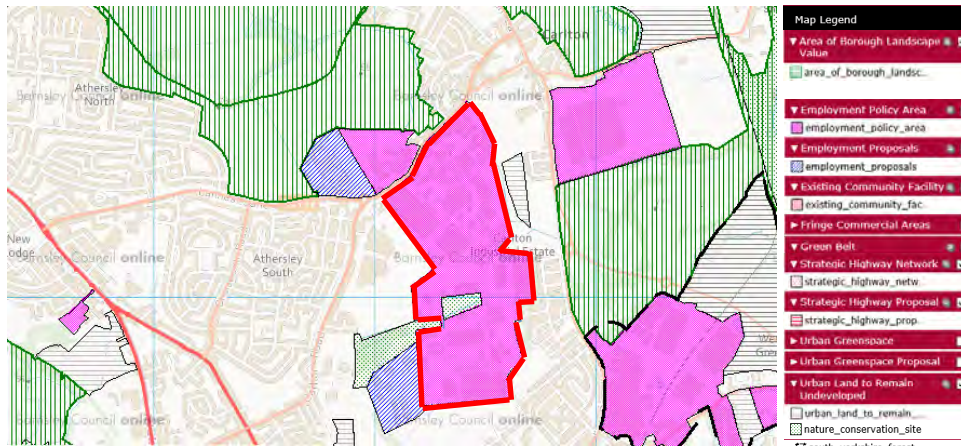
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- ▼ Employment Proposals
- employment_proposals
- ▼ Existing Community Facility
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- Fringe Commercial Areas
- ▼ Green Belt
- green_belt
- ▼ Strategic Highway Network
- strategic_highway_netw
- ▼ Strategic Highway Proposal
- strategic_highway_prop
- Urban Greenspace
- Urban Greenspace Proposal
- ▼ Urban Land to Remain Undeveloped
- urban_land_to_remain_undeveloped
- ▼ Nature Conservation Site
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- ▼ South Yorkshire Forest
- south_yorkshire_forest



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

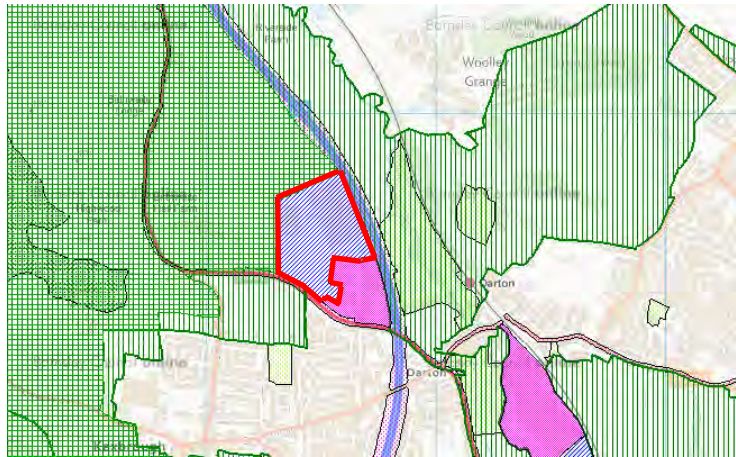
No	18
Site	Bleachcroft Way Industrial Estate
Area	Barnsley Urban Community Area
Area (ha)	5.1
Grid Reference	SE 37394 05487
Postcode	S70 3NT
Does the site offer sufficient available land?	
Is the site commercially available and vacant?	
Is the site covered by a European conservation designation	
Does the site have a fundamental, irresolvable access problem?	
Comments	INSUFFICIENT LAND AVAILABLE
Alternative Site	NO

Lyons Bakery



No	19
Site	Lyons Bakery
Area	Barnsley Urban Community Area
Area (ha)	23
Grid Reference	SE 36388 09205
Postcode	S71 3PQ
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?	
Comments	INSUFFICIENT LAND AVAILABLE
Alternative Site	NO

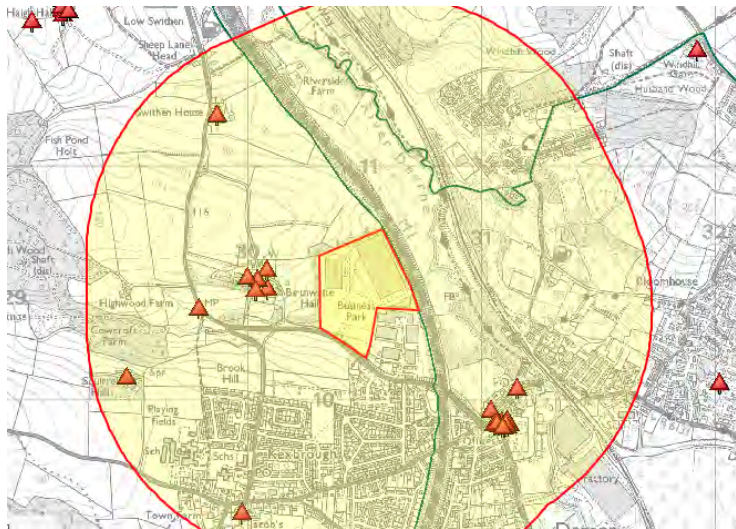
Birthwaite Business Park, Huddersfield Road



Map Legend

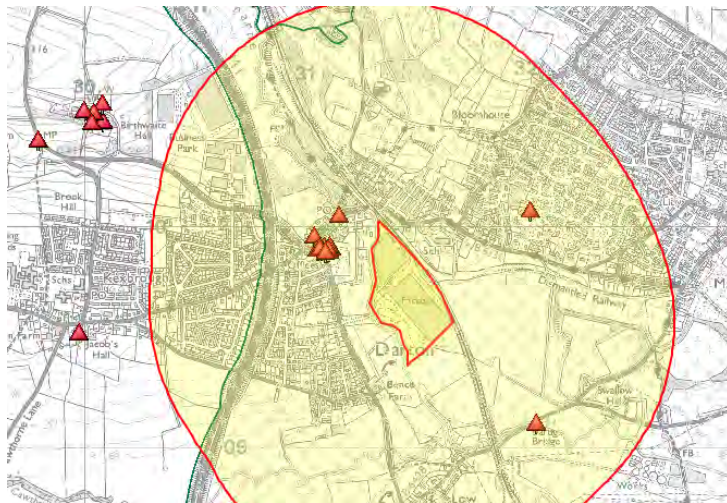
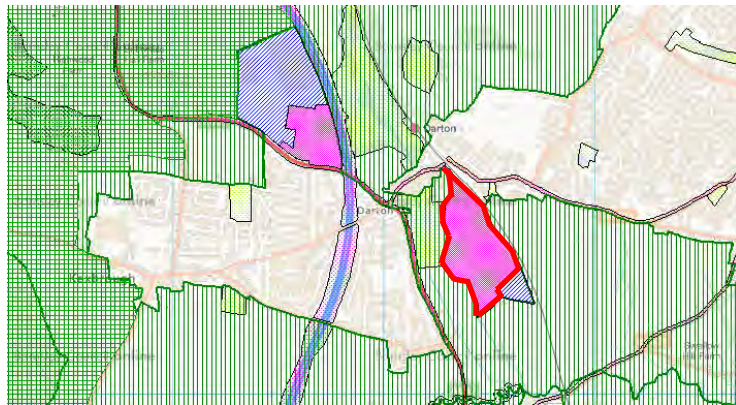
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- ▼ Existing Community Facility
- existing_community_fac.
- Fringe Commercial Areas
- green_belt
- ▼ Strategic Highway Network
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- ▼ Strategic Highway Proposal
- strategic_highway_prop.
- Urban Greenspace
- Urban Greenspace Proposal
- ▼ Urban Land to Remain Undeveloped
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- nature_conservation_site
- ↕ south_yorkshire_forest

Listed Buildings (England)



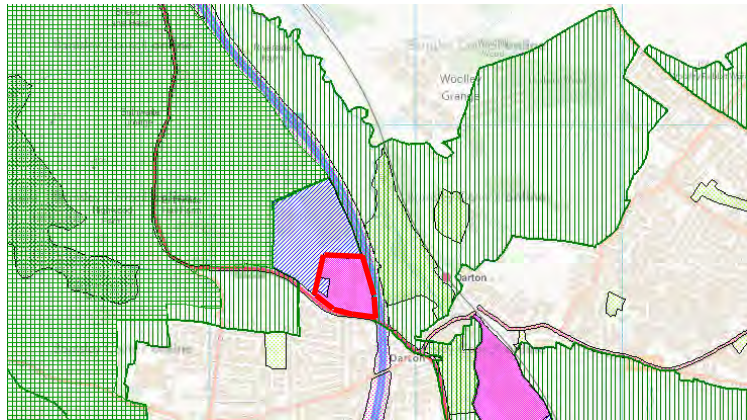
No	20
Site	Birthwaite Business Park, Huddersfield Road
Area	Darton Community Area
Area (ha)	15
Grid Reference	SE 30553 10564
Postcode	S75 5QQ
Does the site offer sufficient available land?	Yes, Barnsley Employment Land Review (BELR), April 2010- ELR Supporting Document 2, Appendix 5L: Remaining UDP Employment land indicates that the site has 4.5ha available land for employment use.
Is the site commercially available and vacant?	Yes
Is the site covered by a European conservation designation	The northern and western boundary of the site is surrounded by the Barnsley's Green Belt. The eastern boundary is surrounded by an area for conservation.
Does the site have a fundamental, irresolvable access problem?	No, The site is in close proximity to the strategic highway network.
Comments	
Alternative Site	YES

Shaw Carpets, Barnsley Road



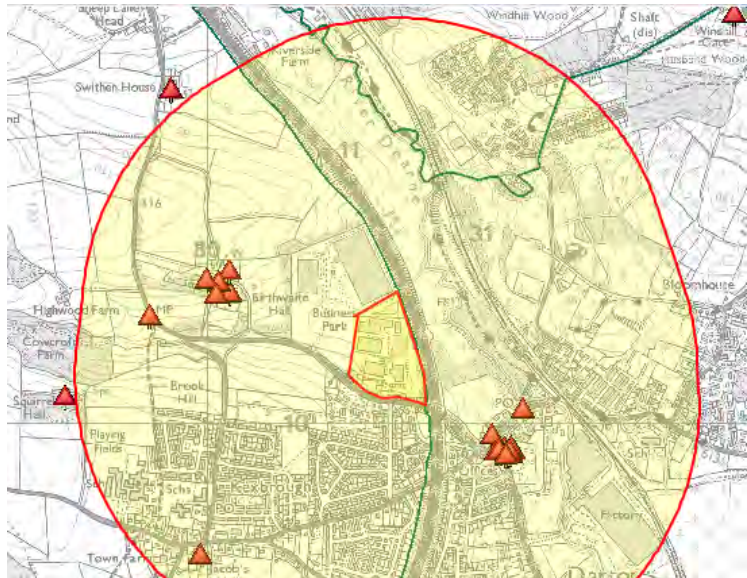
No	21
Site	Shaw Carpets, Barnsley Road
Area	Darton Community Area
Area (ha)	11.7
Grid Reference	SE 31384 09756
Postcode	S75 5QX
Does the site offer sufficient available land?	
Is the site commercially available and vacant?	
Is the site covered by a European conservation designation	
Does the site have a fundamental, irresolvable access problem?	
Comments	INSUFFICIENT LAND AVAILABLE
Alternative Site	NO

BP Chemicals, Huddersfield Road, Kexborough



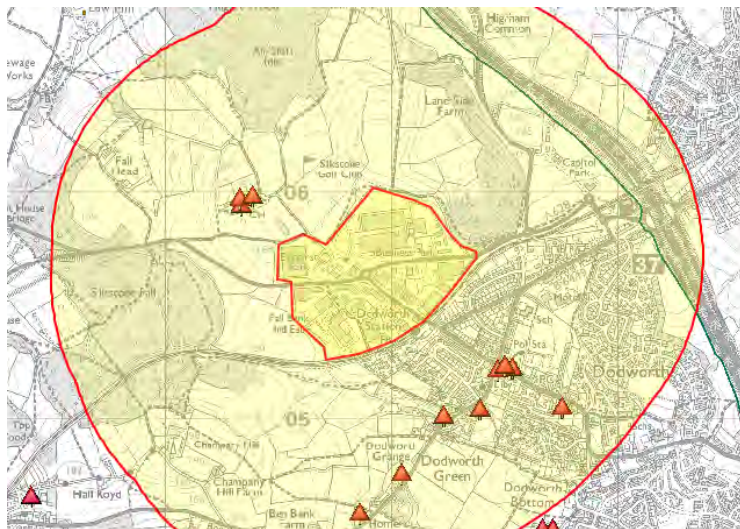
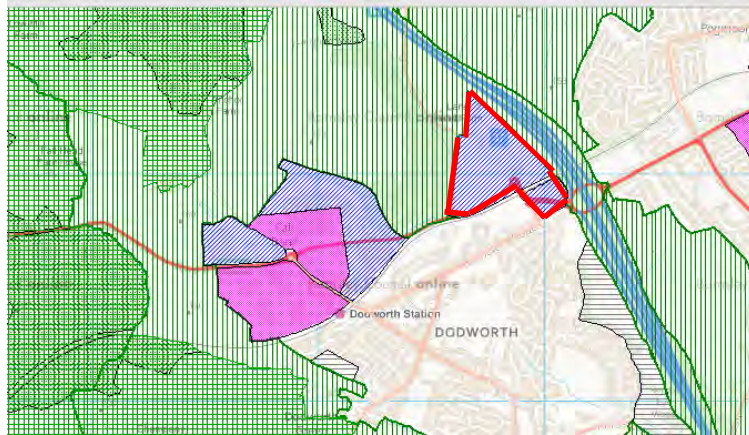
Map Legend

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- ▼ 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_belt
- nature_conservation_site
- ▼ south_yorkshire_forest
- ▲ Listed Buildings (England)



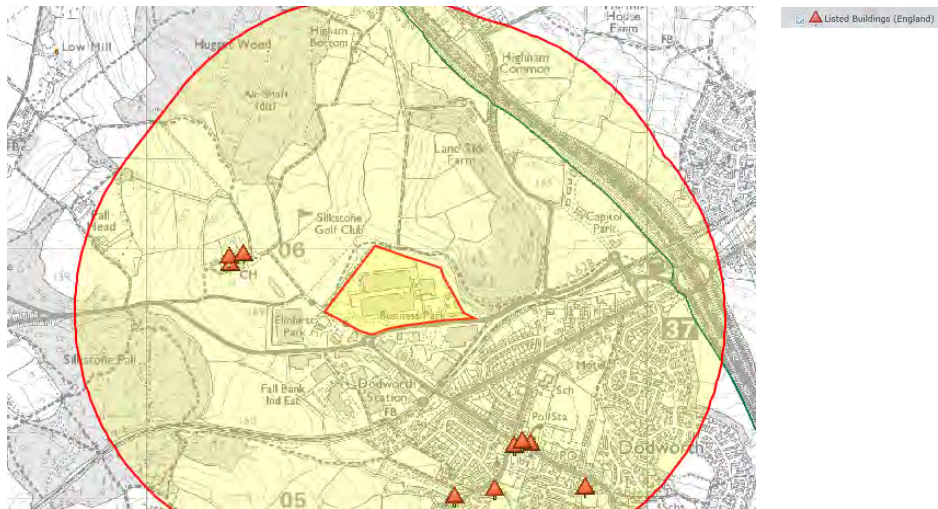
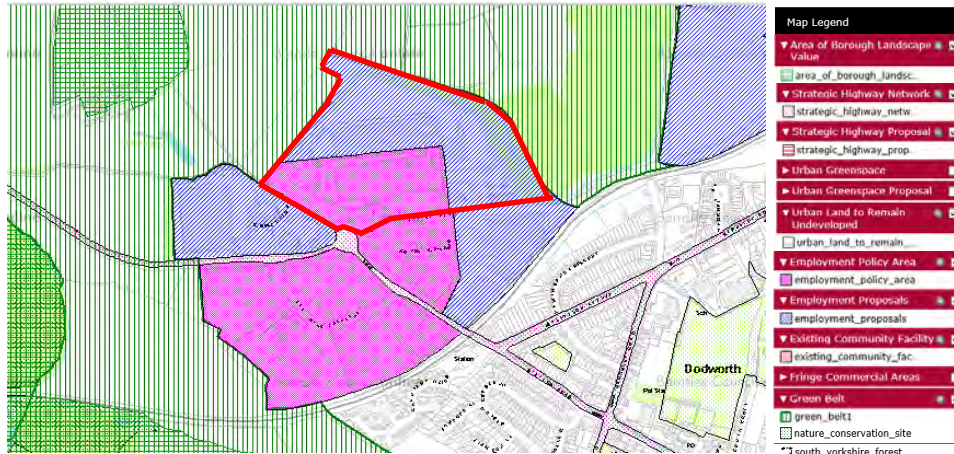
No	22
Site	BP Chemicals, Huddersfield Road, Kexborough
Area	Darton Community Area
Area (ha)	7.5
Grid Reference	SE 30702 10229
Postcode	S75 5QQ
Does the site offer sufficient available land?	
Is the site commercially available and vacant?	
Is the site covered by a European conservation designation	
Does the site have a fundamental, irresolvable access problem?	
Comments	INSUFFICIENT LAND AVAILABLE
Alternative Site	NO

Junction 37 Employment Site



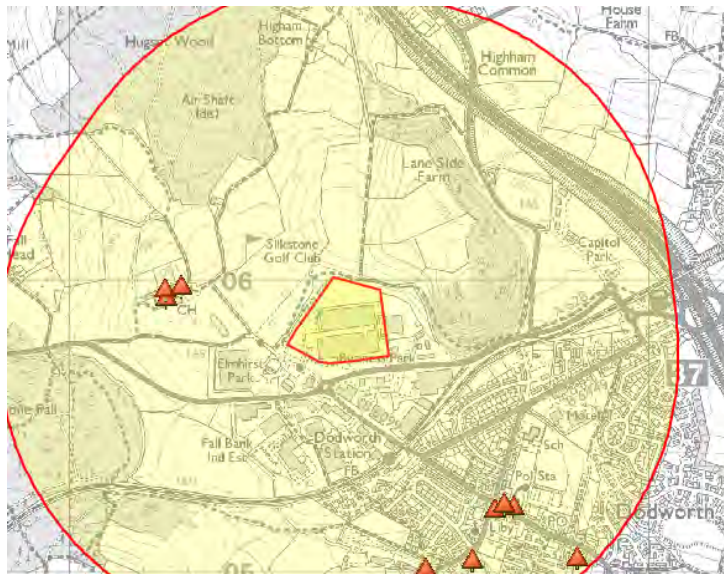
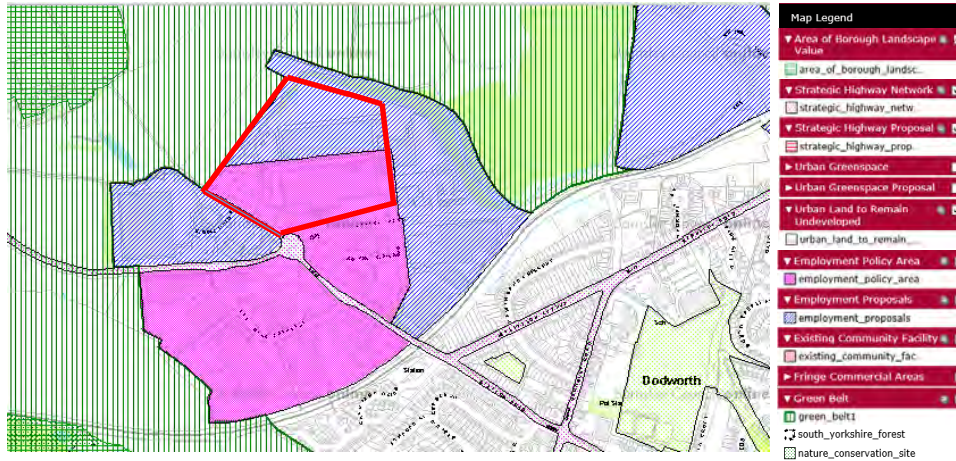
No	23
Site	Junction 37 Employment Site
Area	Dodworth Community Area
Area (ha)	15.4
Grid Reference	SE 30929 05746
Postcode	S75 3LS
Does the site offer sufficient available land?	Yes, Barnsley Employment Land Review (BELR), April 2010- ELR Supporting Document 2, Appendix 5L: Remaining UDP Employment land indicates that the site has 9.38ha available land for employment use.
Is the site commercially available and vacant?	Yes
Is the site covered by a European conservation designation	Yes. The site is surrounded by the Barnsley's Green Belt and Area of Borough Landscape. A number of Listed Buildings within are located within 1000metres of the site.
Does the site have a fundamental, irresolvable access problem?	No. The site lies adjacent to the strategic highway network.
Comments	
Alternative Site	YES

Elmhirst Lane



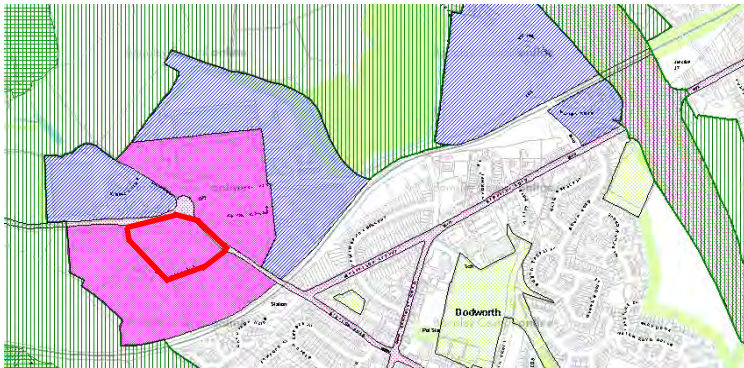
No	24
Site	Elmhirst Lane
Area	Dodworth Community Area
Area (ha)	5.7
Grid Reference	SE 30966 05850
Postcode	S75 3SP
Does the site offer sufficient available land?	
Is the site commercially available and vacant?	
Is the site covered by a European conservation designation	
Does the site have a fundamental, irresolvable access problem?	
Comments	INSUFFICIENT LAND AVAILABLE
Alternative Site	NO

Dodworth Business Park



No	25
Site	Dodworth Business Park
Area	Dodworth Community Area
Area (ha)	14.5
Grid Reference	SE 30954 05800
Postcode	S75 3SP
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?	
Comments	INSUFFICIENT LAND AVAILABLE
Alternative Site	NO

Fall Bank Industrial Estate



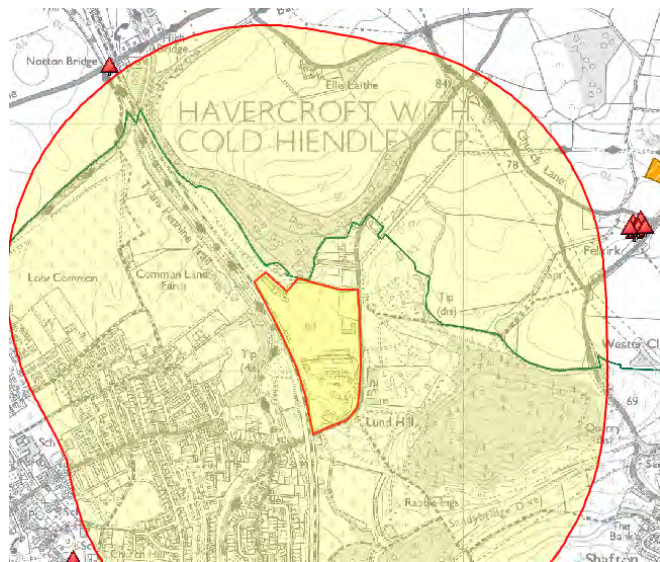
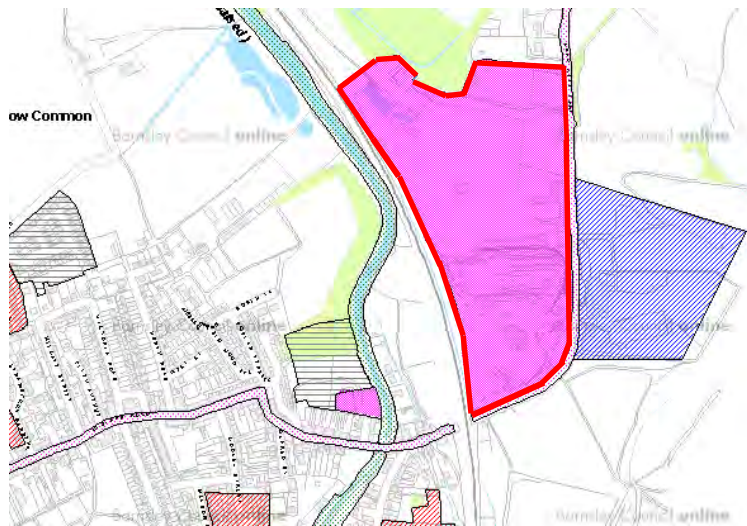
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- Urban Greenspace
- Urban Greenspace Proposal
- Urban Land to Remain Undeveloped
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- employment_policy_area
- Employment Proposals
- employment_proposals
- Existing Community Facility
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- Fringe Commercial Areas
- Green Belt
- green_belt
- nature_conservation_site
- south_yorkshire_forest
- Listed Buildings (England)



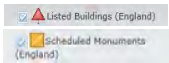
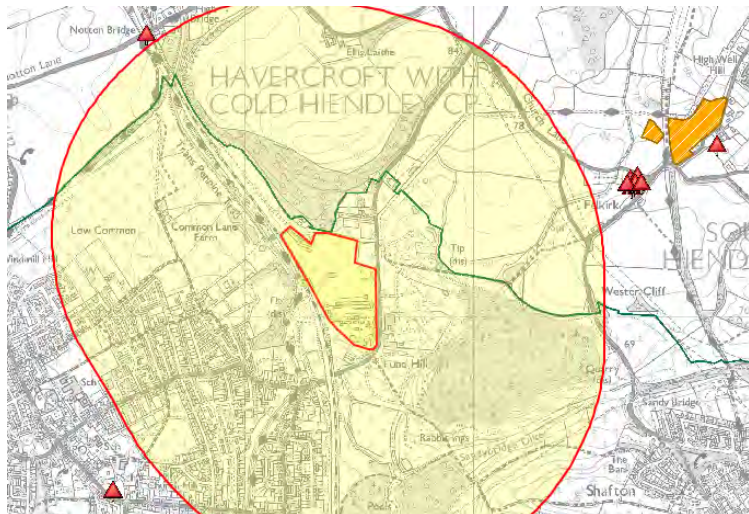
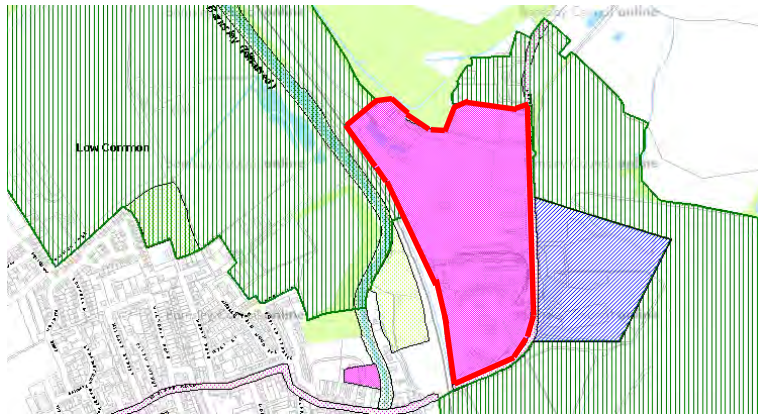
No	26
Site	Fall Bank Industrial Estate
Area	Dodworth Community Area
Area (ha)	13.3
Grid Reference	SE 30859 05452
Postcode	S75 3LS
Does the site offer sufficient available land?	
Is the site commercially available and vacant?	
Is the site covered by a European conservation designation	
Does the site have a fundamental, irresolvable access problem?	
Comments	INSUFFICIENT LAND AVAILABLE
Alternative Site	NO

Former Royston Drift Mine, Lundhill Lane



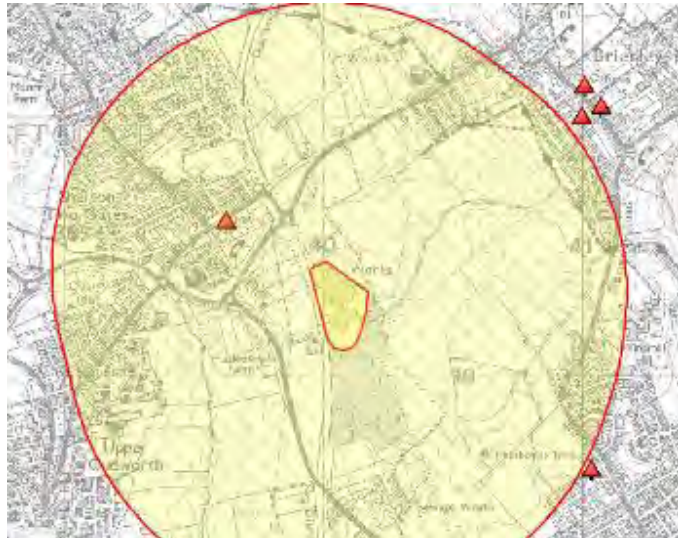
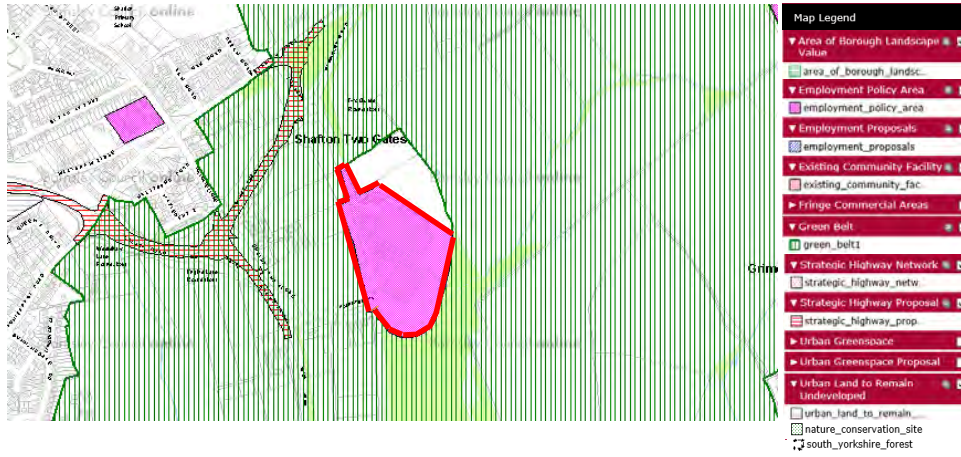
No	27
Site	Former Royston Drift Mine, Dunhill Lane
Area	Royston Community Area
Area (ha)	7.9
Grid Reference	SE 37487 12178
Postcode	S71 4BD
Does the site offer sufficient available land?	Yes, Barnsley Employment Land Review (BELR), April 2010- ELR Supporting Document 2, Appendix 5L: Remaining UDP Employment land indicates that the site has 4.84ha available land for employment use.
Is the site commercially available and vacant?	
Is the site covered by a European conservation designation	No, However the site is located in close proximity to a nature conservation site. The site is not located within any other European conservation designation.
Does the site have a fundamental, irresolvable access problem?	No. The site is located in close proximity to the strategic highway network.
Comments	
Alternative Site	YES

Monckton Coke and Chemical Works



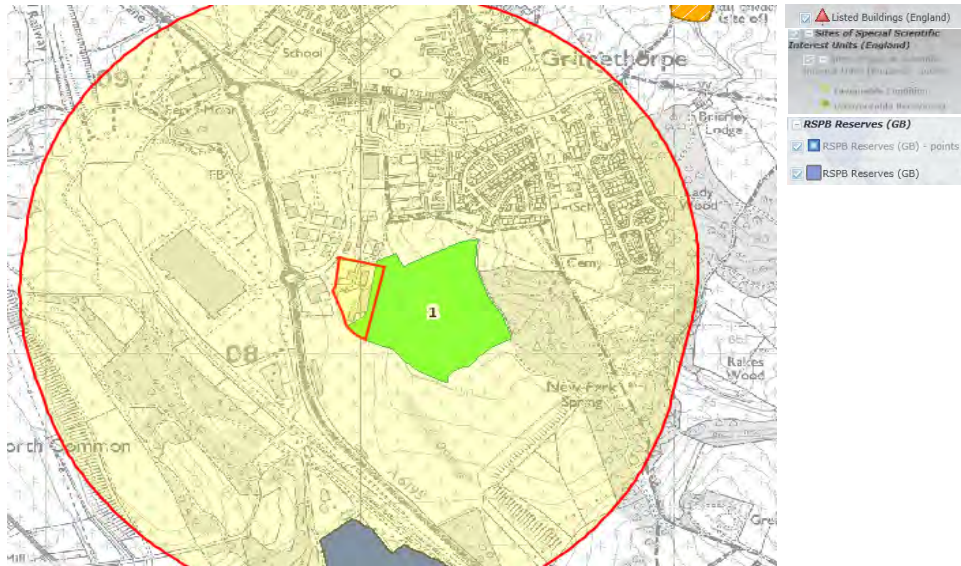
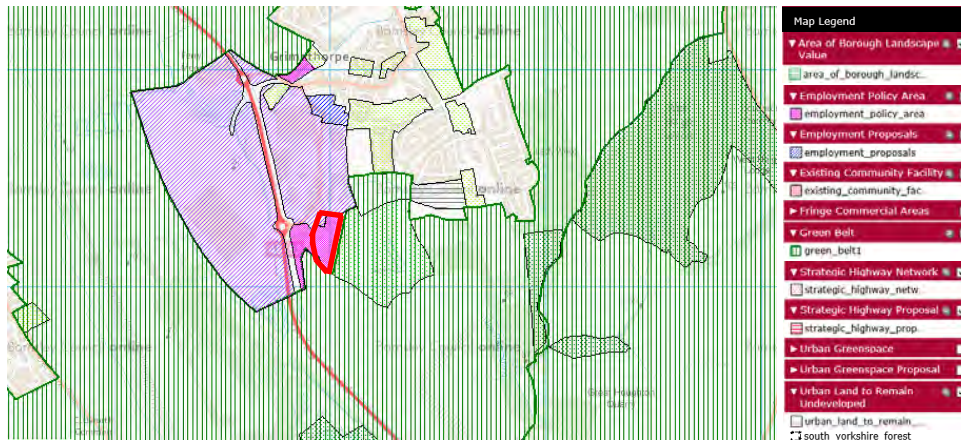
No	28
Site	Monckton Coke and Chemical Works
Area	Royston Community Area
Area (ha)	18.4
Grid Reference	SE 37460 12121
Postcode	S71 4BD
Does the site offer sufficient available land?	
Is the site commercially available and vacant?	
Is the site covered by a European conservation designation	
Does the site have a fundamental, irresolvable access problem?	
Comments	INSUFFICIENT LAND AVAILABLE
Alternative Site	NO

Shafton Workshops



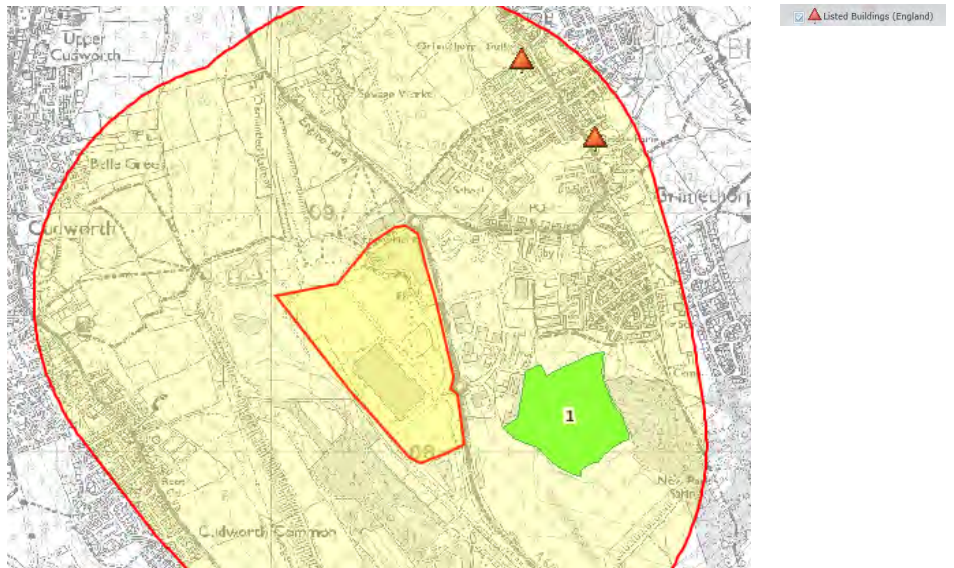
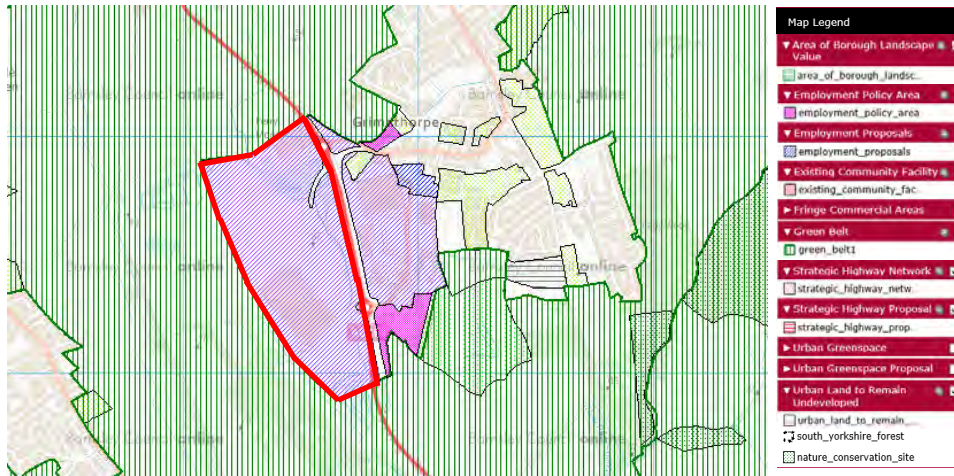
No	29
Site	Shafton Workshops
Area	North East Towns Community Area
Area (ha)	5.6
Grid Reference	SE 40081 10304
Postcode	S72 8SP
Does the site offer sufficient available land?	
Is the site commercially available and vacant?	
Is the site covered by a European conservation designation	
Does the site have a fundamental, irresolvable access problem?	
Comments	INSUFFICIENT LAND AVAILABLE
Alternative Site	NO

Carlton Main Brickworks & Pulverite



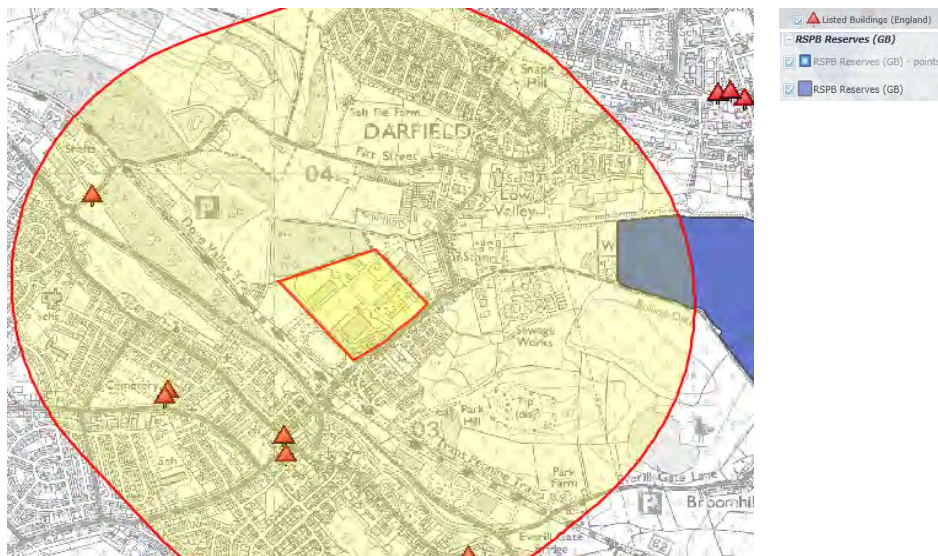
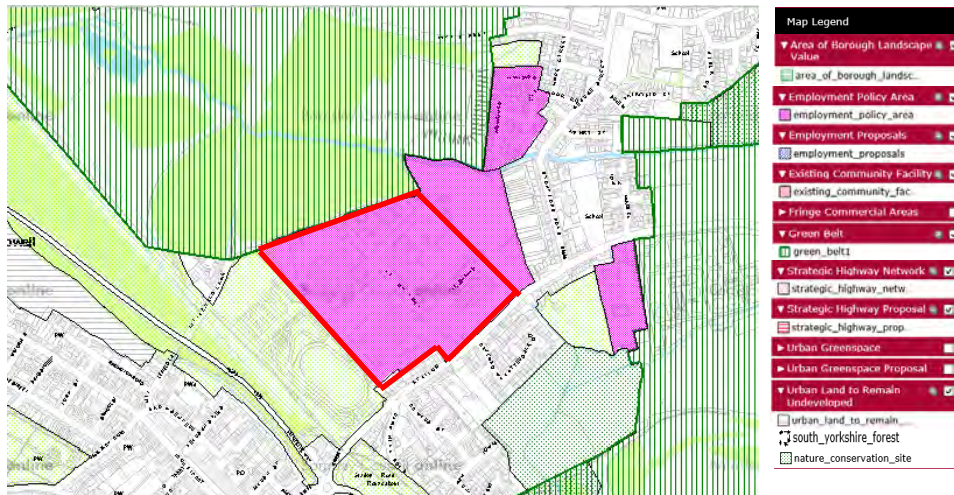
No	30
Site	Carlton Main Brickworks & Pulverite
Area	North East Towns Community Area
Area (ha)	3.7
Grid Reference	SE 41007 08239
Postcode	S72 7BE
Does the site offer sufficient available land?	
Is the site commercially available and vacant?	
Is the site covered by a European conservation designation	
Does the site have a fundamental, irresolvable access problem?	
Comments	INSUFFICIENT LAND AVAILABLE
Alternative Site	NO

Land at the Former Grimethorpe Colliery, Coalite Plant and Ferry Moor, West of Grimethorpe



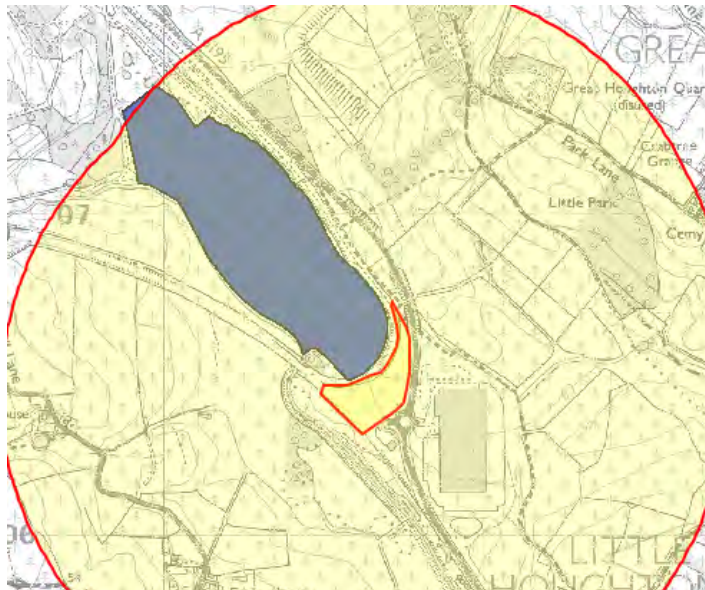
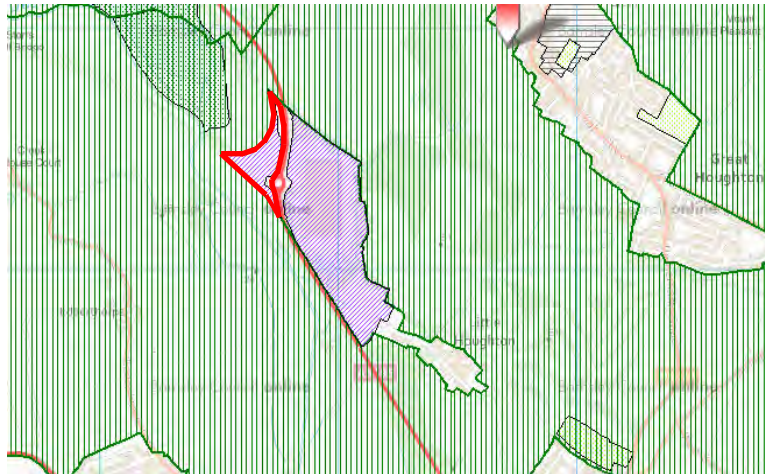
No	31
Site	Land at the Former Grimethorpe Colliery, Coalite Plant and Ferry Moor, West of Grimethorpe
Area	North East Towns Community Area
Area (ha)	71.8
Grid Reference	SE 40831 08761
Postcode	S72 7GH
Does the site offer sufficient available land?	Yes, Barnsley Employment Land Review (BELR), April 2010- ELR Supporting Document 2, Appendix 5L: Remaining UDP Employment land indicates that the site has 19.2ha available land for employment use.
Is the site commercially available and vacant?	Yes
Is the site covered by a European conservation designation	The site covered on sides by the Barnsley's Green Belt. To the eastern boundary of the site lies a conservation area.
Does the site have a fundamental, irresolvable access problem?	No, the site is in close proximity to the strategic highway network
Comments	
Alternative Site	YES

Low Valley Industrial Estate



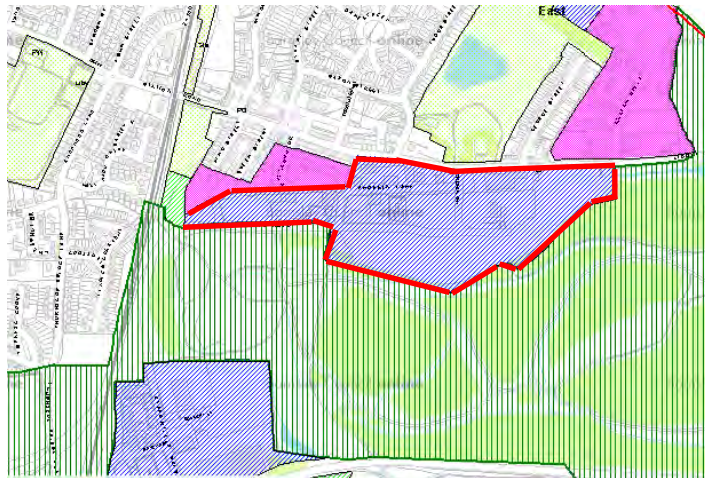
No	32
Site	Low Valley Industrial Estate
Area	Darfield Community Area
Area (ha)	?
Grid Reference	SE 40338 03578
Postcode	S73 0BS
Does the site offer sufficient available land?	
Is the site commercially available and vacant?	
Is the site covered by a European conservation designation	
Does the site have a fundamental, irresolvable access problem?	
Comments	INSUFFICIENT LAND AVAILABLE
Alternative Site	NO

Site of the Former Houghton Main Colliery



No	33
Site	Site of the Former Houghton Main Colliery
Area	Darfield Community Area
Area (ha)	3.73
Grid Reference	SE 41691 06459
Postcode	S71 5EX
Does the site offer sufficient available land?	Yes
Is the site commercially available and vacant?	Yes
Is the site covered by a European conservation designation	No, although the site is adjacent to a RSPB Reserve
Does the site have a fundamental, irresolvable access problem?	No. Access to the site if from a spur off a roundabout (known as Houghton Main Colliery Roundabout) on the A6195 Park Spring Road
Comments	
Alternative Site	NO

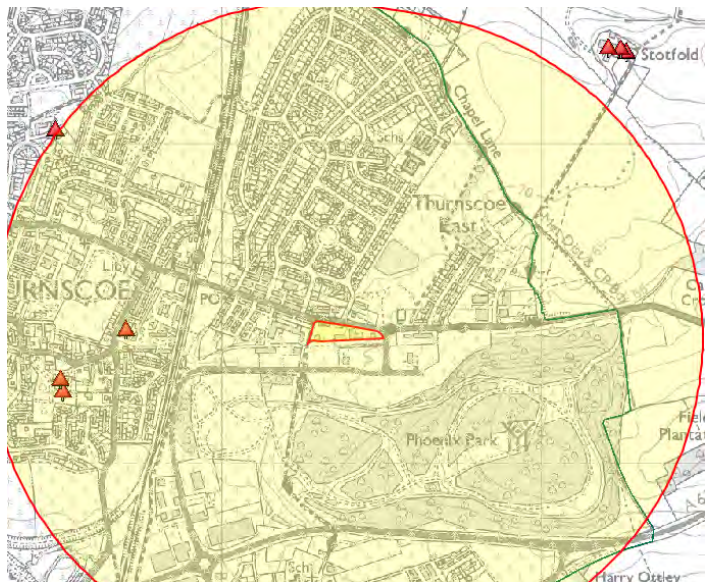
Thurnscoe Business Park, Lidget Lane, Thurnscoe



Map Legend

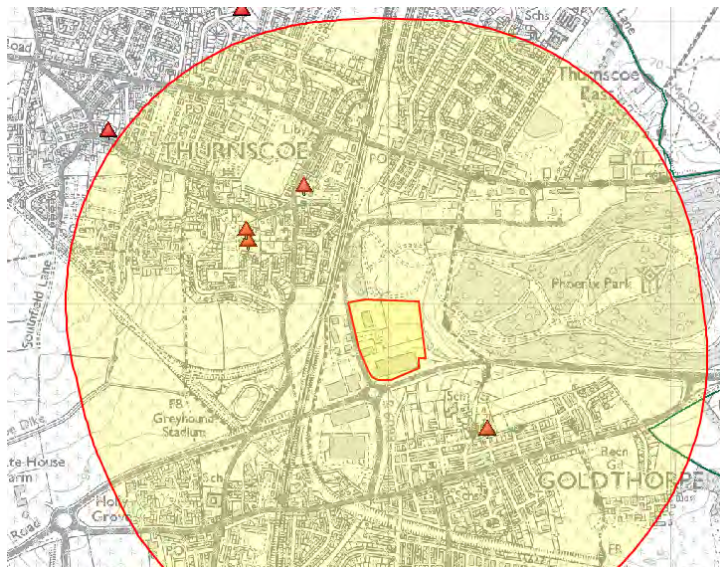
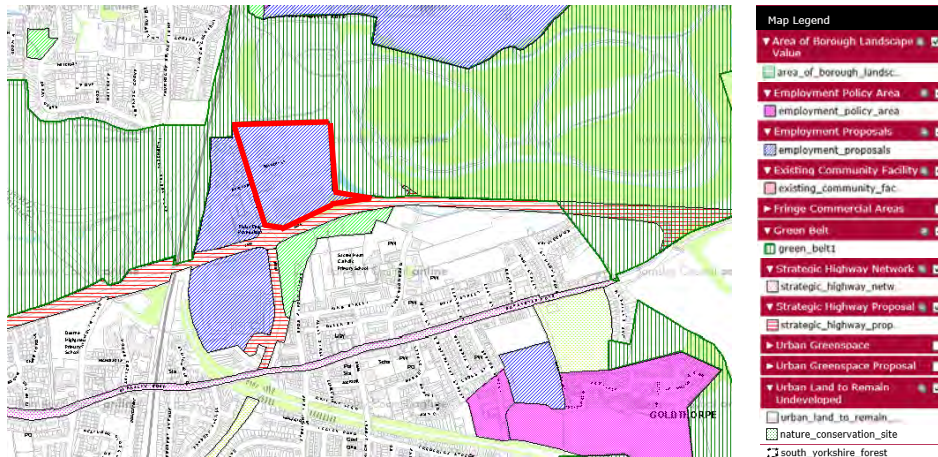
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- Urban Greenspace Proposal
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- ↳ south_yorkshire_forest
- nature_conservation_site

▲ Listed Buildings (England)



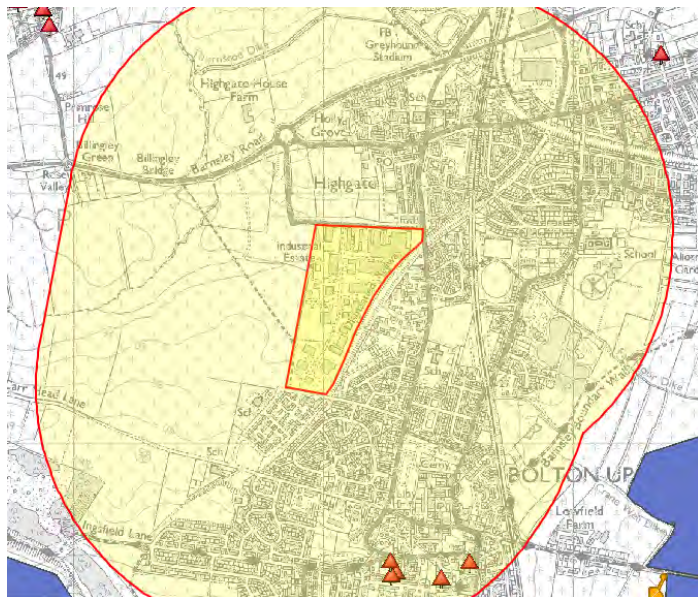
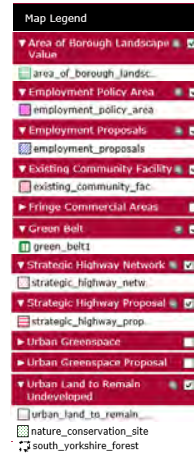
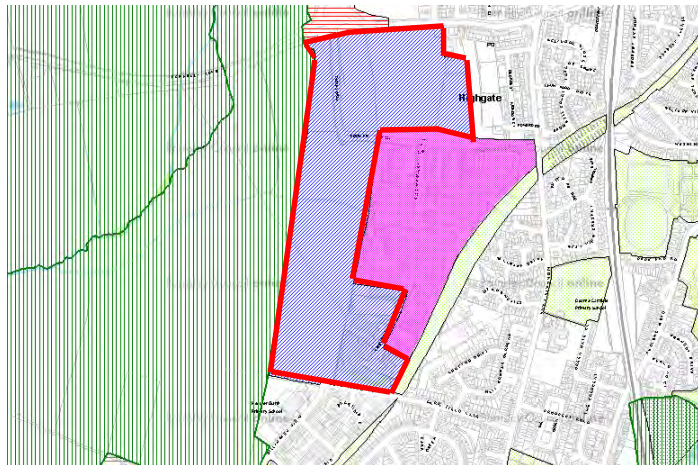
No	34
Site	Thurnscoe Business Park
Area	Dearne Community Area
Area (ha)	16
Grid Reference	SE 46432 05402
Postcode	S63 0BH
Does the site offer sufficient available land?	Yes, Barnsley Employment Land Review (BELR), April 2010- ELR Supporting Document 2, Appendix 5L: Remaining UDP Employment land indicates that the site has 6.5ha available land for employment use.
Is the site commercially available and vacant?	
Is the site covered by a European conservation designation	The Southern boundary of the site is surrounded by the Barnsley Green Belt. Part of the northern boundary is adjacent to the conservation area. There are few listed buildings within 1000metres of the site.
Does the site have a fundamental, irresolvable access problem?	Yes, the site is not close to the strategic highway network, and is surrounded by residential houses to the north and west of the site.
Comments	
Alternative Site	YES

Fields End Business Park, Goldthorpe



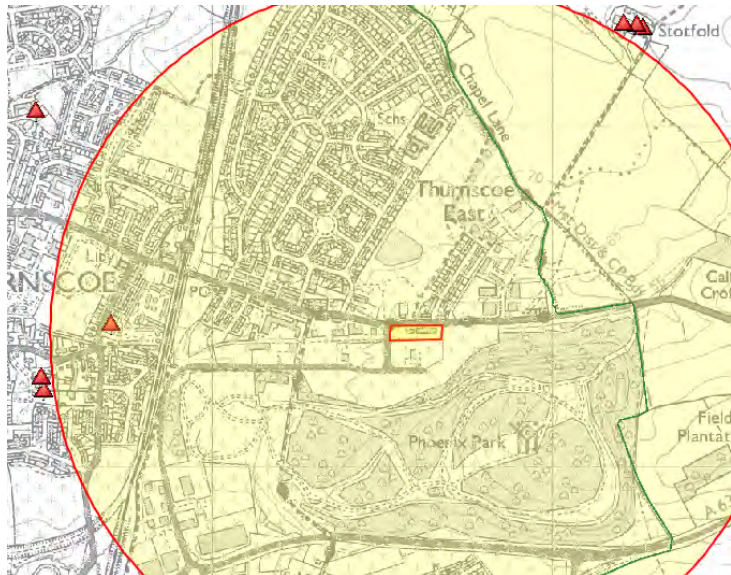
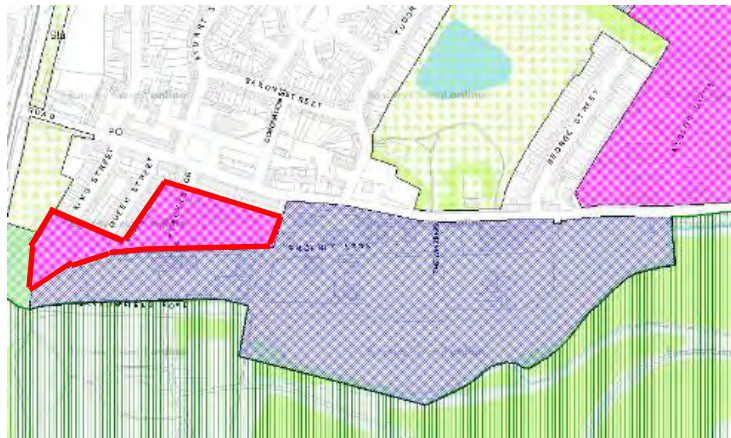
No	35
Site	Fields End Business Park, Goldthorpe
Area	Dearne Community Area
Area (ha)	17
Grid Reference	SE 46000 04816
Postcode	S63 0JF
Does the site offer sufficient available land?	
Is the site commercially available and vacant?	
Is the site covered by a European conservation designation	
Does the site have a fundamental, irresolvable access problem?	
Comments	INSUFFICIENT LAND AVAILABLE
Alternative Site	NO

Extensions to Goldthorpe Industrial Estate, Goldthorpe



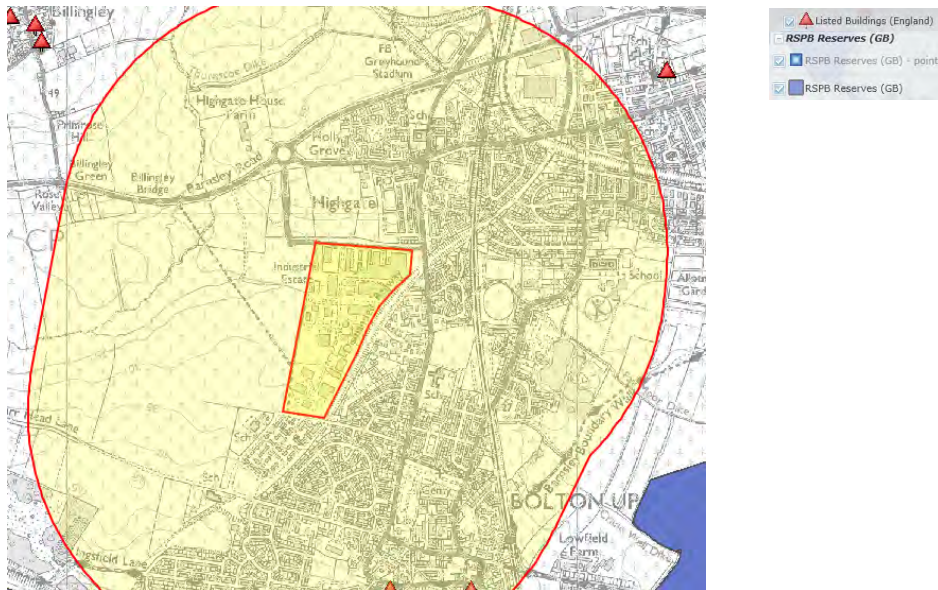
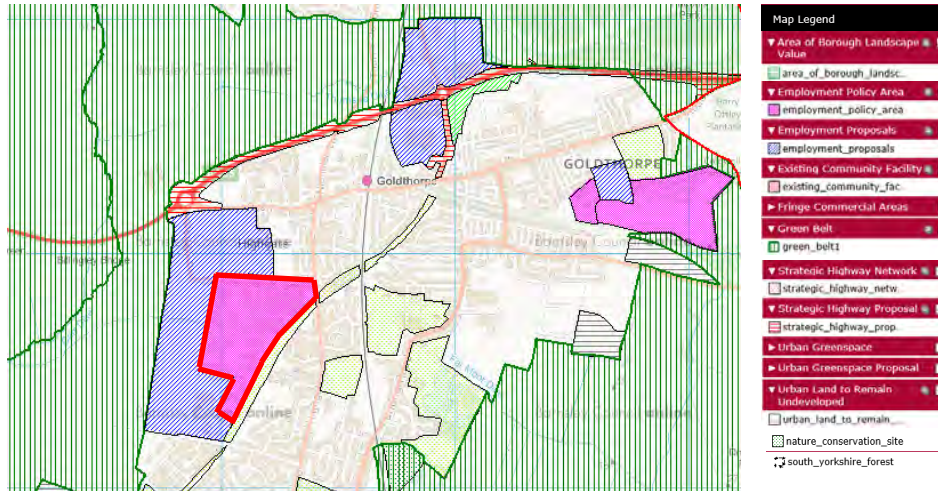
No	36
Site	Extensions to Goldthorpe Industrial Estate, Goldthorpe
Area	Dearne Community Area
Area (ha)	28.2
Grid Reference	SE 45111 03553
Postcode	S63 9BL
Does the site offer sufficient available land?	Yes, Barnsley Employment Land Review (BELR), April 2010- ELR Supporting Document 2, Appendix 5L: Remaining UDP Employment land indicates that the site has 22.1ha available land for employment use.
Is the site commercially available and vacant?	
Is the site covered by a European conservation designation	The western boundary of the site is located adjacent to the Barnsley Green Belt. The Eastern boundary site is surrounded by nature conservation area.
Does the site have a fundamental, irresolvable access problem?	No, However the sites northern boundary is allocated for a proposed strategic highway network.
Comments	
Alternative Site	YES

Lidget Lane Industrial Estate, Thurnscoe



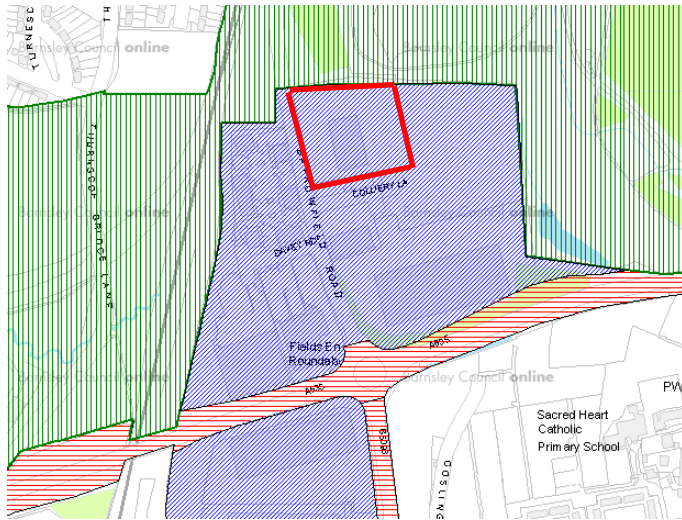
No	37
Site	Lidget Lane Industrial Estate, Thurnscoe
Area	Dearne Community Area
Area (ha)	7.4
Grid Reference	SE 46609 05395
Postcode	S63 0DE
Does the site offer sufficient available land?	
Is the site commercially available and vacant?	
Is the site covered by a European conservation designation	
Does the site have a fundamental, irresolvable access problem?	
Comments	INSUFFICIENT LAND AVAILABLE
Alternative Site	NO

Goldthorpe Industrial Estate



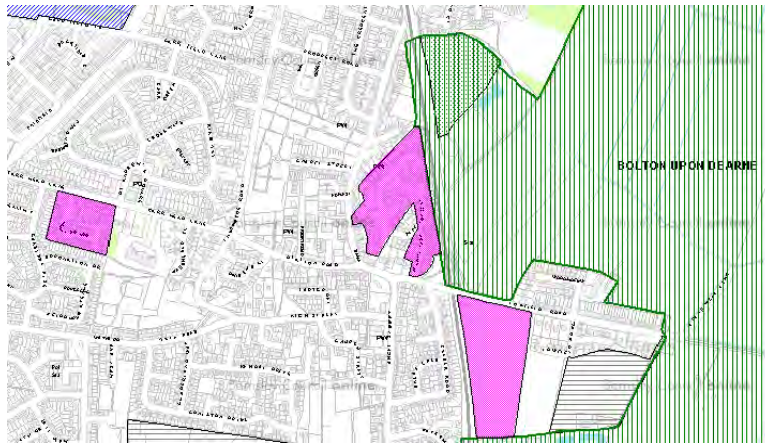
No	38
Site	Goldthorpe Industrial Estate
Area	Dearne Community Area
Area (ha)	16.8
Grid Reference	SE 45111 03553
Postcode	S63 9BL
Does the site offer sufficient available land?	
Is the site commercially available and vacant?	
Is the site covered by a European conservation designation	
Does the site have a fundamental, irresolvable access problem?	
Comments	INSUFFICIENT LAND AVAILABLE
Alternative Site	NO

Goldthorpe Colliery



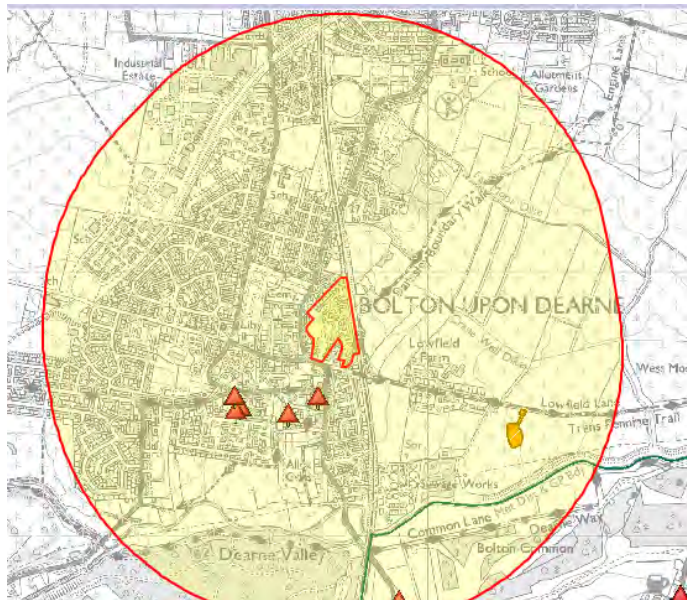
No	39
Site	Goldthorpe Colliery
Area	Dearne Community Area
Area (ha)	10
Grid Reference	
Postcode	
Does the site offer sufficient available land?	
Is the site commercially available and vacant?	
Is the site covered by a European conservation designation	
Does the site have a fundamental, irresolvable access problem?	
Comments	INSUFFICIENT LAND AVAILABLE
Alternative Site	NO

Furlong Road, Bolton-on-Dearne



Map Legend

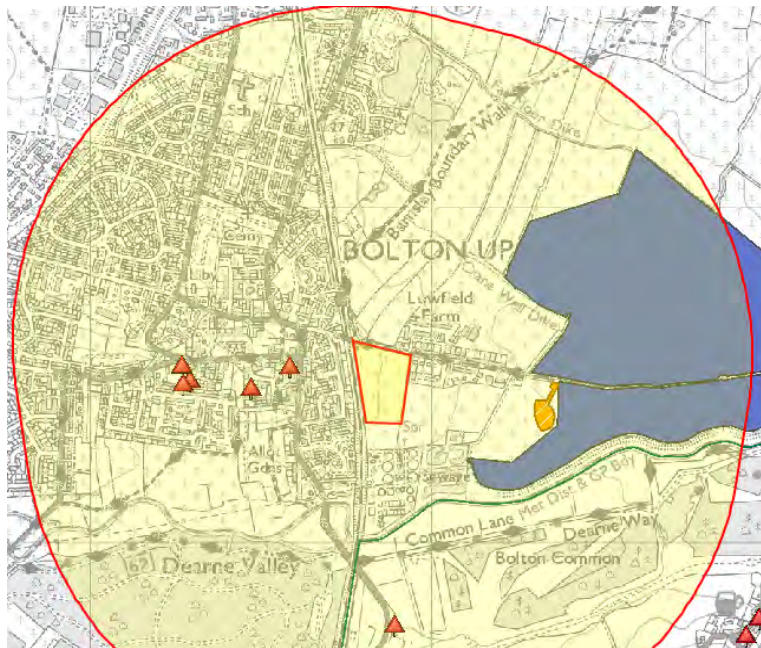
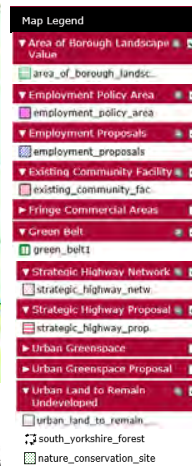
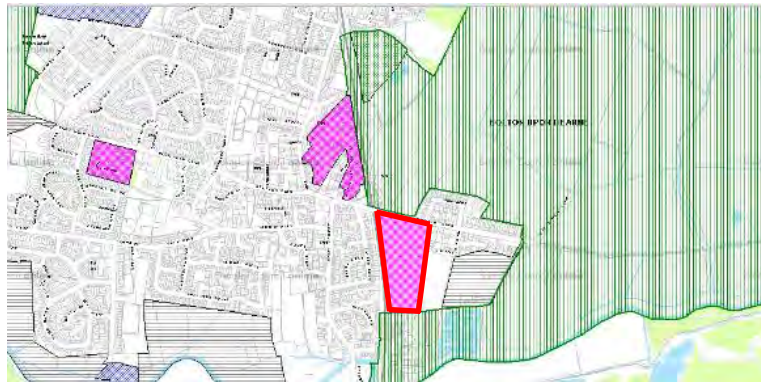
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- Fringe Commercial Areas
- Fringe Commercial Areas
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- strategic_highway_prop
- Urban Greenspace
- Urban Greenspace Proposal
- Urban Land to Remain Undeveloped
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- nature_conservation_site



- Listed Buildings (England)
- Scheduled Monuments (England)

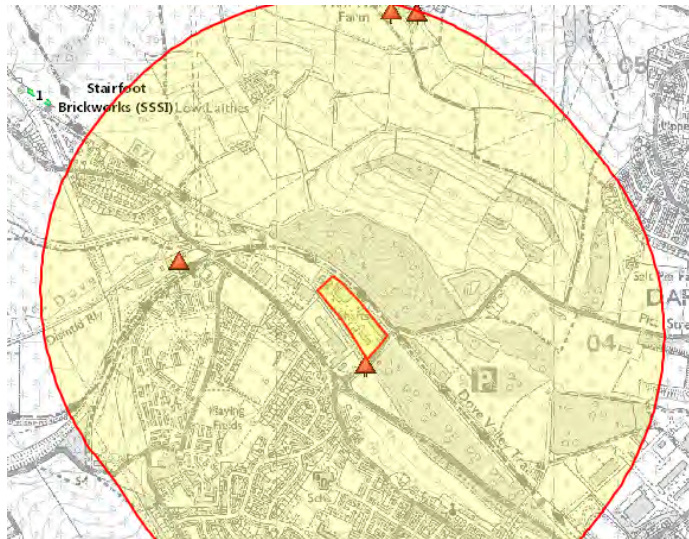
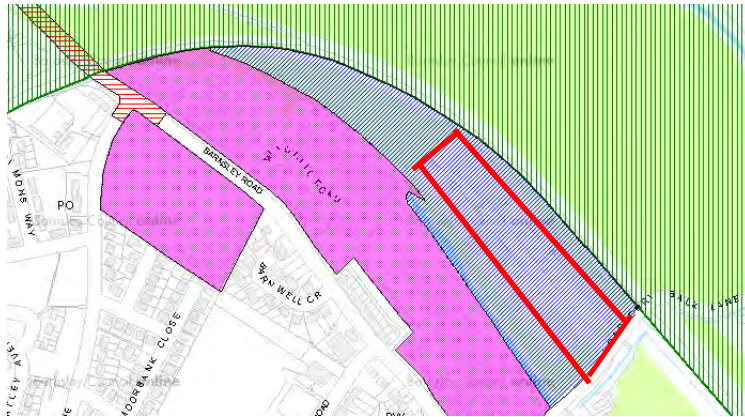
No	40
Site	Furlong Road, Bolton-on-Dearne
Area	Dearne Community Area
Area (ha)	3.7
Grid Reference	SE 45627 02874
Postcode	S63 8NT
Does the site offer sufficient available land?	
Is the site commercially available and vacant?	
Is the site covered by a European conservation designation	
Does the site have a fundamental, irresolvable access problem?	
Comments	INSUFFICIENT LAND AVAILABLE
Alternative Site	NO

South of Lowfield Road, Bolton-on-Dearne



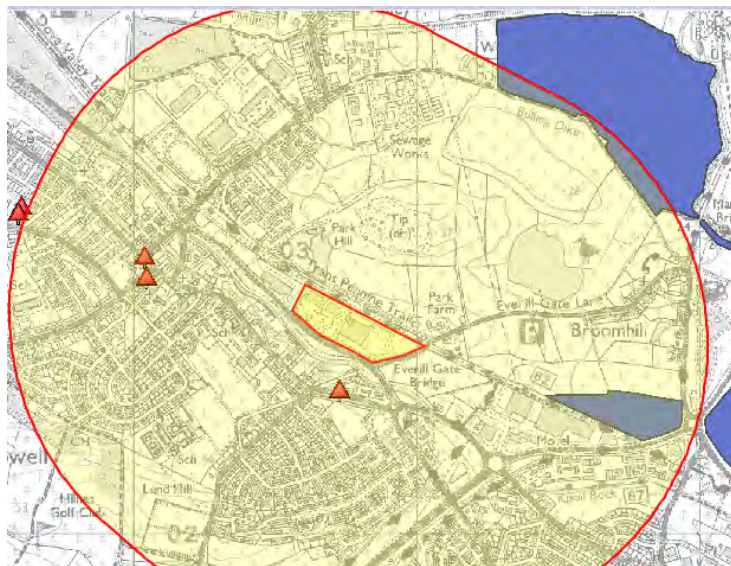
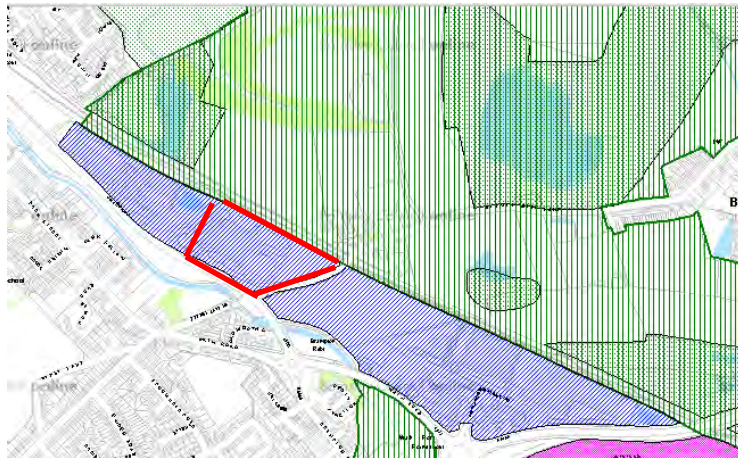
No	41
Site	South of lowfield Road, Bolton-on-Dearne
Area	Dearne Community Area
Area (ha)	3.8
Grid Reference	SE 45979 02563
Postcode	S63 8JF
Does the site offer sufficient available land?	
Is the site commercially available and vacant?	
Is the site covered by a European conservation designation	
Does the site have a fundamental, irresolvable access problem?	
Comments	INSUFFICIENT LAND AVAILABLE
Alternative Site	NO

Mitchells Industrial Park



No	42
Site	Mitchells Industrial Park
Area	Wombwell Community Area
Area (ha)	5.2
Grid Reference	SE 39311 04057
Postcode	S73 8HR
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?	
Comments	INSUFFICIENT LAND AVAILABLE
Alternative Site	NO

Waterside Business Park

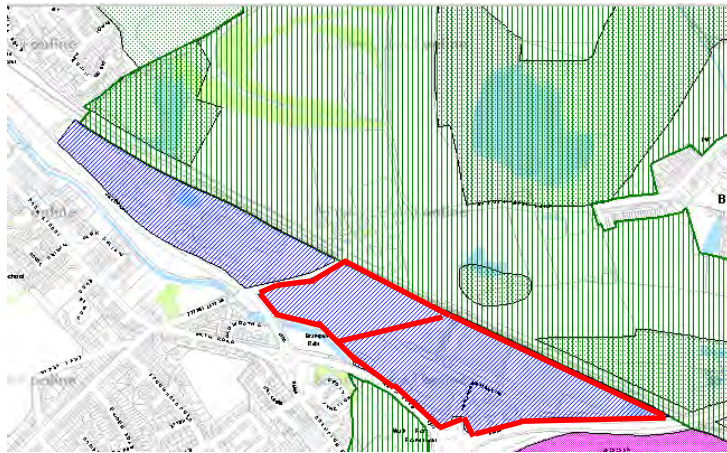


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- Green Belt
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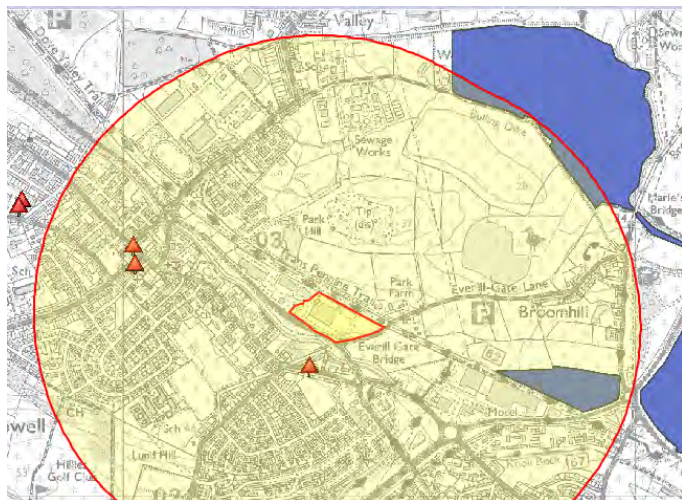
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- RSPB Reserves (GB)
- RSPB Reserves (GB) - points
- RSPB Reserves (GB)

No	43
Site	Waterside Business Park
Area	Wombwell Community Area
Area (ha)	7.2
Grid Reference	SE 40829 02700
Postcode	S73 0YR
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?	
Comments	INSUFFICIENT LAND AVAILABLE
Alternative Site	NO

Valley Business Park



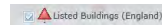
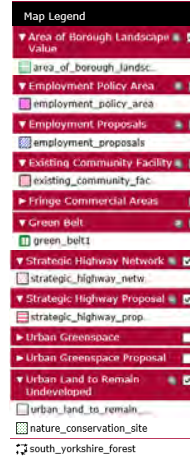
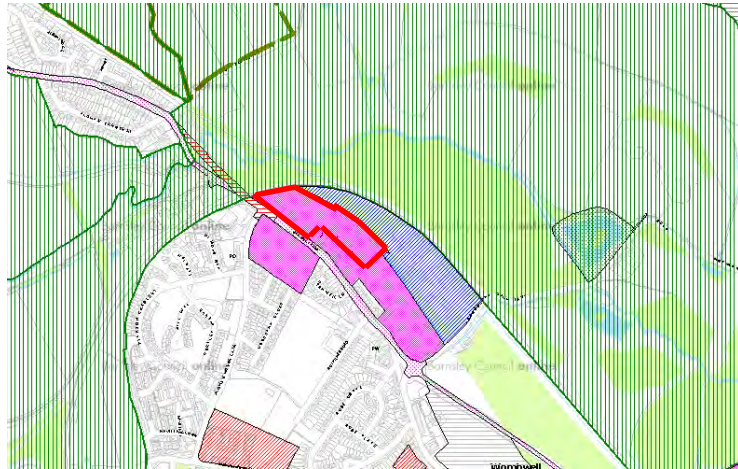
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 - existing_community_fac
 - ▼ Fringe Commercial Areas
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 - ▼ Urban Greenspace
 - Urban Greenspace Proposal
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 - nature_conservation_site
 - south_yorkshire_forest



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

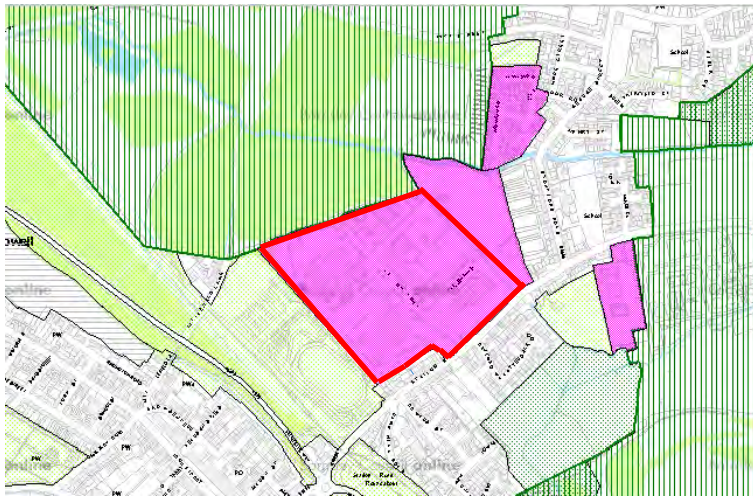
No	44
Site	Valley Business Park
Area	Wombwell Community Area
Area (ha)	13.1
Grid Reference	SE 41269 02493
Postcode	S73 0UN
Does the site offer sufficient available land?	Yes, Barnsley Employment Land Review (BELR), April 2010- ELR Supporting Document 2, Appendix 5L: Remaining UDP Employment land indicates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

Aldham Industrial Estate, Wombwell

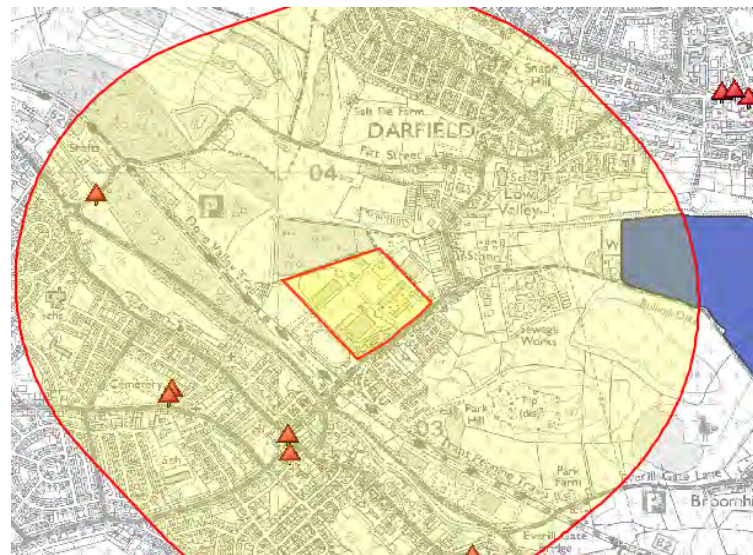


No	45
Site	Aldham Industrial Estate, Wombwell
Area	Wombwell Community Area
Area (ha)	6.5
Grid Reference	SE 38912 04267
Postcode	S73 8FH
Does the site offer sufficient available land?	
Is the site commercially available and vacant?	
Is the site covered by a European conservation designation	
Does the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

Station Road Industrial Estate, Wombwell



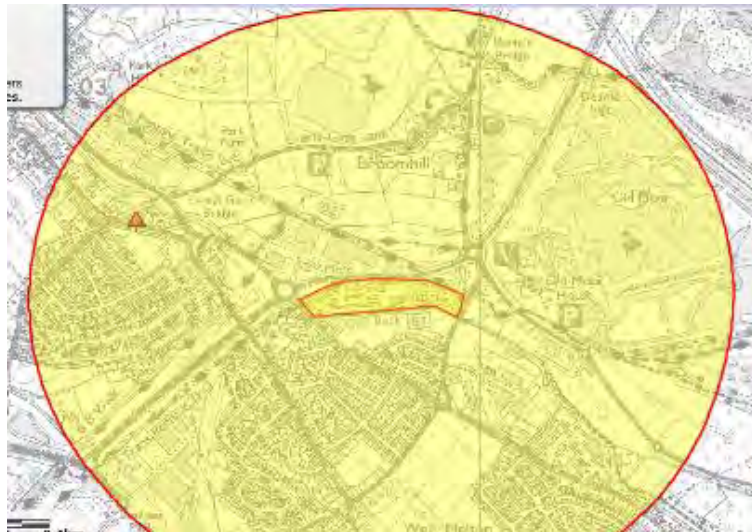
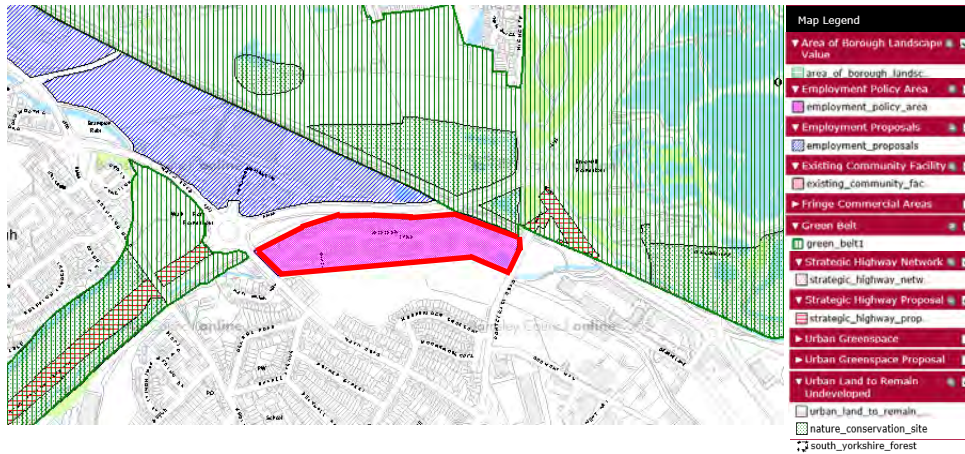
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 - ▼ Employment Proposals
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 - ▼ Fringe Commercial Areas
 - ▼ Green Belt
 - green_belt1
 - ▼ Strategic Highway Network
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 - strategic_highway_prop
 - ▼ Urban Greenspace
 - Urban Greenspace Proposal
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- ▲ Listed Buildings (England)
- RSPB Reserves (GB)
- RSPB Reserves (GB) - points
- RSPB Reserves (GB)

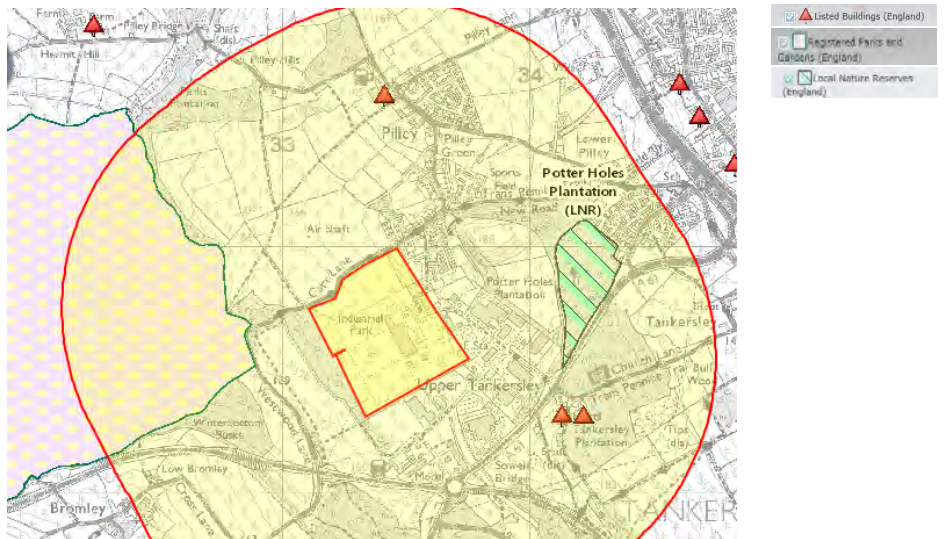
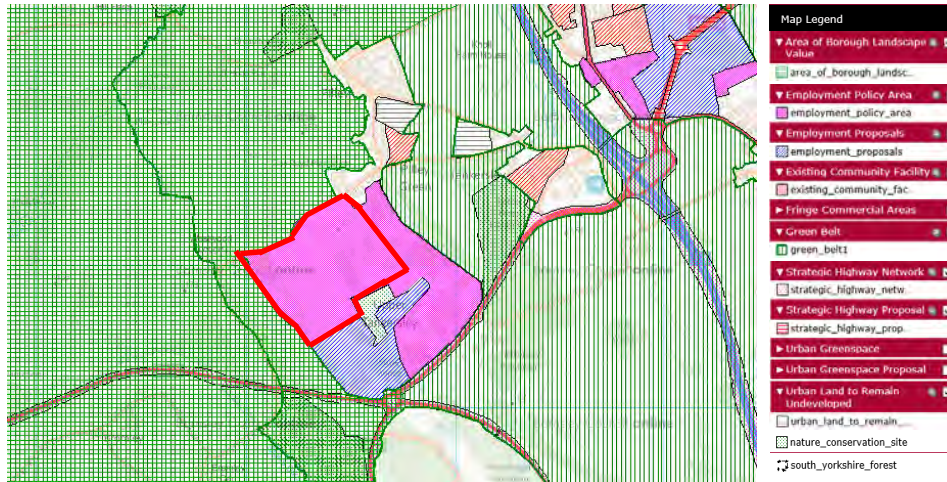
No	46
Site	Station Road Industrial Estate, Wombwell
Area	Wombwell Community Area
Area (ha)	15.2
Grid Reference	SE 40348 03519
Postcode	S73 OBS
Does the site offer sufficient available land?	
Is the site commercially available and vacant?	
Is the site covered by a European conservation designation	
Does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

South of Dearne Valley Way, Wombwell



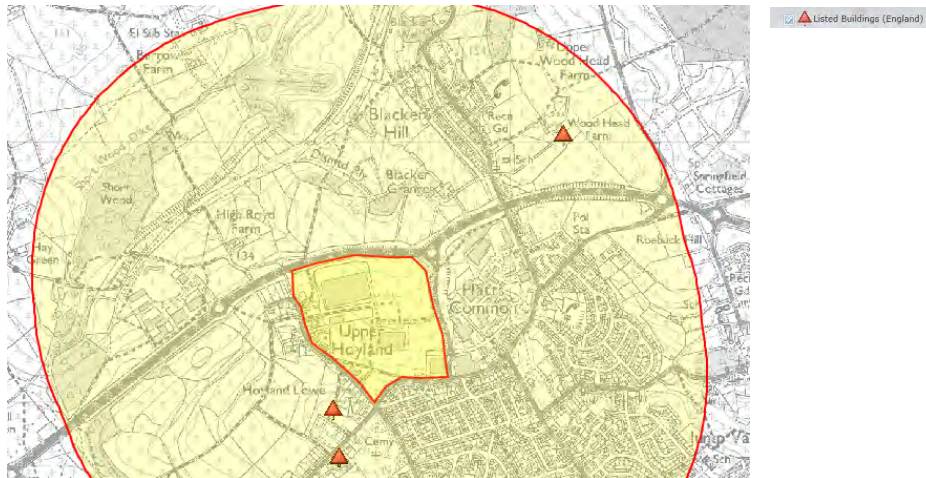
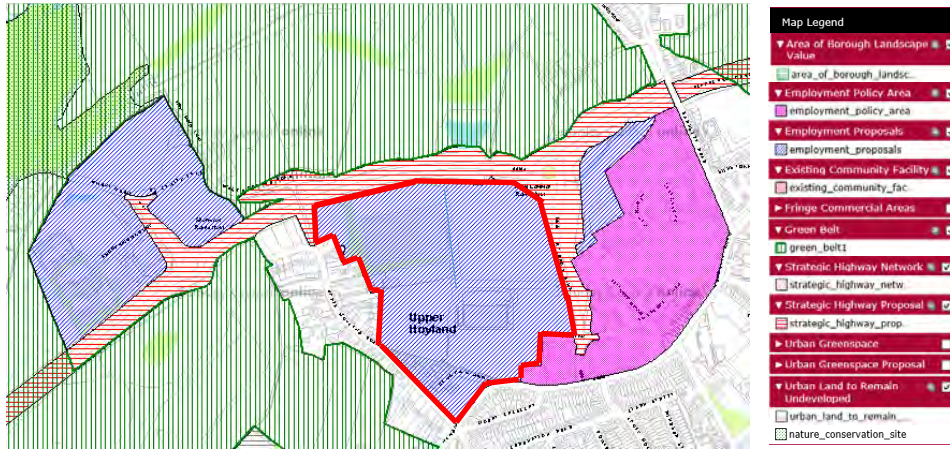
No	47
Site	South of Dearne Valley Way, Wombwell
Area	Wombwell Community Area
Area (ha)	5.6
Grid Reference	SE 41680 02239
Postcode	S73 0WD
Does the site offer sufficient available land?	
Is the site commercially available and vacant?	
Is the site covered by a European conservation designation	
Does the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

Wentworth Industrial Park, Tankersley



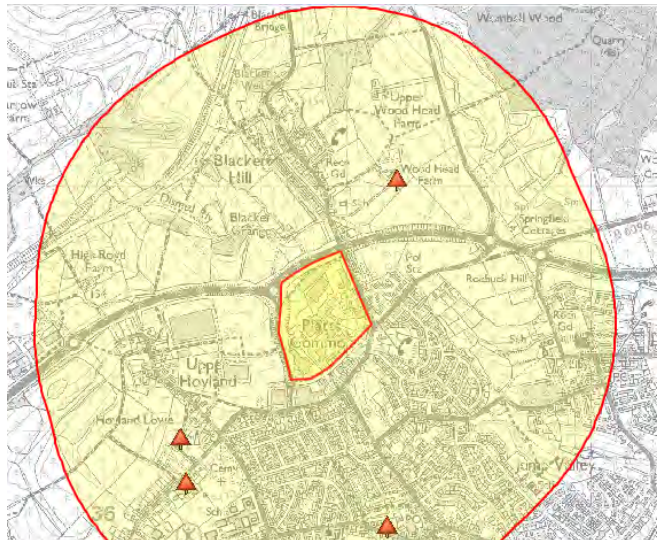
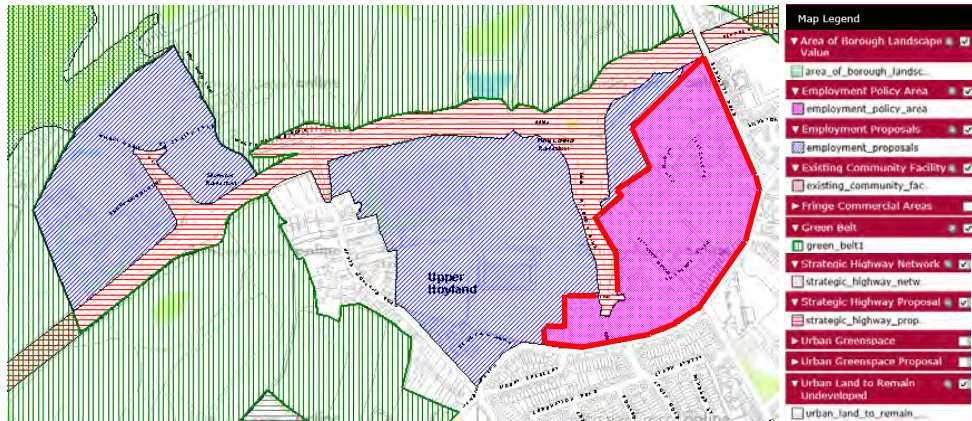
No	48
Site	Wentworth Industrial Park, Tankersley
Area	Hoyland Community Area
Area (ha)	11.6
Grid Reference	SK 33744 99468
Postcode	S75 3DL
Does the site offer sufficient available land?	Yes, Barnsley Employment Land Review (BELR), April 2010- ELR Supporting Document 2, Appendix 5L: Remaining UDP Employment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

Rockingham Employment Site



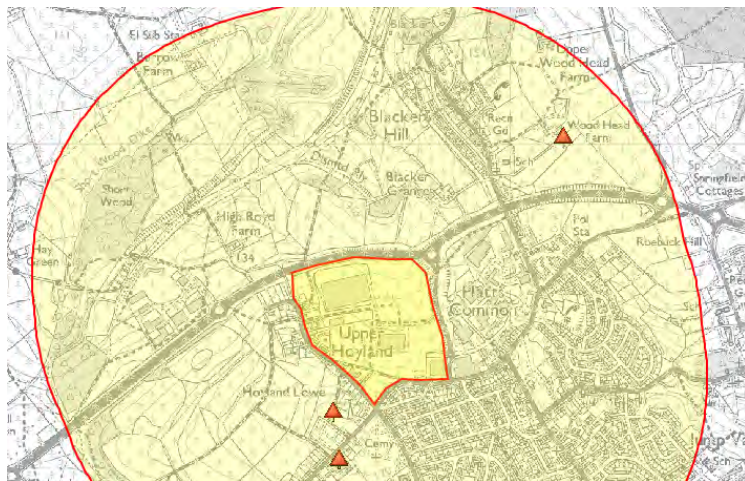
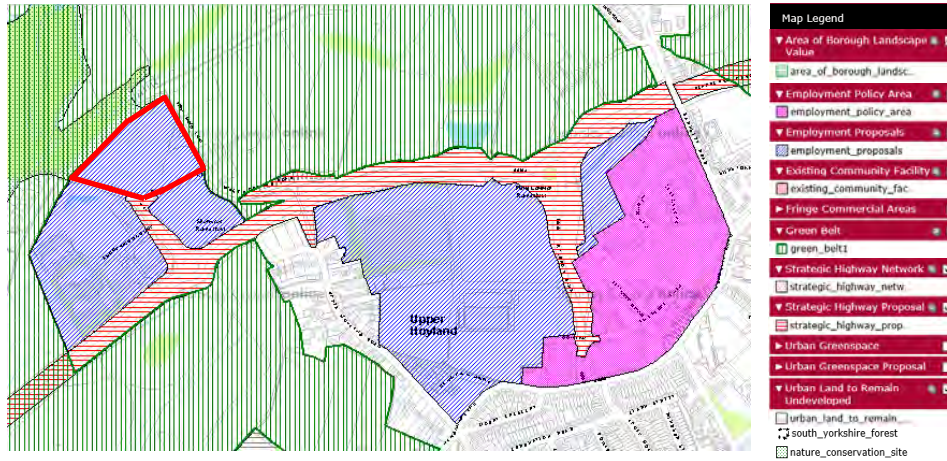
No	49
Site	Rockingham Employment Site
Area	Hoyland Community Area
Area (ha)	21.1
Grid Reference	SE 35736 01477
Postcode	S74 9LH
Does the site offer sufficient available land?	Yes, Barnsley Employment Land Review (BELR), April 2010- ELR Supporting Document 2, Appendix 5L: Remaining UDP Employment land indicates that the site has 18.6ha available land for employment use.
Is the site commercially available and vacant?	Yes, too small (1.4 ha)
Is the site covered by a European conservation designation	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
Does the site have a fundamental, irresolvable access problem?	No, the site is however allocated within the UDP plan for a Proposed Strategic Highway
Comments	
Alternative Site	YES

Platts Common Industrial Estate



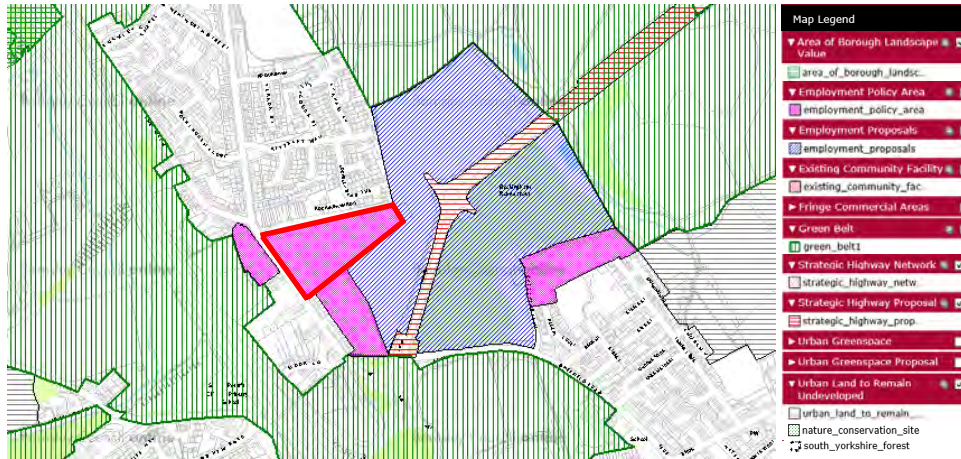
No	50
Site	Platts Common Industrial Estate
Area	Hoyland Community Area
Area (ha)	22.3
Grid Reference	SE 36869 01399
Postcode	S74 9SA
Does the site offer sufficient available land?	Yes, Barnsley Employment Land Review (BELR), April 2010- ELR Supporting Document 2, Appendix 5L: Remaining UDP Employment land indicates that the site has 11.6ha available land for employment use.
Is the site commercially available and vacant?	
Is the site covered by a European conservation designation	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.
Does the site have a fundamental, irresolvable access problem?	Yes, No access to the site
Comments	
Alternative Site	YES

Shortwood



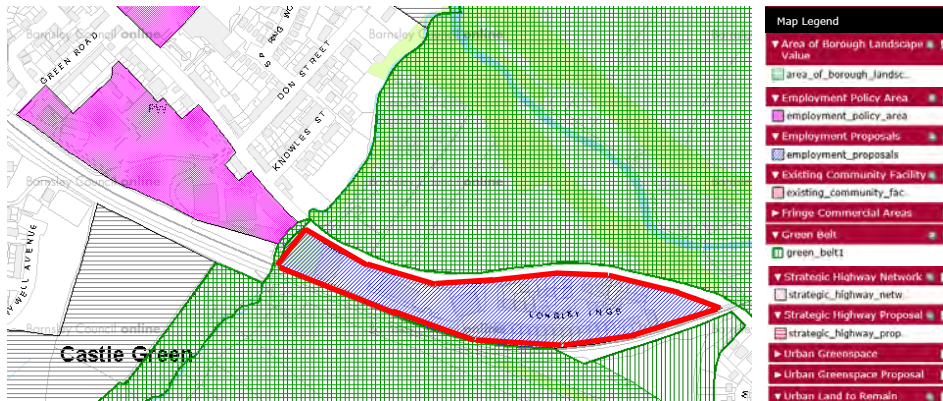
No	51
Site	Shortwood
Area	Hoyland Community Area
Area (ha)	14.9
Grid Reference	SE 35736 01477
Postcode	S74 9LH
Does the site offer sufficient available land?	Yes, Barnsley Employment Land Review (BELR), April 2010- ELR Supporting Document 2, Appendix 5L: Remaining UDP Employment land indicates that the site has 5.1ha available land for employment use.
Is the site commercially available and vacant?	
Is the site covered by a European conservation designation	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.
Does the site have a fundamental, irresolvable access problem?	No, the site lies adjacent to the proposed strategic highway network.
Comments	
Alternative Site	YES

Rockingham Row, Birdwell



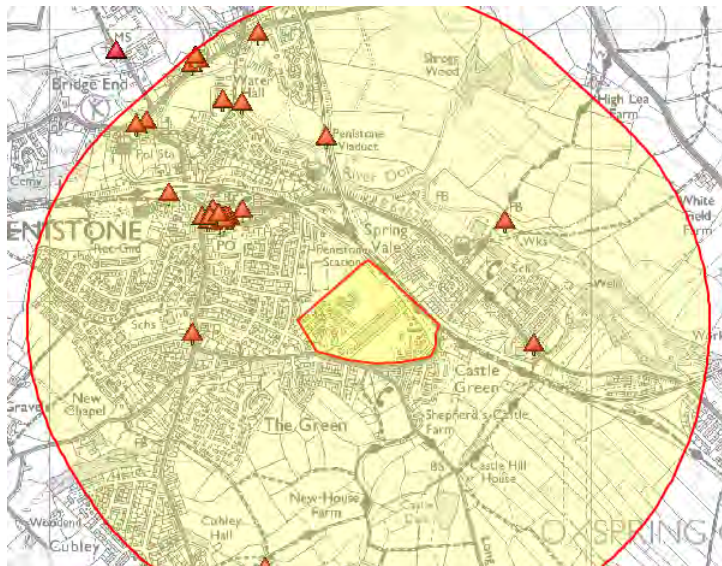
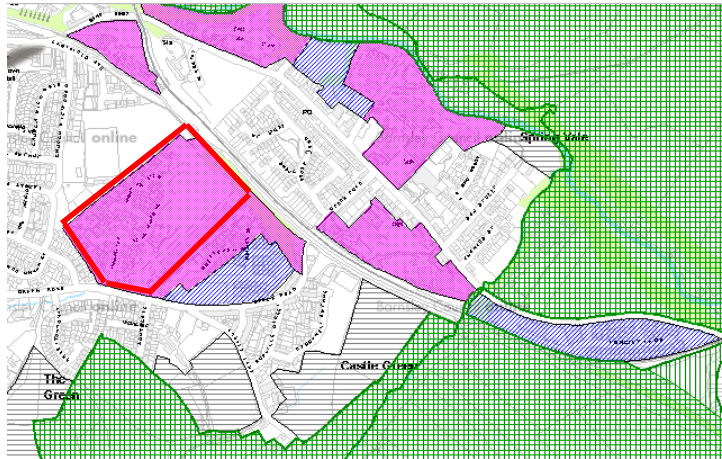
No	52
Site	Rockingham Row, Birdwell
Area	Hoyland Community Area
Area (ha)	4.7
Grid Reference	SE 34792 00596
Postcode	S70 5TR
Does the site offer sufficient available land?	
Is the site commercially available and vacant?	
Is the site covered by a European conservation designation	
Does the site have a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

Mixed Use development site, South of Sheffield Road



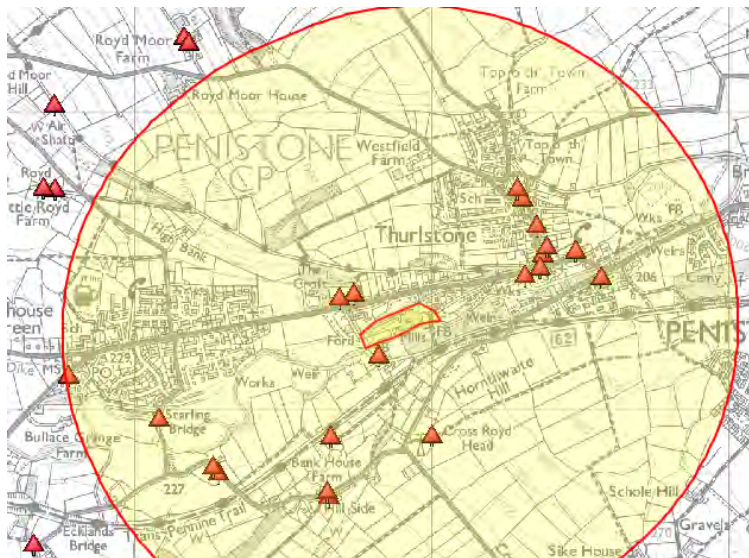
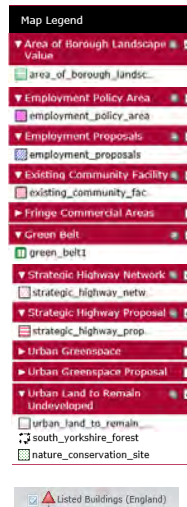
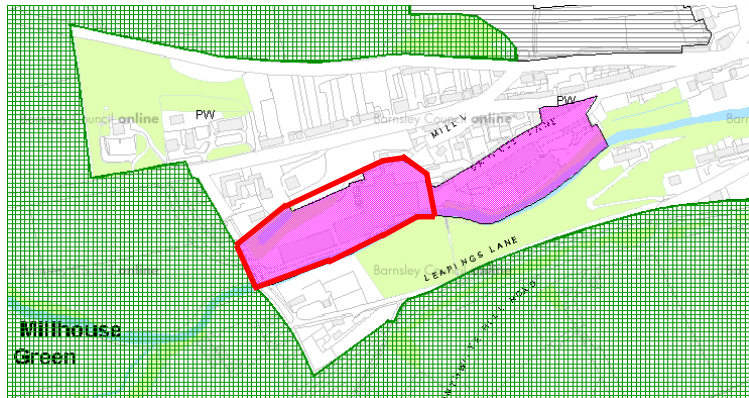
No	53
Site	Mixed Use Development Site, South of Sheffield Road
Area	Penistone Community Area
Area (ha)	7
Grid Reference	SK 39564 90421
Postcode	S9 2YL
Does the site offer sufficient available land?	
Is the site commercially available and vacant?	
Is the site covered by a European conservation designation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

David Browns Engineering, Springvale Works Complex



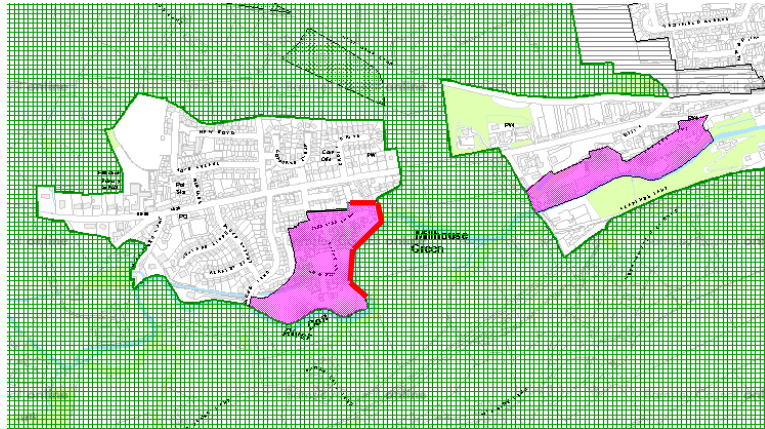
No	54
Site	David Browns Engineering, Springvale Works Complex
Area	Penistone Community Area
Area (ha)	15
Grid Reference	SE 25218 02880
Postcode	S36 6GA
Does the site offer sufficient available land?	
Is the site commercially available and vacant?	
Is the site covered by a European conservation designation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

Durran's Works, Thurlstone



No	55
Site	Durran's Works, Thurlstone
Area	Penistone Community Area
Area (ha)	3.6
Grid Reference	SE 22953 03312
Postcode	S36 9QW
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?	
Comments	INSUFFICIENT LAND AVAILABLE
Alternative Site	NO

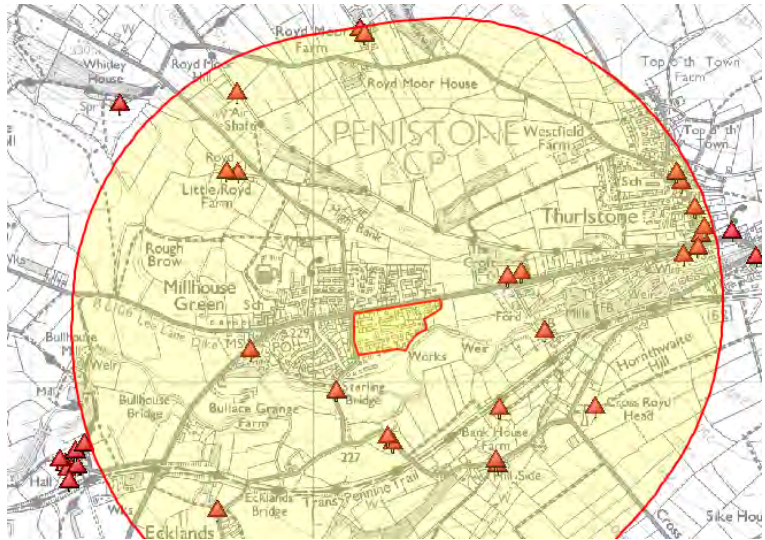
Eckland Works, Off Manchester Road, Millhouse Green



Map Legend

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- Employment Policy Area
- employment_policy_area
- Employment Proposals
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- 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)



No	56
Site	Eckland Works, Off Manchester Road, Millhouse Green
Area	Penistone Community Area
Area (ha)	4.5
Grid Reference	SE 22278 03104
Postcode	S36 9AN
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?	
Comments	INSUFFICIENT LAND AVAILABLE
Alternative Site	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.	

		No		31	
		Site			
		Land at the Former Grimthorpe Colliery, Coalite Plant and Ferry Moor, West of Grimethorpe			
		Area			
		North East Towns Community Area			
		Area (ha)			
		71.8			
		Grid Reference			
		SE 40831 08761			
		Postcode			
		S72 7GH			
		SUMMARY		<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>	
				Suitable Constrained Strongly Constrained Not suitable	
1	Is the site previously developed land or inactive use for waste management?	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.			
2	Is development of the site likely to lead to significant visual impact?	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.			
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	The site lies within Flood Zone 1 and 2			
5	What is the site's standard access?	The site is bisected by the A6195 strategic road network and has good access			
6	What is the likely impact on residential amenity?	There appears to be nearby residential communities sitting on ridges which would look down onto this land.			
7	Is the site in the Green Belt?	No, however the Northern, Southern and Western boundary of the site is borders the Barnsley Green Belt			
8	What distance is the site from designated (i.e. environmentally sensitive) areas?	The site is within 1000 metres of 2 Listed Buildings. To the eastern boundary of the site 20m lies Nature Conservation sites			
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		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.							



		36					
	No						
	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		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>			<div style="display: flex; flex-direction: column; align-items: center;"> <div style="writing-mode: vertical-rl; transform: rotate(180deg);">Suitable</div> <div style="background-color: red; color: white; padding: 2px;">Constrained</div> <div style="writing-mode: vertical-rl; transform: rotate(180deg);">Strongly Constrained</div> <div style="writing-mode: vertical-rl; transform: rotate(180deg);">Not suitable</div> </div>
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 (www.gladman.co.uk). 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	No			
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>			

No		49					
	Site	Rockingham Employment Site					
	Area	Hoyland Community Area					
	Area (ha)	21.1					
	Grid Reference	SE 35736 01477					
	Postcode	S74 9LH					
	SUMMARY	<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?	<p>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.</p>				Strongly Constrained	Not Suitable
2	Is development of the site likely to lead to significant visual impact?	<p>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.</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?	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?	<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 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.</p>					
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			
	No				
	Site	Platts Common Industrial Estate			
	Area	Hoyland Community Area			
	Area (ha)	22.3			
	Grid Reference	SE 368669 01399			
	Postcode	S74 9SA			
	SUMMARY	<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.			



		No		51		
	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.				