

Rotherham local plan

Sites and Policies



Adopted June 2018

Preface	6
How to use the Sites and Policies document	7
1 Introduction	8
2 Designations and other local projects	11
2.1 Local Wildlife Sites	11
2.2 Regionally Important Geological Sites	11
2.3 Conservation Areas	12
2.4 Green infrastructure assets	12
3 Policies Map	13
4 Development management policies	15
4.1 Sites for new development	16
4.2 Development within the Green Belt	38
4.3 Creating mixed and attractive places to live	47
4.4 Supporting a dynamic economy	55
4.5 Movement and accessibility	73
4.6 Managing the natural and historic environment	82
4.7 Creating safe and sustainable communities	136
5 Site development guidelines	176
5.1 Development sites in Rotherham Urban Area	181
5.2 Development sites in Dinnington, Anston and Laughton Common	249
5.3 Development sites in Wath-upon-Deerne, Brampton Bierlow and West Melton	267
5.4 Development sites in Bramley, Wickersley and Ravenfield Common	280
5.5 Development sites in Waverley	289
5.6 Development sites in Maltby and Hellaby	294
5.7 Development sites in Aston, Aughton and Swallownest	309
5.8 Development sites in Swinton and Kilnhurst	320
5.9 Development sites in Wales and Kiveton Park	324
5.10 Development sites in Catcliffe, Treeton and Orgreave	333

5.11	Development sites in Thorpe Hesley	339
5.12	Development sites in Thurcroft	345
5.13	Development sites in Harthill	348

Appendices

Appendix 1: Retail centres	352
Appendix 2: Guidance on preparing masterplans	362
Appendix 3: Replaced Unitary Development Plan Policies	367
Appendix 4: Glossary	370

Policies

Policy SP 1 Sites Allocated for Development	16
Policy SP 2 Development in the Green Belt	38
Policy SP 3 Rural Workers Dwellings in the Green Belt	39
Policy SP 4 Extensions to Buildings in the Green Belt	40
Policy SP 5 Alternative Uses for Buildings within the Green Belt	40
Policy SP 6 Replacement Buildings in the Green Belt	41
Policy SP 7 New Agricultural or Forestry Buildings or Structures in the Green Belt	42
Policy SP 8 Infilling Development within the Green Belt	43
Policy SP 9 Previously Developed Sites within the Green Belt	44
Policy SP 10 Proposals for Outdoor Sport, Outdoor Recreation and Cemeteries in the Green Belt	45
Policy SP 11 Development in Residential Areas	47
Policy SP 12 Development on Residential Gardens	48
Policy SP 13 Gypsy and Traveller Sites	50
Policy SP 14 SPA1 Waverley New Community	51
Policy SP 15 Land Identified for Business Use	55
Policy SP 16 Land Identified for Industrial and Business Uses	56
Policy SP 17 Other Uses Within Business, and Industrial and Business Areas	57
Policy SP 18 SPA2 Former Maltby Colliery	60
Policy SP 19 Development Within Town, District and Local Centres	61
Policy SP 20 Primary Shopping Frontages	65
Policy SP 21 Secondary Shopping Frontages	66
Policy SP 22 Hot Food Takeaways	67
Policy SP 23 Out-of-Centre Retail Parks and Other Out-of-Centre Developments	68

Policy SP 24 Rotherham Town Centre Regeneration	69
Policy SP 25 Rotherham Town Centre Evening Economy	71
Policy SP 26 Sustainable Transport for Development	73
Policy SP 27 Development Affecting Designated "Highways Development Control Lines"	76
Policy SP 28 Development Affecting Key Routes and the Strategic Road Network	78
Policy SP 29 Delivering Transport Schemes	79
Policy SP 30 Motorway Service Areas	81
Policy SP 31 Canals	82
Policy SP 32 Green Infrastructure and Landscape	83
Policy SP 33 Conserving and Enhancing the Natural Environment	93
Policy SP 34 Sites Protected for Nature Conservation	97
Policy SP 35 Protected and Priority Species	98
Policy SP 36 Soil Resources	99
Policy SP 37 New and Improvements to Existing Green Space	101
Policy SP 38 Protecting Green Space	105
Policy SP 39 Design and Location of Green Space, Sport and Recreation	109
Policy SP 40 Listed Buildings	111
Policy SP 41 Conservation Areas	113
Policy SP 42 Archaeology and Scheduled Ancient Monuments	116
Policy SP 43 Conserving and Recording the Historic Environment	117
Policy SP 44 Historic Parks, Gardens and Landscapes	120
Policy SP 45 Locally Listed Buildings	121
Policy SP 46 War Memorials	123
Policy SP 47 Understanding and Managing Flood Risk and Drainage	124
Policy SP 48 Assessment of Mineral Extraction Proposals	128
Policy SP 49 Safeguarding Mineral Infrastructure	130
Policy SP 50 Exploration and Appraisal of Hydrocarbons	132
Policy SP 51 Hydrocarbon Production Facilities and Ancillary Development	134
Policy SP 52 Pollution Control	136
Policy SP 53 Hazardous Installations	138
Policy SP 54 Contaminated and Unstable Land	139
Policy SP 55 Design Principles	141
Policy SP 56 Car Parking Layout	146
Policy SP 57 Sustainable Construction	147
Policy SP 58 Wind Energy	149
Policy SP 59 Shop Front Design	152
Policy SP 60 Advertisements	153
Policy SP 61 Telecommunications	154
Policy SP 62 Safeguarding Community Facilities	156
Policy SP 63 Loss of Public Houses	158
Policy SP 64 Access to Community Facilities	159

Policy SP 65 Development Within Mixed Use Areas	160
Policy SP 66 Mixed Use Area 20: Land between Aldwarke Lane and Parkgate Shopping Park	163
Policy SP 67 Mixed Use Area 21: Highfield Commercial, Waverley	165
Policy SP 68 Mixed Use Area 22: Land at Aston Common, Aston	172
Policy SP 69 Utilities Infrastructure	174

Tables

Table 1 Distribution of housing, employment and retail growth	8
Table 2 Sites allocated for residential use	16
Table 3 Sites allocated for Gypsy and Traveller use	20
Table 4 Sites allocated for business use	20
Table 5 Sites allocated for industrial and business use	21
Table 6 Sites allocated for retail use	23
Table 7 Meeting objectively assessed needs	24
Table 8 Safeguarded Land sites	29
Table 9 Targets, permissions and development site residential numbers as at 31 March 2016	36
Table 10 Hierarchy of retail centres	62
Table 11 Highways Development Control Lines in Rotherham	76
Table 12 South Yorkshire Green Infrastructure Strategy Delivery Programme Key Projects (2013)	86
Table 13 Rotherham Landscape Character Areas	91
Table 14 Landscape Sensitivity Matrix	92
Table 15 Typical characteristics for accessible Green Space	102
Table 16 Green Spaces performing an amenity or location specific buffer function	107
Table 17 Heritage Statement for Archaeology Requirements	119
Table 18 Acceptable Uses Within Mixed Use Areas	161
Table 19 Summary of uses (based on the Use Classes Order 1987 as amended)	162
Table 20 Status of sites without site development guidelines	176
Table 21 Indicative content of masterplans	363
Table 22 Replaced Unitary Development Plan Policies	367

Maps

Map 1 Retail allocation R3: Corporation Street, Rotherham	27
Map 2 Retail allocation R5: Littlefield Road / Constable Lane, Dinnington	27
Map 3 Green Infrastructure Key Projects	87
Map 4 Landscape Character Area Sensitivity	90
Map 5 Rotherham Biodiversity Opportunity Areas	96

Map 6 Main rivers within Rotherham	127
Map 7 Mixed Use Area 21 Highfield Commercial: illustrative diagram	168
Map 8 Rotherham Town Centre	353
Map 9 Dinnington Town Centre	354
Map 10 Maltby Town Centre	355
Map 11 Wath-upon-Deerne Town Centre	356
Map 12 Kiveton Park District Centre	357
Map 13 Parkgate District Centre	358
Map 14 Swallownest District Centre	359
Map 15 Swinton District Centre	360
Map 16 Wickersley District Centre	361

Preface

The Council and its partners want Rotherham to become a more successful and sustainable place in which to live, work and visit. The challenge is to ensure that future development takes place in the most sustainable locations, meeting future needs whilst protecting and enhancing the local environment. To help meet this challenge the Rotherham Local Plan including the adopted Core Strategy (2014), the Barnsley, Doncaster and Rotherham Joint Waste Strategy (2012) and this, the Sites and Policies document, identifies a clear strategy for development, strategic over-arching policies and detailed development management policies that will be used to determine planning applications; and also identifies sites for new development opportunities, these are known as allocations.

The Rotherham Local Plan has been produced in consultation with residents and stakeholders concerned with Rotherham's future. The Council thanks everyone who has contributed to the preparation of the borough Local Plan. We have listened to your concerns and the Local Plan has been significantly improved as a result of these valuable contributions. It provides a strong basis to guide development in our borough, and help make Rotherham a place we can all be proud of.

How to use the Sites and Policies document

The Sites and Policies document forms part of Rotherham's Development Plan along with the following:

- Rotherham Core Strategy (adopted September 2014) - sets out the vision, objectives, high level strategy and policies to guide future change in Rotherham up to 2028.
- Barnsley, Doncaster and Rotherham Joint Waste Development Plan Document (adopted March 2012) - sets out our planning strategy for dealing with waste, including the provision of new waste facilities, up until 2026.

This Sites and Policies document supports the delivery of the Core Strategy and Joint Waste Plan by allocating development sites to meet Core Strategy targets for new housing, retail and employment land and providing development management policies to guide the determination of planning applications and the implementation of the site allocations.

All the policies in this Sites and Policies document should be read together, and should be read in conjunction with the above documents. In the future other documents, known as Supplementary Planning Documents, may also be produced to provide more detailed guidance for developers on specific topics.

Chapter 1 **introduces the Sites and Policies document** and its content.

Chapter 2 provides more information on **designations** which are shown on the Policies Map and which relate to specific development management policies.

Chapter 3 explains the role of the **Policies Map** and the allocations, designations and other information shown on it.

Chapter 4 sets out the **development management policies** which will guide decision making and ensure that we meet our objectives. The Sites and Policies document has been drawn up to address issues across a number of topics. Supporting text accompanying each policy provides further detail and guidance.

Chapter 5 sets out some of the key **site specific development guidelines** for allocated development sites.

Appendix 1 provides maps showing **retail centre boundaries and primary and secondary shopping frontages**, these maps should be read in conjunction with relevant policies.

Appendix 2 provides **guidance on preparing masterplans**.

Appendix 3 identifies earlier Unitary Development Plan **policies which are superseded by the Sites and Policies document**; these no longer form part of the development plan.

Appendix 4 provides a **glossary** with more information on the various technical terms and definitions used throughout this document.

1 Introduction

1.1 Rotherham’s Local Plan will guide future development in the borough until 2028. It has progressively replaced the Rotherham Unitary Development Plan (UDP) that was adopted in June 1999.

Core Strategy

1.2 The Core Strategy sets the vision, objectives and strategic policies for the borough up to 2028. The Core Strategy sets out, *in broad terms*, where new homes and jobs should be provided in the borough. In doing so it sets targets for new housing and employment land for each of the borough's settlements. The Core Strategy was adopted in September 2014.

1.3 The target for any given settlement depends on its position in the Core Strategy's settlement hierarchy. This position is influenced by, amongst other factors, its relative size, role, availability of services and access to public transport and employment. The borough assists in meeting the housing and employment requirements identified for the wider Sheffield City Region.

1.4 Local Plan documents must conform with the Core Strategy.

1.5 Table 1 'Distribution of housing, employment and retail growth' below shows the distribution of housing, employment and retail growth across the borough, as set out in the Core Strategy.

Table 1 Distribution of housing, employment and retail growth

Settlement	Indicative Housing Provision		Indicative Employment Provision		Indicative Retail Provision
	Percentage of borough requirement	Approx. Number of dwellings	Percentage of borough requirement	Approx. Hectares of land	Gross square metres of floorspace
Main location for new growth					
Rotherham urban area (including Bassingthorpe Farm strategic allocation)	38%	5,471	30%	71	7,500 sqm convenience goods 11,000 sqm comparison goods (Rotherham town centre)

Settlement	Indicative Housing Provision		Indicative Employment Provision		Indicative Retail Provision
	Percentage of borough requirement	Approx. Number of dwellings	Percentage of borough requirement	Approx. Hectares of land	Gross square metres of floorspace
Principal settlements for growth					
Dinnington, Anston and Laughton Common (including Dinnington East broad location for growth)	9%	1,300	16%	38	0
Wath-upon-Deerne, Brampton Bierlow and West Melton	9%	1,300	7%	16	0
Bramley, Wickersley and Ravenfield Common	6%	800	7%	16	1,500 sqm convenience goods
Principal settlements					
Waverley	17%	2,500	18%	42	0
Maltby and Hellaby	5%	700	2%	5	0
Aston, Aughton and Swallownest	4%	560	8%	19	0
Swinton and Kilnhurst	4%	560	0%	0	0
Wales and Kiveton Park	3%	370	4%	9	0
Local service centres					
Catcliffe, Treeton and Orgreave	1%	170	5%	12	0
Thorpe Hesley	1%	170	0%	0	0
Thurcroft	2%	300	3%	7	0
Todwick	1% to meet the needs of smaller local service centres and other villages	170	0%	0	0
Harthill			0%	0	0
Woodsetts			0%	0	0
Other villages					
Laughton en le Morthen			0%	0	0
Harley			0%	0	0
Green Belt villages			0%	0	0%

Note: The figures above are not ceilings. Windfalls will provide additional flexibility.

Barnsley, Doncaster and Rotherham Joint Waste Plan

1.6 Produced in conjunction with Barnsley and Doncaster Councils, the Joint Waste Plan (adopted in March 2012) sets out our planning strategy for dealing with waste, including the provision of new waste facilities, up until 2026. It identifies existing and proposed sites that will accommodate waste facilities and the detailed planning policies that will inform consideration of waste management proposals.

Sites and Policies Document

1.7 The role of the Sites and Policies document is to identify specific sites - the **site allocations** - for each settlement to meet the Core Strategy targets, for new housing and employment land. In doing so, it defines the precise policy boundary for Rotherham's Green Belt. Chapter 4 'Development management policies' includes the **development management policies** that provide further detail to the Core Strategy strategic policies and guide the preparation and determination of individual planning applications. The policies facilitate the implementation of the site allocations. The Sites and Policies document supports the delivery of the Core Strategy, guiding the management of development. The Policies Map accompanies the Sites and Policies document and includes all designations that influence spatial decision-making as well as the allocations for future development opportunities.

Integrated Impact Assessment

1.8 The Sites and Policies document has been subject to Integrated Impact Assessment (IIA) throughout its development to assist in achieving the preservation, protection and improvement of the natural, social and socio-economic environment in the borough, via the Local Plan. The IIA has fulfilled the requirements of Sustainability Appraisal (SA), Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA), while incorporating the voluntary processes of Health Impact Assessment (HIA) and Equalities Impact Assessment (EqIA).

1.9 The IIA Report sets out the background to the plan and the IIA, the steps undertaken, how the assessments were undertaken, the alternatives to the preferred plan and their effects, the reasons for discounting alternatives, and the likely significant effects of the preferred sites and policies in the plan. The IIA outlines mitigation which has been incorporated into the plan to avoid, minimise and compensate for negative effects and maximise positive ones; and also proposes environmental monitoring so that the effects of the plan can be tracked and any unforeseen effects addressed.

2 Designations and other local projects

2.1 The environmental assets of Rotherham are a precious, dynamic resource and there are many competing pressures on it. There is a need to secure a diverse, healthy and resilient natural environment and to maintain our quality of life. The Plan promotes a range of designations, to safeguard particular environmental interests and support a green infrastructure approach to the delivery of new development.

2.2 This document sets out the expectations for conservation and enhancement for wildlife, geology, landscapes and the historic environment; it provides for the protection and expansion of our green infrastructure and it will ensure that development incorporates best practice for green design and construction and sustainable drainage.

2.3 The Local Plan has high expectations for development's role in delivering a net gain for biodiversity, reducing the impact of new development on climate change; protecting the historic environment, promoting sustainable design and construction and by doing so it demonstrates our commitment to sustainable development. Key delivery methods include the use of the nationally accepted mitigation hierarchy and the creation of buffer zones between new development and important sites and sensitive features.

2.4 The Policies Map illustrates a number of designations, which relate to specific development management policies. Designations may highlight a particular feature of the built or natural environment or the wider character or historic interest of a landscape or area; these often reflect national planning requirements.

2.5 Development will be expected to conserve and enhance designated interests and they should be viewed as beneficial to development, providing individual settings and unique selling points, rather than as a constraint. The associated development management policies provide further detail on how proposals affecting designations will be assessed.

2.1 Local Wildlife Sites

2.6 Local Wildlife Sites are sites of substantive local nature conservation interest; the designation is intended to be comprehensive and the supporting system allows for the inclusion of new sites and changes to existing sites throughout the plan period. The LWS system provides a scientific, systematic and robust process for the identification of sites in compliance with legislation and national best practice. The system reflects the Rotherham Biodiversity Action Plan and is maintained by the Council and is overseen by a panel of independent experts.

2.2 Regionally Important Geological Sites

2.7 Regionally Important Geological Sites (RIGS) are a local planning designation that recognises the geological conservation interest of a site. RIGS are sites of substantive local nature conservation interest: the designation is intended to be comprehensive and the supporting system allows for the inclusion of new sites and changes to existing sites throughout the plan period. The Rotherham Regionally Important Geological Site system for planning purposes is managed by the Council's

Planning Policy Team and overseen by a panel of local experts; the Rotherham Local Geological Sites Panel.

2.8 These sites were re-surveyed in 2010 under the guidance of the Rotherham Local Geological Sites Panel and the series approved by Members of the Council. It is anticipated the RIGS, and, in the future a Local Geological Site System incorporating RIGS and integrated with the Local Wildlife Site system, will further enhance the evidence base of the Rotherham Local Plan.

2.3 Conservation Areas

2.9 A Conservation Area is an area of special architectural or historic interest, the character of which is desirable to preserve or enhance. They are often, but not exclusively, centred on listed buildings. However, it is the character of the area, including its landscape qualities, rather than the presence of individual buildings, which justifies designation as a Conservation Area.

2.10 Under the Planning (Listed Buildings and Conservation Areas) Act 1990, every Council has a duty to consider designating Conservation Areas. Within Rotherham borough there are currently 28 Conservation Areas.

2.4 Green infrastructure assets

2.11 Green infrastructure is defined by the National Planning Policy Framework to be a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

2.12 Paragraph 5.6.3 of Rotherham's Core Strategy lists a range of typical green infrastructure assets. Green infrastructure is both urban and rural and will permeate from the core of the built environment out to rural areas. Green infrastructure operates at a range of scales from individual street trees (neighbourhood and local level), to designated and non designated landscapes (at the regional level and beyond).

2.13 Green Infrastructure functions in many different ways and provides multiple benefits for local communities including: promoting improved health and well being of people, mitigating climate change such as flood alleviation and urban cooling, providing benefits to the local economy through a high quality environment to help attract further economic investment and benefits to biodiversity through the strengthening of ecological networks.

2.14 It provides an opportunity to deliver and coordinate future growth and environmental improvements, this can encourage external investment into the borough, promote access to the countryside and recreation as well as protect and enhance settlement character and quality.

3 Policies Map

3.1 As part of the Local Plan process the National Planning Policy Framework requires all local authorities to produce a Policies Map showing a variety of land use designations and the location of allocated development sites for housing, employment and other uses.

3.2 The Policies Map shows a number of land use designations and areas (including Green Belt, Green Space, residential, industrial and business use, special policy areas, retail centres, mixed use areas, community services and facilities, and a site for travelling show people) and known environmental designations (including Sites of Special Scientific Interest, Local Nature Reserves, Local Wildlife Sites, Regionally Important Geological Sites, sites of historic heritage importance including Scheduled Ancient Monuments, Conservation Areas and Registered Parks and Gardens) and residential, retail and employment development site allocations and land designated Safeguarded Land, and a site for Gypsies and Travellers. The Core Strategy strategic allocation for a new community at Basingthorpe Farm has been identified on the Policies Map. Minerals infrastructure for safeguarding are also included on the Policies Map.

3.3 Statutorily Protected Sites and Non-Statutorily Protected Sites are shown as two layers on the Policies Map; a number of statutory and non-statutory interests are amalgamated to aid clarity in reading the hard copy Policies Map, whilst alerting developers to the presence of environmental designations.

3.4 Statutorily Protected Sites are shown on the Policies Map to alert developers to areas which have identified interest of at least national value and are protected by statute; these include:

- Sites of Special Scientific Interest (SSSI);
- Scheduled Ancient Monuments (SAM).

3.5 Non-Statutorily Protected Sites are shown on the Policies Map to alert developers to areas which have identified interest of at least local value and include:

- Local Wildlife Sites (LWS);
- Regionally Important Geological Sites (RIGS);
- Local Nature Reserves;
- Ancient Woodland;
- Register of Historic Parks and Gardens of Special Historic Interest.

3.6 Due to the dynamic character of the natural environment and conservation activity new sites or amendments to boundaries of the local site series may occur in the future.

- 3.7** Minerals resources, minerals safeguarding areas as well as strategic sites for waste facilities and existing waste management and landfill sites and areas of search suitable for Wind Energy Development are also included within the Policies Map.
- 3.8** A number of inset maps, which form part of the Policies Map, are included within the document to support the policies.
- 3.9** The Council is mindful of national infrastructure projects and the route of Phase 2 of the High Speed 2 (HS2) rail line is shown on its Policies Map. This reflects the Government's final route announced in July 2017 and for which Safeguarding Directions (made by the Secretary of State for Transport) came into force on 17 July 2017. The HS2 rail line is not a Rotherham Council proposal and the detail of the route in question will not be determined through the development plan process. The route will be considered in Parliament under hybrid Bill procedures, which will provide appropriate opportunities for petitions to be made to Parliament by those directly affected by the scheme.
- 3.10** The Council will in the future maintain and make available an electronic version of the Policies Map. This will enable the individual spatial constraints and opportunities to be viewed independently or collectively. The electronic Policies Map can be accessed and viewed through our Local Plan web page.
- 3.11** Some detailed information is not shown on the Policies Map; this could include sites and designations which may change over time (such as the location of hazardous industries, or Local Wildlife Sites / Regionally Important Geological Sites which are approved following preparation of the Local Plan) or relate to designations which have been amalgamated (such as the Statutorily and Non-Statutorily Protected Sites). The Council holds further information regarding these and other areas, some of which may be available on the Council's website (www.rotherham.gov.uk) or its publicly accessible online mapping system. Alternatively enquiries should be directed to the Council's Planning Policy team who will advise on the availability of data and where this may be obtained.

4 Development management policies

4.1 The Core Strategy (adopted September 2014) sets out the strategic framework and policies that will guide spatial decision-making. The Core Strategy groups the strategic policies under the following broad themes:

- Delivering development in sustainable locations;
- Creating mixed and attractive places to live;
- Supporting a dynamic economy;
- Movement and accessibility;
- Managing the natural and historic environment;
- Creating safe and sustainable communities; and
- Infrastructure.

4.2 The Core Strategy sets out over-arching strategic policies and in some areas provides detailed policy guidance; however waste related policies are set out in the Barnsley, Doncaster, and Rotherham Joint Waste Plan (adopted March 2012). With the exception of the Bassingthorpe Farm strategic allocation the Core Strategy does not establish how individual site allocations may be implemented. This, along with more detailed "development management" policies are delegated to this, the Sites and Policies document. Further detailed guidance may be prepared separately as Supplementary Planning Documents or Good Practice Guidance to assist the delivery of the strategic spatial objectives of the Local Plan.

The policies should be considered having regard to the following principle:

All policies should be read together and proposals will need to satisfy the requirements of all relevant policies. This means that individual Development Management policies need to be considered together along with the policies set out within the Core Strategy, within the Joint Waste Plan, and at a national level.

4.3 The policies will be applied during the planning application process. Planning conditions, planning obligations and Community Infrastructure Levy will be used, where appropriate, to ensure protection, enhancement and appropriate long-term management and maintenance of any green infrastructure, landscaping, sustainable urban drainage scheme or improvements to the public realm.

4.1 Sites for new development

Policy SP 1

Sites Allocated for Development

The sites set out in tables 2 to 6, and as shown on the Policies Map, are allocated for development and contribute to meeting requirements set out in the Core Strategy as follows:

- a. Residential use (Table 2 'Sites allocated for residential use')
- b. Gypsy and Traveller use (Table 3 'Sites allocated for Gypsy and Traveller use')
- c. Business use (Table 4 'Sites allocated for business use')
- d. Industrial and business use (Table 5 'Sites allocated for industrial and business use')
- e. Retail use (Table 6 'Sites allocated for retail use')

Chapter 5 'Site development guidelines' identifies specific key development principles for these sites, which should be taken into account in any proposed development. These are not exhaustive and development proposals must satisfy all other relevant planning policies.

Table 2 Sites allocated for residential use

Reference	Name	Area (Hectares)	Indicative number of homes
Rotherham Urban Area (including Bassingthorpe Farm strategic allocation)			
H1	Bassingthorpe Farm (strategic allocation in the Core Strategy)	204.7	2,400 with around 1,100 new dwellings expected to be developed in the Plan period
H2	Land North Of Harold Croft	2.20	36 (included within Bassingthorpe Farm total)
H3	Land Northwest Of Munsbrough Lane	3.46	100
H4	Land Between Fenton Road And Henley Lane	2.96	90
H5	Land Off Munsbrough Lane	1.79	57
H6	Land Between Grayson Road And Church Street	0.58	18
H7	Land Behind Bradgate Club	0.59	15
H8	Former Thorn Hill Primary School	0.53	13

Reference	Name	Area (Hectares)	Indicative number of homes
H9	Land Adjoining Ferham Road And Belmont Street	0.35	10
H10	Land Off Westfield Road	0.39	14
H11	Land To The Rear Of Properties On Occupation Road	1.50	48
H13	Bellows Road Centre	0.95	58
H14	Land Off High Street	0.51	16
H15	Land North Of Kilnhurst Road, Rawmarsh	4.63	97
H16	Land To The East Of Harding Avenue	10.49	291
H17	Land Off Wentworth Road	9.88	83
H18	Land Off Symonds Avenue	0.53	13
H19	Land Off Stubbin Road	0.89	21
H20	Land Off York Road	0.47	30
H21	Land To West Of Westgate	2.25	143
H22	Land At The Junction Of Wellgate And Hollowgate	0.65	100
H23	Land Off Godstone Road	0.43	26
H24	Dalton Allotment Site	4.28	150
H25	Land To The North West Of Doncaster Road, Dalton	0.63	38
H26	Land To The North Of St Gerard's Catholic Primary School	16.73	351
H27	Fosters Garden Centre	1.25	40
H28	Off Far Lane	0.41	13
H29	Boswell Street And Arundel Road	1.90	61
H30	Site of Former Herringthorpe Leisure Centre	3.04	97
H31	Chesterhill Avenue	4.75	148
H32	Whinney Hill Site A	2.08	75
H33	East Of Brecks Lane, Rear Of Belcourt Road	2.95	70
H34	Off Lathe Road / Worry Goose Lane	20.02	450
H35	Off Shrogswood Road	10.09	217
H96	Swinden Technology Centre, Moorgate	6.7	219

Reference	Name	Area (Hectares)	Indicative number of homes
Dinnington, Anston and Laughton Common (including Dinnington East broad location for growth)			
H75	Timber Yard Off Outgang Lane	7.96	271
H76	Land Off Oldcoates Road (West)	11.11	272
H78	Land Off Athorpe Road	1.42	28
H79	Allotment Land Off East Street	0.47	15
H80	Land Off Lodge Lane / Silverdales	6.35	131
H81	Land Off Wentworth Way	7.45	243
H82	Land To The East Of Penny Piece Lane	1.88	36
H83	Land Between Sheffield Road And Mineral Railway	1.04	30
Wath-upon-Deerne, Brampton Bierlow and West Melton			
H40	Land To The East Of Cortonwood Business Park	7.74	122
H43	Highfield Farm	2.50	70
H44	Off Orchard Place	0.60	14
H97	Land off Far Field Lane, Wath-upon-Deerne	9.94	242
H98	Land between Pontefract Road and Barnsley Road	11.73	328
Bramley, Wickersley and Ravenfield Common			
H58	Land Off Melciss Road	1.86	45
H61	Pony Paddock, Off Second Lane	2.32	56
H62	Land Off Nethermoor Drive / Second Lane	3.99	128
H64	Land Off Allott Close	0.91	22
H65	Land East Of Moor Lane South	14.49	320
Waverley			
SPA1	Waverley New Community	89.13	3,900 with around 2,500 new dwellings expected to be developed in the Plan period in conjunction with MU21

Reference	Name	Area (Hectares)	Indicative number of homes
Maltby and Hellaby			
H66	Park Hill Lodge	0.81	26
H67	Newland Avenue, Braithwell Road And Chadwick Drive, Maltby	3.09	74
H68	Tarmac Site Off Blyth Road	0.95	23
H69	Land To The South Of Stainton Lane	16.17	400
H70	Recreation Grounds And Allotments To The East Of Highfield Park	13.91	150
H99	Land Off Rotherham Road, Maltby	1.03	84
Aston, Aughton and Swallownest			
H85	Land To East Of Park Hill Farm	6.04	77
H86	Land At Junction Of Main Street And Rotherham Road, Swallownest	0.46	15
H87	Land To East Of Lodge Lane	0.59	19
H88	Aston Common, East Of Wetherby Drive	6.44	175
MU22	Aston Common, South Of Mansfield Road	4.65	150
H90	Land To The North Of Aston Bypass, A57	3.58	117
Swinton and Kilnhurst			
H48	Brameld Road	1.04	32
H49	Civic Hall Site	1.58	50
H50	Charnwood House	0.62	20
H51	Croda Site	12.64	317
H52	Off Lawrence Drive, Piccadilly	1.09	32
Wales and Kiveton Park			
H91	Chapel Way	9.58	268
H92	Hard Lane	0.43	14
H93	Keeton Hall Road	3.16	100

Reference	Name	Area (Hectares)	Indicative number of homes
Catcliffe, Treeton and Orgreave			
H53	Land West Of Sheffield Lane	2.15	89
H57	Land To The South Of Wood Lane	3.14	75
H100	Land at Bluemans Way, Catcliffe	2.69	64
Thorpe Hesley			
H37	Land At Thorpe Common	2.17	52
H38	Land At Eldertree Lodge	0.88	21
H39	Land To The North Of Upper Wortley Road	6.55	143
Thurcroft			
H71	Land North of Ivanhoe Road	2.05	40
H72	South Of Ivanhoe Road	1.21	39
H73	Off Sawn Moor Road	11.1	165
Harthill			
H94	North Farm Close	1.54	40
H95	Land Off Winney Hill	1.61	47

Table 3 Sites allocated for Gypsy and Traveller use

Reference	Name	Area (Hectares)	Indicative number of pitches
Wales and Kiveton Park			
GT1	Kiveton Park Council Depot, Dog Kennels Lane	0.62	6 to 8 pitches

Table 4 Sites allocated for business use

Reference	Name	Area (Hectares)
Rotherham Urban Area (including Bassingthorpe Farm strategic allocation)		
E1	Land South Of Barbot Hill Road, Munsbrough (within the Bassingthorpe Farm strategic allocation in the Core Strategy)	6.53

Table 5 Sites allocated for industrial and business use

Reference	Name	Area (Hectares)
Rotherham Urban Area (including Bassingthorpe Farm strategic allocation)		
E2	Land South Of Greasbrough Road And West Of School Lane (within the Bassingthorpe Farm strategic allocation in the Core Strategy)	4.51
E3	Off Centenery Way / Bawtry Road	6.65
E4	Off Grange Lane, Templeborough	4.40
E5	Land Off Rotherham Road, Parkgate	1.52
E6	Yorkshire Water Land, Aldwarke	10.22
E7	Land Off Aldwarke Lane, Aldwarke	5.11
E8	Parkgate Business Park (South)	1.58
E9	Roundwood Colliery, Off Aldwarke Lane	6.16
E10	Land Within Aldwarke Steel Works, Doncaster Road	7.11
E11	Phoenix Business Park, Sheffield Road, Templeborough	1.39
E12	Land Adjacent To Magna, Bessemer Way / Sheffield Road, Templeborough,	2.09
MU20	North-East Of Parkgate Retail Park (mixed use site, part of which will be developed for industrial and business use)	8.00
Dinnington, Anston and Laughton Common		
E13	Land Off Bookers Way, Dinnington	6.94
E14	Land To The South Of Monksbridge Road, Dinnington	17.03
E15	Dinnington Colliery Site Phase 1 (Remainder)	4.18
Wath-upon-Deerne, Brampton Bierlow and West Melton		
E17	Manvers Way / Station Road, Wath-upon-Deerne	1.92
E18	Brookfield Way, Wath-upon-Deerne	1.83
E19	Manvers Way / Dearne Lane, Brampton	3.74
E20	Manvers Way, Brampton	3.09
E21	Bolton Road, Manvers	1.49

Reference	Name	Area (Hectares)
Waverley		
E22	Advanced Manufacturing Park, Waverley	32.75
MU21	Highfield Commercial, Waverley (mixed use site, part of which will be developed for industrial and business use)	3.37
Maltby and Hellaby		
SPA2	Land At Former Maltby Colliery, Maltby	36.58
E24	Land Off Cumwell Lane, Hellaby	15.93
E26	Land North Of Hellaby Industrial Estate, Hellaby	1.72
Aston, Aughton and Swallownest		
MU22	Aston Common - West Of Mansfield Road	4.65
E29	Land At Former Laycast Works, Sheffield Road, Fence	9.33
E30	Former Beighton Colliery Site, Park View Swallownest	1.74
Swinton and Kilnhurst		
E31	Land Off Talbot Road, Swinton	1.54
Wales and Kiveton Park		
E32	North Of School Road, Waleswood	20.75
E33	Waleswood (East)	2.90
E34	Waleswood (West) / Vector 31	8.69
Catcliffe, Treeton and Orgreave		
E35	EWS Dismantled Railway Line, Wood Lane, Brinsworth	5.85
E36	Land Off Europa Link, Catcliffe	6.55
Thurcroft		
E37	North Of Thurcroft Industrial Estate	6.17

Table 6 Sites allocated for retail use

Reference	Name	Area (Sq. Metres)
Rotherham Urban Area		
R1	Outdoor Markets Complex, Rotherham town centre	5,000
R2	Drummond Street Car Park, Rotherham town centre	5,000
R3	Corporation Street, Rotherham Town Centre	1,000
R6	Harding Avenue / Symonds Avenue, Rawmarsh (allocated as a Local Centre)	5,200
Dinnington, Anston and Laughton Common		
R5	Littlefield Road / Constable Lane, Dinnington	3,500

Explanation

4.4 The Core Strategy has established the settlement hierarchy and overarching policies to guide the scale and location of new development in Rotherham to 2028. It also established the objectively assessed need for housing and economic development. Policy SP 1 'Sites Allocated for Development' identifies that a number of sites for new housing, economic development and retailing are allocated in accordance with the overall requirements for the amount and distribution of development set out in the Core Strategy.

4.5 Many sites across the borough will have development potential, but this document cannot identify and allocate every one. It therefore focuses on those available sites of a sufficient size and with reasonable prospects for delivery to make a significant contribution to the objectives of the Core Strategy. The sites allocated for development will generally be above 0.4 hectares or have capacity for 10 or more dwellings. Some sites may already have planning permission, but may not have been started or completed. Other sites are expected to come forward for development over the plan period, and planning policies and guidance set out at national and local level will be sufficient to guide future planning decisions on these.

4.6 These allocations are intended to promote sustainable development and assist in delivering the priorities and objectives of the National Planning Policy Framework, and the Council's adopted Core Strategy. They have been identified as a result of an extensive consultation and site appraisals process, including Sustainability Appraisal. This process examined and compared all the sites put forward to the Council through the various consultation stages of the plan in terms of a range of social, economic and environmental factors.

4.7 Allocated sites will be suitable, in principle, for residential, employment or retail uses as set out in Policy SP 1 'Sites Allocated for Development'; however development proposals must still satisfy the requirements of other relevant planning policies. Chapter 5 'Site development guidelines' also identifies key development principles for allocated sites. These highlight particular constraints or site development principles which will need to be taken into account in preparing development proposals, such as flood risk, heritage and amenity issues.

Meeting Core Strategy growth requirements

4.8 Sites have been allocated to meet the requirements for the borough, and for individual settlement groupings, as set out in the Core Strategy. Table 7 'Meeting objectively assessed needs' below sets out the requirements planned for and the allocations provided to meet these needs.

Table 7 Meeting objectively assessed needs

Housing requirement	
Core Strategy requirement (Core Strategy Policy CS 6 'Meeting the Housing Requirement')	14,371 homes (comprising the requirement of 12,750 homes from 2013/14 to 2027/28 plus 1,621 homes backlog against the local target from 2008/09 to 2012/13)
Completions 2013-2016	1,770 homes
Existing commitments at 31 March 2016	4,845 homes
Remaining requirement 2016-2028	7,756 homes
Site allocations provided	8,364 homes
Estimated windfalls 2016-2028	1,980 homes
Gypsy and Traveller Requirement	
Core Strategy requirement (Core Strategy Policy CS 8 'Gypsy and Traveller Accommodation')	8 pitches
Site allocations provided	6 to 8 pitches
Employment Land Requirement	
Core Strategy requirement (Core Strategy Policy CS 9 'Transforming Rotherham's Economy')	235 hectares
Completions 2013-2016	10.2 hectares
Site allocations provided	263.89 hectares
Retail Floorspace Requirement	
Core Strategy requirement (Core Strategy Policy CS 12 'Managing Change in Rotherham's Retail and Service Centres')	20,000 square metres gross (comprising 9,000 square metres gross of convenience goods floorspace, and 11,000 square metres gross of comparison goods floorspace)
Completions 2013-2016	10,500 square metres
Site allocations provided	19,700 square metres

4.9 Table 9 'Targets, permissions and development site residential numbers as at 31 March 2016' below shows the Core Strategy target number of homes for each settlement group less the outstanding planning permissions (at 31 March 2016) to give a balance required. The last column shows the estimated number of homes that are expected to be built on the new (i.e. without current planning permission) development sites that have been allocated. The capacity of a site has been estimated using a net developable area and an appropriate density. However these are only estimates and may not reflect the actual number of units delivered on site following the grant of any future planning permission. The table also indicates that the Council estimates that windfall sites may deliver an additional 1,980 homes from 2016 to 2028.

4.10 Core Strategy Policy CS 1 'Delivering Rotherham's Spatial Strategy' identifies a strategic allocation at Bassingthorpe Farm, and a broad location for growth at Dinnington East. In addition a new community is currently being created at Waverley. These areas of significant growth, reflected in Policy SP 1 'Sites Allocated for Development' are essential to delivering the borough's strategy for new development and essential to meeting local housing needs. Rotherham and Dinnington town centres along with other supporting town, district and local centres provide a significant level of social and community infrastructure and a range of jobs and local employment opportunities that will support future growth in these communities.

4.11 Bassingthorpe Farm is allocated as a strategic allocation in Core Strategy Policy CS 1 'Delivering Rotherham's Spatial Strategy', providing a sustainable urban extension for the wider Rotherham Urban Area. In total, the development will provide around 2,400 new homes with 1,100 homes being delivered in this Plan period; the remaining 1,300 homes would be expected to be built beyond the Plan period (i.e. after 2028). The development will also provide around 11 hectares of land for employment together with associated infrastructure requirements. A masterplan for the development will be finalised before pursuing an outline planning application for the site. The Bassingthorpe Farm strategic allocation is shown as an "inset" boundary on the Policies Map. Please refer to Core Strategy Policy CS 1 'Delivering Rotherham's Spatial Strategy' for more details.

4.12 Planning permission has been granted, and development is underway, to create a new community at the Principal Settlement of Waverley. Permission exists for almost 4,000 new homes; however only around 2,500 homes are expected to be delivered within the Plan Period; the remainder are expected to be delivered after 2028. The new community at Waverley is adjacent to a strategic regeneration area that will provide significant and high quality employment opportunities and will meet its own social and community infrastructure requirements as evidenced by the grant of planning permission.

4.13 The Core Strategy identified a requirement to provide 8 pitches for Gypsy and Traveller communities, based on the draft South Yorkshire Gypsy and Traveller Accommodation Needs Assessment 2011 – 2016. Subsequently this study has been completed and identified a final requirement within Rotherham for 9 pitches. Since 2013, 5 pitches have been regularised on a number of sites (through planning permission and lawful development certificates). The remaining requirement for 4 pitches has been met through site allocation GT1 at Kiveton Park, which has capacity to provide 6 to 8 pitches.

4.14 263.89 hectares of land are allocated for employment development, to meet the Core Strategy requirement of 235 hectares. Allocated sites provide a mix of new sites for development, and sites which are subject to planning permission but where development remains to be started or completed.

At the start of the Plan period approximately 39 hectares of land had permission for new economic development. It should be noted that allocations to meet the requirements of the Bramley, Wickersley and Ravenfield Common settlement grouping are provided in close proximity within the Maltby and Hellaby grouping.

4.15 Retail floorspace requirements in the Core Strategy comprise 9,000 square metres gross of convenience goods floorspace, and 11,000 square metres gross of comparison goods floorspace. 19,700 square metres of floorspace are allocated to meet this requirement. This includes sites within Rotherham town centre providing capacity for around 11,000 square metres of new development.

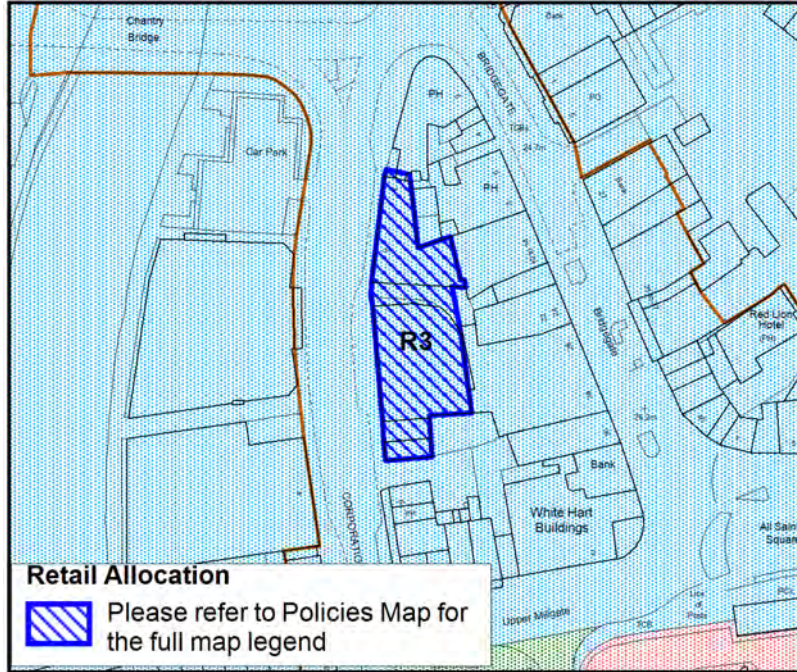
4.16 The markets complex in Rotherham town centre provides a mix of indoor and outdoor markets plus a number of individual units. The markets are an important asset in Rotherham town centre however the outdoor market (site allocation R1) is under-utilised and there is potential for these stalls to be relocated should a redevelopment opportunity come forward. Redevelopment to include new retail units has the potential to enhance the vitality of the markets complex. Drummond Street car park (site allocation R2) lies adjacent to the new Tesco store and is well placed to provide opportunities for further development at the northern end of Rotherham town centre. Land at Corporation Street (site allocation R3) consists of properties which have been vacant for a number of years following fire damage. The sites are detrimental to the quality of the town centre environment and redevelopment would improve the street scene and contribute towards the vitality and viability of the town centre and the character of the Conservation Area.

4.17 The site at Littlefield Road / Constable Lane (site allocation R5), within Dinnington town centre, has some constraints given the surrounding roads and roundabout; however it is well placed to accommodate further accessible development, situated some 50 metres from the bus interchange.

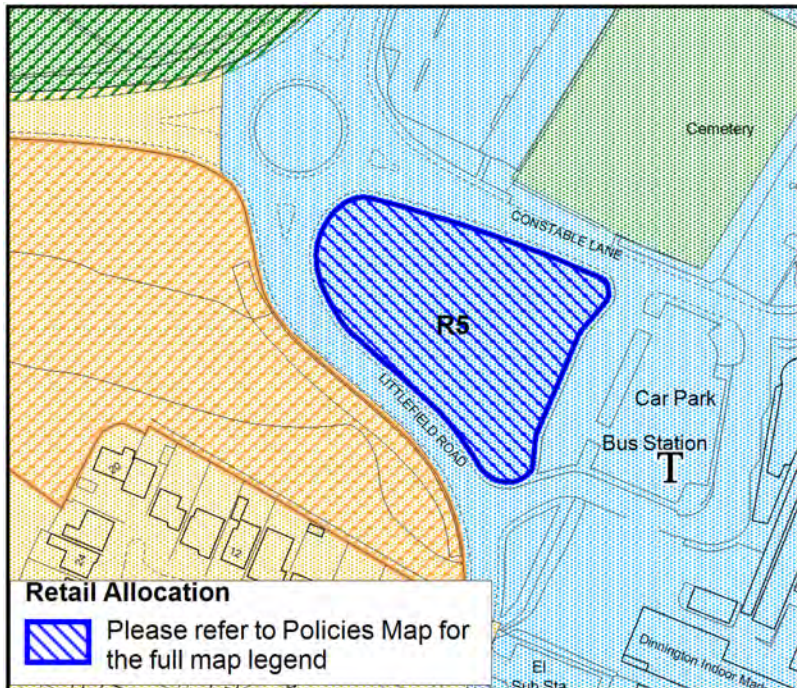
4.18 Land at Harding Avenue / Symonds Avenue, Rawmarsh (site allocation R6) is allocated for development as a local centre.

4.19 These retail allocations are shown on the Polices Map; however for clarity due to their smaller size, the sites at Corporation Street, Rotherham and Constable Lane / Littlefield Road, Dinnington are shown on the inset maps below.

Map 1 Retail allocation R3: Corporation Street, Rotherham



Map 2 Retail allocation R5: Littlefield Road / Constable Lane, Dinnington



Safeguarded Land

4.20 Safeguarded Land, as shown on the Policies Map and listed in Table 8 'Safeguarded Land sites', comprises land removed from the Green Belt which may be required to serve development needs in the longer term. Core Strategy Policy CS 5 'Safeguarded Land' will apply to these sites. For clarity, Safeguarded Land is not allocated for development at the present time but is identified to meet possible longer term development needs. Policy CS 5 makes clear that the principles of protection enshrined in national Green Belt policy will apply to Safeguarded Land. Development of Safeguarded Land will require a review of the Local Plan and assessment of the land in relation to the need for development at that time and the identification of the most appropriate locations for development to take place. Without prejudicing any future assessment, Table 8 'Safeguarded Land sites' highlights any currently known key constraints or requirements for these sites. It also estimates, in accordance with current practice, the estimated capacity of the safeguarded land sites. However this capacity could change in any future development proposals and is a theoretical estimate only. Temporary developments which assist in ensuring that the land is properly managed may be permitted where they do not conflict with other relevant Core Strategy or Development Management policies. No development which would prejudice later comprehensive development will be permitted.

Table 8 Safeguarded Land sites

Reference	Site Name	Site size (hectares)	Estimated capacity (dwellings)	Future constraints and requirements
SL1	Land north of Grange Road, Rawmarsh	13.53	345	<p>Further investigation and assessment will be required to determine suitable highways, cycle and pedestrian access.</p> <p>The site is adjacent to a landfill site and further investigation and potential mitigation measures will be required to address likely contamination and methane gas issues.</p> <p>A buffer will be required to Local Wildlife Site LWS77 Collier Brook and Marsh to the north.</p> <p>Landscape Character Assessment will be required to assess and manage the impact of potential new development on the wider landscape, including the Green Belt and on natural landscape features such as hedgerows.</p>
SL2	Off West Bawtry Road, Whiston	10.71	219	<p>Further investigation and assessment will be required to determine suitable highways, cycle and pedestrian access, and assess any impact on J33 of the M1.</p> <p>A buffer will be required to Local Wildlife Site LWS36 Whiston Meadows to the south. This should incorporate land within the southern part of the site which falls within Flood Zones 2 and 3 and which should not include residential development.</p> <p>Given the presence of potential archaeological remains identified within the wider area further archaeological evaluation will be required to establish the significance and condition of archaeological heritage assets at the site, to determine the suitability and capacity for development and allow any proposed scheme to be designed accordingly.</p> <p>The site lies 230 metres from a Scheduled Monument. Proposals will be required to demonstrate that the development of this area is capable of being achieved in a manner which would be consistent with its conservation.</p> <p>Landscape Character Assessment will be required to assess and manage the impact of potential new development on the wider landscape, including the Green Belt and on natural landscape features such as hedgerows.</p>

Reference	Site Name	Site size (hectares)	Estimated capacity (dwellings)	Future constraints and requirements
SL3	Former cricket ground, off Brecks Lane, Brecks	4.85	136	<p>Further investigation and assessment will be required to determine suitable highways, cycle and pedestrian access. The widening and improvement of Brecks Lane may be required.</p> <p>Landscape Character Assessment will be required to assess and manage the impact of potential new development on the wider landscape, including the Green Belt, and on natural landscape features such as hedgerows.</p> <p>A buffer will be required to Local Wildlife Sites LWS63 Listerdale Wood and LWS64 Gibbing Greave, to the east and west of the site.</p> <p>The site contains a former cricket ground and development proposals which involve the loss of this facility will need to satisfy relevant planning policy regarding the protection of Green Space, and the loss of sporting facilities.</p>
SL4	Land south of Upper Wortley Road, Thorpe Hesley	1.9	46	<p>Further investigation and assessment will be required to determine suitable highways, cycle and pedestrian access, and assess any impact on J35 of the M1.</p> <p>A buffer will be required to the Local Wildlife Site LWS70 Lady Clough & Smithy Wood and area of ancient woodland to the south and west of the site.</p> <p>Given the presence of potential archaeological remains identified within the wider area further archaeological evaluation will be required to establish the significance and condition of archaeological heritage assets at the site, to determine the suitability and capacity for development and allow any proposed scheme to be designed accordingly.</p> <p>Landscape Character Assessment will be required to assess and manage the impact of potential new development on the wider landscape, including the Green Belt and on natural landscape features such as hedgerows.</p>
SL5	Land off Farfield Lane, Wath-upon-Dearne	16.01	448	<p>Further investigation and assessment will be required to determine suitable highways, cycle and pedestrian access and linkages with adjoining communities, and assess any impact on the highways network.</p> <p>Landscape Character Assessment will be required to assess and manage the impact of potential new development on the wider landscape, including the</p>

Reference	Site Name	Site size (hectares)	Estimated capacity (dwellings)	Future constraints and requirements
				<p>Green Belt and on natural landscape features such as hedgerows.</p> <p>This site has a close functional and planning relationship with land allocated for housing to the north at Far Field Lane.</p>
SL6	Land north of Elsecar Road, Brampton Bierlow	3.14	70	<p>There is an identified risk of surface water flooding and overland flow routes are identified along the south-east boundary and the northern third of the site. Development will need to ensure that it does not cause flooding to the site or cause flooding downstream.</p> <p>Landscape Character Assessment will be required to assess and manage the impact of potential new development on the wider landscape and establish the landscaping required to minimise impact on the Green Belt.</p>
SL7	Land east of Westfield Road, Brampton Bierlow	13	260	<p>A substantial buffer will be required to the adjacent electricity sub-station, with any development being located away from the southern boundary.</p> <p>Development proposals would be required to take account of the pylons and overhead power cables crossing the site.</p> <p>There is an identified risk of surface water flooding in the south-east corner of the site and a possible overland flood route through the site. Development will need to ensure that it does not cause flooding to the site or elsewhere.</p> <p>Landscape Character Assessment will be required to assess and manage the impact of potential new development on the wider landscape and establish the landscaping required to minimise impact on the Green Belt.</p>
SL8	Land east of Moor Lane South, Ravenfield Common	15.6	437	<p>Further investigation and assessment will be required to determine suitable highways, cycle and pedestrian access, and assess any impact on the wider highway network including J1 of the M18.</p> <p>Landscape Character Assessment will be required to assess and manage the impact of potential new development on the wider landscape and establish the landscaping required to minimise the impact on the Green Belt.</p>

Reference	Site Name	Site size (hectares)	Estimated capacity (dwellings)	Future constraints and requirements
SL9	Land off St Albans Way, Wickersley	4.87	136	<p>Further investigation and assessment will be required to determine suitable highways, cycle and pedestrian access. The site should be served from an extension of St Albans Way linking to Sorby Way. Additional land is required to complete the link.</p> <p>Landscape Character Assessment will be required to assess and manage the impact of potential new development on the wider landscape and establish the landscaping required to minimise the impact on, and provide a strong boundary to, the Green Belt.</p> <p>There is an identified risk of surface water flooding, including watercourses which run along the north west boundary and a flood route in south east part of the site. Development will need to ensure that it does not cause flooding to the site or elsewhere.</p>
SL10	Wrexham House, Braithwell Road, Ravenfield Common	3.54	76	<p>Further investigation and assessment will be required to determine suitable highways, cycle and pedestrian access. Additional land will be required to enable adequate access to be achieved.</p> <p>Landscape Character Assessment will be required to assess and manage the impact of potential new development on the wider landscape and establish the landscaping required to minimise the impact on the Green Belt.</p>
SL11	Land east of Cumwell Lane and south of Bateman Road, Hellaby	15.29	433	<p>Further investigation and assessment will be required to determine suitable highways, cycle and pedestrian access, and assess any impact on J1 of the M18 and the junction of Cumwell Lane and the A631. Junction improvements, including signalisation, may be required.</p> <p>Reconfiguration of the recreation ground may be required to enable access to the wider site. Should this be the case then alternative provision shall be made within the site for recreation ground and play space facilities of equivalent or improved community benefit. Any changes to these facilities will need to satisfy relevant planning policy regarding the protection of Green Space, and the loss of sporting facilities.</p> <p>There is an identified risk of surface water flooding having regard to the watercourse which runs along the southern boundary and a flood route across the eastern section of the site and playing field. Development will need to ensure that it does not cause flooding to the site or elsewhere.</p>

Reference	Site Name	Site size (hectares)	Estimated capacity (dwellings)	Future constraints and requirements
				<p>Given the presence of potential archaeological remains identified within the wider area further archaeological evaluation will be required to establish the significance and condition of archaeological heritage assets at the site, to determine the suitability and capacity for development and allow any proposed scheme to be designed accordingly.</p> <p>Landscape Character Assessment will be required to assess and manage the impact of potential new development on the wider landscape, including the Green Belt and on natural landscape features such as hedgerows within the site.</p>
SL12	Land off Lodge Lane, Dinnington	4.27	105	<p>This site provides opportunity for development, only in conjunction with Safeguarded Land site SL13 to the north of this site, to deliver improvements to the Lodge Lane / Leys Lane crossroads.</p> <p>Further investigation and assessment will be required to determine suitable highways, cycle and pedestrian access and linkages to adjoining communities, in particular to safeguarded land site SL13 and to Dinnington via Lordens Hill, to ensure that the site is well connected to adjacent communities.</p> <p>There may be further opportunities to provide new residential development within the site, subject to the satisfactory re-location of the former allotment land that has now been landscaped and is no longer used as allotment land. Consideration will need to be given to statutory nature of this allotment Land.</p> <p>Landscape Character Assessment will be required to assess and manage the impact of potential new development on the wider landscape, including the Green Belt and on natural landscape features such as hedgerows and existing trees within the site.</p>
SL13	Land off Oldcoates Road (east), Dinnington	27.1	759	<p>Further investigation and assessment will be required to determine suitable highways, cycle and pedestrian access and linkages to adjoining communities, in particular to allocation H76 to Dinnington via Lordens Hill, to ensure that the site is well connected to adjacent communities.</p> <p>This site provides opportunity for development, in conjunction with Safeguarded Land site SL12, to deliver improvements to the Lodge Lane / Leys Lane crossroads.</p>

Reference	Site Name	Site size (hectares)	Estimated capacity (dwellings)	Future constraints and requirements
				<p>Given the presence of potential archaeological remains identified within the wider area further archaeological evaluation will be required to establish the significance and condition of archaeological heritage assets at the site, to determine the suitability and capacity for development and allow any proposed scheme to be designed accordingly.</p> <p>Landscape Character Assessment will be required to assess and manage the impact of potential new development on the wider landscape, including the Green Belt and on natural landscape features such as hedgerows and trees within and on the boundaries of the site.</p>
SL14	Stockwell Lane / south of Lambrell Avenue, Kiveton Park	12.69	357	<p>Further investigation and assessment will be required to determine suitable highways, cycle and pedestrian access, and assess any impact on the local road network.</p> <p>There is an identified risk of surface water flooding with a flood route identified running through the site. Development will need to ensure that it does not cause flooding to the site or elsewhere.</p> <p>The line of the Chesterfield Canal runs along the southern portion of this site and any potential future development of this site must protect the line of the Chesterfield Canal to enable its re-instatement in the future.</p> <p>A buffer will be required to the nearby candidate Local Wildlife Site (cLWS206) Kiveton (Former) Colliery.</p> <p>A Heritage Impact Assessment will be required to assess and mitigate any new development proposals on the adjacent Conservation Area and listed buildings.</p> <p>Given the presence of potential archaeological remains identified within the wider area further archaeological evaluation will be required to establish the significance and condition of archaeological heritage assets at the site, to determine the suitability and capacity for development and allow any proposed scheme to be designed accordingly.</p> <p>The site adjoins the boundary of the Wales Conservation Area. Proposals will be required to demonstrate that the development of this area can be achieved in a manner consistent with its appropriate conservation.</p>

Reference	Site Name	Site size (hectares)	Estimated capacity (dwellings)	Future constraints and requirements
				Landscape Character Assessment will be required to assess and manage the impact of potential new development on the wider landscape, including the Green Belt and on natural landscape features such as hedgerows within the site.
SL15	Land north of A57 and east of Church Lane, Aston	7.55	211	<p>Further investigation and assessment will be required to determine suitable highways, cycle and pedestrian access and linkages to adjoining communities. Direct vehicular access to the A57 will not be permitted.</p> <p>There is an identified risk of surface water flooding having regard to the watercourse running along the south west boundary and a large area of flooding is predicted in the southern corner - adjacent to the road embankment. Development will need to ensure that it does not cause flooding to the site or elsewhere.</p> <p>The site lies 50 metres from the Aston Conservation Area. Development of this site could also affect elements which contribute to the significance of a number of Listed Buildings to the north including the Grade II* Listed Aughton Court. Proposals will be required to demonstrate that the development of this area can be achieved in a manner consistent with their appropriate conservation.</p> <p>An appropriate landscape buffer to Aston Hall School to the north shall be maintained.</p> <p>Landscape Character Assessment will be required to assess and manage the impact of potential new development on the wider landscape, including the Green Belt and on natural landscape features such as hedgerows within the site.</p>
	Total	154.07 hectares	4,038 dwellings	

Table 9 Targets, permissions and development site residential numbers as at 31 March 2016

Settlement Group	Core Strategy Target (dwellings)	Less Completions 2013 - 2016	Less Planning Permissions (expected to be built in Plan Period) (dwellings) See note 1	Balance Required (dwellings)	Development Sites (dwellings) See note 2
Rotherham Urban Area	5,471	337	1,057	4,077	3,812
Dinnington, Anston and Laughton Common	1,300	113	116	1,071	1,026
Wath-upon-Dearne, Brampton & West Melton	1,300	376	313	611	654
Bramley, Wickersley & Ravenfield Common	800	79	162	559	571
Waverley	2,500	414	2,160	-74	0
Maltby and Hellaby	700	12	36	652	757
Aston, Aughton and Swallownest	560	67	90	403	553
Swinton and Kilnhurst	560	86	394	80	102
Kiveton Park and Wales	370	25	141	204	368
Catcliffe, Orgreave, Treeton	170	47	113	10	139
Thorpe Hesley	170	4	12	154	216
Thurcroft	300	195	178	-73	79
Green Belt Villages	0	10	26	-36	0
Non-Green Belt Villages	170	5	47	118	87
TOTAL:	14,371	1,770	4,845	7,756	8,364

Settlement Group	Core Strategy Target (dwellings)	Less Completions 2013 - 2016	Less Planning Permissions (expected to be built in Plan Period) (dwellings)	Balance Required (dwellings)	Development Sites (dwellings)
			See note 1		See note 2
<p>Windfall sites: In addition it is estimated that windfall development on small and large sites will deliver an additional 1,980 homes between 2016 and 2028.</p> <p>Note 1: Column 4 'Less Planning Permissions (expected to be built in Plan Period) (dwellings)' includes figures for the following site allocations which had planning permission as at 31 March 2016: H10 Land Off Westfield Road, Parkgate; H17 Land Off Wentworth Road, Rawmarsh; H23 Land Off Godstone Road, Rotherham; H24 Dalton allotment site; H32 Whinney Hill, Thrybergh; H40 Land To The East Of Cortonwood Business Park, Brampton Bierlow; H48 Brameld Road, Swinton; H51 Croda Site, Kilmhurst; H53 Land West Of Sheffield Lane, Catcliffe; SPA1 Waverley New Community; H73 Off Sawn Moor Road, Thurcroft; and H92 Land Off Hard Lane, Kiveton Park.</p> <p>Note 2: Column 6 'Development Sites (dwellings)' excludes the figures for sites with planning permission as at 31 March 2016 as referred to in note 1, but may include sites which have been granted planning permission after this date. This includes the following allocation sites with planning permission as at 31 December 2017: H67 Newland Avenue, Braithwell Road and Chadwick Drive, Maltby; H72 South Of Ivanhoe Road, Thurcroft; H100 Blueman's Way, Catcliffe; and H99 Rotherham Road, Maltby.</p>					

4.2 Development within the Green Belt

Policy SP 2

Development in the Green Belt

A Green Belt whose boundaries are defined on the Policies Map will be applied within Rotherham Borough.

Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. In considering planning applications for new development, including improvements to essential infrastructure such as operational Waste Water Treatment Works, and mineral workings within the Green Belt and to ensure proposals minimise the impact of the development on the openness of the Green Belt particular regard will be had to the following factors: the size, scale, volume, height, massing, position, lighting and any proposed enclosures of the proposals; or screen banks.

All new buildings should be well-related to existing buildings, where relevant, and should be of a size commensurate with the established functional requirement. Effective siting, screening and high standards of design appropriate to the setting of the proposals can minimise the impact of future development on the openness of the Green Belt. Where possible proposals should reflect the architectural style of original buildings, and / or the vernacular styles in the locality.

All proposals for development should satisfy other relevant policies of the Local Plan and National Guidance.

Explanation

4.21 The National Planning Policy Framework supports the continued protection of the Green Belt from inappropriate development (paragraph 87 refers), and proposals should not be approved except in very special circumstances. This policy ensures that if very special circumstances can be demonstrated consideration is given to the impact development proposals will have on the openness of the Green Belt. It is considered that the factors identified in this policy, are those likely to have the greatest impact on the openness of the Green Belt. Prior to the granting of permission for development to proceed on site, balanced judgement will be required having regard to the scale of any harm or loss likely to occur and to any proposals to minimise the scale of any harm and limit the impact of development on the openness of the Green Belt. Proposals within the Green Belt are most likely to be rural or remote and careful consideration will need to be given to their infrastructure requirements including drainage, water supply, energy generation and transport requirements, to ensure that sufficient consideration is given to the sustainability of the proposals.

4.22 The Council expects a high standard of design and will consider proposals against the principles and criteria set out in Policy SP 55 'Design Principles' and Core Strategy Policy CS 28 'Sustainable Design'.

Policy SP 3

Rural Workers Dwellings in the Green Belt

New houses in the Green Belt require special justification for planning permission to be granted and should relate to the essential need for a rural worker to live permanently at or near to their place of work. The applicant will be required to establish a functional need for a new dwelling to support rural business activity, and demonstrate this in support of the planning application. Applicants must demonstrate through the provision of evidence that the business is financially viable. Consideration will be given to approving permission for temporary accommodation in the first instance until the business is established and stable and the need for a permanent dwelling proven.

Where a permanent house is proposed to be built, high standards of design appropriate to the setting of the proposal are required. In considering a planning application for new development regard will be had to the size, scale, position, screening, enclosures, lighting and design of the proposals. Where possible, new dwellings should be well-related to existing buildings and should be of a size commensurate with the established functional requirement.

Explanation

4.23 To demonstrate an essential functional need, applicants will be required to provide evidence that the business a new dwelling would support is financially stable and justifies a permanent dwelling. Where the need to provide accommodation for rural workers has been accepted and is justified, then it will be necessary to ensure that dwellings are kept available for meeting this need for as long as it exists and the Council will apply an appropriate occupancy condition to ensure the long term future of the dwelling to meet the needs of rural workers. It may be more appropriate to provide temporary accommodation in the short term until the business is established and the need for a permanent dwelling proven. Further guidance to assist the applicant applying for a rural worker's dwelling is provided in the Development in the Green Belt Supplementary Planning Document.

4.24 The Council will expect the applicant to demonstrate the recent pattern of use of the land and buildings and provide information on any dwellings, or buildings suitable for conversion that have recently been sold separately from the farmland or rural business. Such a sale could constitute evidence of lack of need for a new dwelling.

4.25 Removal of the occupancy condition will require the applicant to show that the worker no longer needs to live close to the relevant activity and to state why this is the case, and to demonstrate that there is no need or demand for a rural worker's home in the area. Evidence will be required to demonstrate that the home has been put up for sale with a land agent at a price that reflects the occupancy condition attached to the property for at least 12 months and that there has been no reasonable offer.

4.26 The Council expects a high standard of design and will consider proposals against the principles and criteria set out in Policy SP 55 'Design Principles' and Core Strategy Policy CS 28 'Sustainable Design'.

Policy SP 4

Extensions to Buildings in the Green Belt

In the Green Belt the extension or alteration of an existing building may be appropriate provided that it does not result in disproportionate additions over and above the size of the original building. The Council considers that an increase in excess of 33% in the external volume of the original building would make the proposals disproportionate. Consideration will be given to the size, scale, position, screening, enclosures, lighting and design of any such extensions or alterations to existing buildings.

Explanation

4.27 The Council issues further guidance (Development in the Green Belt Supplementary Planning Document and the Householder Design Guide Supplementary Planning Document) to assist applicants in submitting their planning applications and will have regard to the degree to which proposals are compatible with the guidance issued. The Council considers that an increase in excess of 33% in the volume of the original building (based on external measurements) would make the proposals disproportionate and therefore inappropriate development in the Green Belt and very special circumstances will need to be demonstrated.

Policy SP 5

Alternative Uses for Buildings within the Green Belt

The change of use or conversion of a building in the Green Belt is acceptable in principle providing that the proposals preserve the openness of the Green Belt and do not conflict with the purposes of including land within the Green Belt. Prior to any conversion of a building it should be demonstrated that the building is of permanent and substantial construction and that, in the case of recreation and sporting facilities, the building is surplus to requirements for its sporting use or for use in connection with sport.

Explanation

4.28 Conversions to other uses of buildings in the Green Belt offer an opportunity to retain assets of character in the countryside. Many buildings are of significant value both in relation to landscape character and natural history. There is a need to protect the landscape character of the countryside and any intrinsic character that the building itself derives from style, layout, materials, detailing and setting. Re-use or adaption of buildings can help to reduce demands for new buildings in the countryside, can encourage new enterprises and can provide jobs in rural areas.

4.29 The Council will need to be assured that the building can withstand conversion without extensive repairs and new build that threaten the vernacular character of the building. The applicants should ensure that the new use is sympathetic to the rural character. The creation of a residential

curtilage around newly converted buildings can sometimes have a harmful effect on the openness of the Green Belt, proposals should therefore demonstrate that change of use of a rural building to residential use does not impact on the openness of the Green Belt. The Council may remove permitted development rights to ensure that harm to the Green Belt is minimised.

4.30 An application for building conversion will require a full measured survey including structural and condition surveys. For a building to be of permanent and substantial construction it must have walls and a roof, be structurally sound and not require significant re-building, cladding or significant external alterations. The Council has prepared further guidance to assist and advise applicants in preparing their proposals, set out in the Development in the Green Belt Supplementary Planning Document. Regard should also be had to Natural England's Standing Advice on protected species. This includes a habitat decision tree which provides advice on deciding if there is a 'reasonable likelihood' of protected species being present. It also provides detailed advice on the protected species most often affected by development, including flow charts for individual species to enable an assessment to be made of a protected species survey and mitigation strategy.

4.31 The re-use of an existing building for other purposes should not result in a significantly greater effect than the present use on the openness of the Green Belt. Diversification of the land will not justify activities that harm the openness of the Green Belt.

4.32 Alternative uses requiring planning permission will need to meet the requirements of other policies, appropriate to the use proposed, within the Local Plan.

Policy SP 6

Replacement Buildings in the Green Belt

The replacement of buildings within the Green Belt is not inappropriate provided that the new building is in the same use and not materially larger than the one it replaces. The Council considers that an increase in excess of 10% in the volume of the existing building would make the proposals materially larger and therefore inappropriate development in the Green Belt. However replacement buildings will not be permitted where they would result in the loss of a building which makes a positive contribution to the surrounding landscape character or the building is of local architectural or historic interest. Replacement buildings must not be significantly more visible than the existing building or buildings. A new permanent structure will not be allowed to replace a temporary building / structure.

All proposals requiring planning permission will require careful assessment as to the impact and appropriateness of the development; consideration will be given to the size, scale, position, screening, enclosures, lighting and design of replacement buildings.

Explanation

4.33 This policy reflects guidance in the National Planning Policy Framework and advice from Historic England (formerly English Heritage) and is intended to enable the continued protection of the Green Belt and to prevent the loss of a building which makes a positive contribution to the

surrounding landscape character or where the building is of local architectural or historic interest. The Council has prepared a Supplementary Planning Document outlining detailed criteria to enable the successful replacement of buildings within the Green Belt. The Council considers that an increase in excess of 10% in the volume of the existing building would make the proposals materially larger and therefore inappropriate development in the Green Belt and very special circumstances would need to be demonstrated.

Policy SP 7

New Agricultural or Forestry Buildings or Structures in the Green Belt

Planning applications for new agricultural or forestry buildings or structures must demonstrate that the building or structure is needed, designed and constructed solely for the purposes of agriculture or forestry. The use of appropriate planning conditions will ensure that any new building not used for agricultural purposes within ten years of its construction shall be removed. All proposals will require careful assessment as to the impact and appropriateness of the development; consideration will be given to the size, scale, position, screening, enclosures, lighting and design of the buildings.

Explanation

4.34 Planning applications for new agricultural or forestry buildings or structures should be accompanied by a full explanation of the agricultural or forestry proposals with which they are associated, to enable a thorough and proper assessment of the need for the new agricultural or forestry building or structure. The Council will expect proposals for new buildings and or structures to reflect the requirements of this policy and be proportionate in size to meet the functional need of the building.

Policy SP 8

Infilling Development within the Green Belt

In villages washed over by the Green Belt, identified below, limited infilling may be acceptable where the proposals can demonstrate that the character of the area will not be eroded. Infilling means the filling of a small gap in an otherwise built up frontage. The Council defines a small gap as a gap which fronts onto a highway and has a width less than 20 metres between the existing buildings. Any development that does take place should not detract from the character and appearance of such villages.

The villages to which this policy applies are: Brampton-en-le-Morthen, Firbeck, Gildingwells, Hooton Levitt, Hooton Roberts, Letwell, Ravenfield, Thorpe Salvin, Ulley, and Wentworth.

The Council recognises that there are other smaller hamlets, collections of houses and individual properties washed over by the Green Belt to which this policy does not apply. Depending upon the nature of the proposed development other Green Belt policies may be relevant.

Explanation

4.35 The Council defines a small gap as a gap which fronts onto a highway and has a width less than 20 metres between the existing buildings. Any proposals for such development should be discussed with the Council before the submission of a planning application. Further guidance is set out in the Development in the Green Belt Supplementary Planning Document.

4.36 Core Strategy Policy CS 7 'Housing Mix and Affordability' also sets out the circumstances in which affordable housing within Green Belt villages may be acceptable.

4.37 Development proposals should demonstrate that pathways both official and unofficial within the village, will be maintained to enable local people to continue to access green space and to move around within the village without obstacles from new development.

Policy SP 9

Previously Developed Sites within the Green Belt

In instances where existing activities are located within the Green Belt, proposals for limited infilling (defined as development between existing permanent buildings) or the partial or complete redevelopment of previously developed sites, whether redundant or in continuing use (excluding temporary buildings), may be considered acceptable, provided that they would not have a greater impact on the openness of the Green Belt and the purposes of including land within it, than the existing development.

Consideration will be given to the size, volume, massing, scale, position, siting, screening, enclosures, lighting and design of new buildings or structures to ensure that any harm or potential harm to the openness of the Green Belt is minimised.

Explanation

4.38 Future development proposals for previously developed sites in the Green Belt will be carefully scrutinised to ensure that there will be no greater impact on the openness of the Green Belt and the purposes of including land within it than the existing development. Any proposals for partial redevelopment should be put forward in the context of comprehensive, long-term plans for the site as a whole. For the purposes of this policy, infill will be taken as development between existing permanent buildings. One example is Aven Industrial Park, east of Maltby, located in the Green Belt. Over previous years the Council has considered it appropriate to approve rationalisation and improvement proposals for this site and this approach may also be pursued with other previously developed sites if appropriate and sustainable. Further guidance is set out in the Development in the Green Belt Supplementary Planning Document.

Policy SP 10

Proposals for Outdoor Sport, Outdoor Recreation and Cemeteries in the Green Belt

Provision of appropriate facilities for outdoor sport, outdoor recreation and cemeteries, will be acceptable as long as they preserve the openness of the Green Belt and do not conflict with the purposes of including land within it providing that:

- a. proposals will not give rise to undue disturbance caused by an increase in noise, the attraction of significant numbers of additional people into the area, or an increase beyond current levels of traffic at any one time;
- b. they are sited and designed so as to avoid any adverse impact on identified landscape character, heritage, nature conservation or agricultural interests;
- c. the proposals would not pollute surface and groundwater; and
- d. they can satisfy other relevant policies of the Plan and National Guidance;
- e. the applicant will need to demonstrate that the impact of the proposals will not be detrimental to the preservation of the openness of the Green Belt or to its character.

Applicants will be expected to prepare appropriate Management Plans for new sports development or extensions to existing sports facilities in the Green Belt, careful consideration will need to be given to an appropriate lighting strategy.

Explanation

4.39 Many outdoor sport and recreational activities are compatible with protecting the openness of the Green Belt. However, some sporting activities can be difficult to locate in the countryside, because of their scale, likely increase in noise and traffic disturbance and, conflict with nature conservation interests. The environmental impact of the proposed activity needs careful consideration and proposals for development of facilities should demonstrate that they will preserve the openness of the Green Belt. Consideration will be given to the impact on other land-uses in the locality, especially agriculture and forestry, and on areas of heritage, nature conservation or landscape value. Regard will also be had to the site and its location within the wider Green Belt. In assessing impact, the level and type of vehicular, cycle and pedestrian traffic likely to be generated will be taken into account and careful consideration will need to be given to the preparation of a lighting strategy. A robust Management Plan will demonstrate how mitigation measures can be put in place to overcome detailed concerns and issues.

4.40 Proposals for new buildings or extensions to existing buildings, to accommodate ancillary facilities in support of outdoor sport and recreation should not detrimentally affect the character or openness of the Green Belt. All proposals will require careful assessment as to the impact and appropriateness of the development; consideration will be given to the size, scale, position, screening,

enclosures, lighting and sustainable design and construction of new buildings and the provision of measures to improve access for the disabled. In general, it will be important that outdoor elements predominate in any scheme and, where ancillary indoor elements are proposed, they should respect the existing landscape in their scale and prominence. Where ancillary buildings are necessary, they should wherever possible relate to an existing grouping of buildings, rather than introduce new, built development into an open landscape.

4.41 It is acknowledged that cemetery developments can cause contamination of surface and groundwater and when considering the location of cemeteries regard should be had to advice contained in the Environment Agency GP3: Groundwater Principles and Practice Note 2013.

4.3 Creating mixed and attractive places to live

Policy SP 11

Development in Residential Areas

Residential areas identified on the Policies Map shall be retained primarily for residential uses. All residential uses shall be considered appropriate in these areas and will be considered in light of all relevant planning policies.

Non-residential uses will be considered in light of the need to maintain the housing land supply and create sustainable communities, and normally only permitted where they:

- a. are ancillary and complementary to the residential nature and function of the area; and
- b. are no larger than is required to meet the needs of local residents; and
- c. will not have an unacceptable impact on the residential amenity of the area; and
- d. demonstrate how they will be of benefit to the health and well-being of the local population.

Explanation

4.42 Existing residential areas need to be protected to maintain their amenity and character and to ensure that these areas continue to meet ongoing housing needs. Allocated housing sites need to be protected to ensure that planning applications for non-residential uses do not compromise the supply of land for new housing.

4.43 Proposals for self and custom build will be supported in residential areas. To promote self and custom build the council is establishing a "Right to Build" register to identify people who may be interested in building their own homes. The Council is also identifying council owned sites which will be made available for self and custom build.

4.44 Certain non-residential uses will be allowed in residential areas where they are ancillary and complementary to the main residential use. Such uses could include proposals for convenience shops serving the local area only, social and community facilities, public houses, amenity and local recreational open space. Residential areas are generally considered to be suitable locations for Use Class B1 employment uses, development proposals will be resisted if the scale of the building and the intensity of use, particularly traffic movements, are detrimental to the appearance and character of the residential area.

4.45 The Local Plan supports the vision and strategic objectives of the Rotherham Health and Wellbeing Strategy; in particular promoting healthy lifestyles and seeking to reduce poverty. Policy SP 11 'Development in Residential Areas' indicates that non-residential uses within housing areas will only be permitted where they can demonstrate how they will be of benefit to the health and well-being

of the local population. Health and Equalities Impact Assessments can assist applicants in demonstrating how development proposals will be of benefit to the health and well-being of the local population. The Council will encourage the preparation of Impact Assessments to accompany the planning application. See Policy SP 55 'Design Principles'. The scope and extent of the issues to be assessed and the framework for the assessment should be based on best practice and agreed with the Council prior to submission of a planning application. The outcomes of the assessment should be submitted with the application. The Council will consider the need to prepare further Guidance to assist applicants in preparing health and equalities impacts assessments.

Policy SP 12

Development on Residential Gardens

Proposals involving development on a garden or group of gardens, including infill of corner plots, will only be permitted where:

- a. the proposals would allow for a comprehensive scheme in the wider area to be achieved in the future; and
- b. the proposal does not harm the amenity of existing properties by overlooking, loss of privacy, loss of light or obtrusiveness; and
- c. development would not result in harm to the character of the area.

Explanation

4.46 Small housing sites within residential areas can make an important contribution to the borough's housing provision. However it has been recognised for many years that residential development on back land areas can present problems in terms of residential amenity and convenience of access.

4.47 Gardens are an important part of the character of housing areas and contribute towards the quality of life enjoyed by residents. They provide a setting for buildings and allow for privacy and amenity to be enjoyed by residents. Careful planning is therefore required to ensure development on garden land is acceptable especially if the new buildings are to be successfully integrated into existing residential areas.

4.48 The nature of garden sites can mean that they are often in multiple ownerships, which can present issues of land assembly. The Council is keen to ensure that where permission is granted a comprehensive scheme could be delivered in the future. Developers will therefore be required to demonstrate that a comprehensive scheme can be implemented.

4.49 The Council will need to be satisfied that the proposed development will not affect the amenity of existing properties by overlooking, loss of privacy, loss of light or obtrusiveness. This will require careful consideration of the type, scale and massing of the proposals, the location of habitable rooms

with windows, provision of sufficient space for gardens if these are appropriate, and landscape screening to sensitive boundaries. Consideration will also be given to the impact on daylight and sunlight. Planning permission may not be granted where proposals significantly reduce the amount of sunlight and / or daylight entering the window of a habitable room (such as a kitchen, living room or bedroom) or by casting a shadow over private amenity space.

4.50 Development proposals will not be acceptable where they are detrimental to the character of the area. Consideration will be given to the contribution the site makes to its surroundings, taking account of the house types in the area, the street pattern, the grain of development and landscaping. The proposed layout should provide appropriate spacings between the new dwellings to complement the existing pattern of development in the area.

4.51 Access to the proposed development will be critical. This can often be dependant upon the loss of an existing property on the street frontage to enable suitable road access and if appropriate to adoptable standards, into the site. Consideration will be given to whether the creation of an access road would result in the loss of amenity for existing residents or visually disrupt the character and appearance of an existing street frontage, taking account of the form and rhythm of development, and the presence and pattern of trees in the street scene.

4.52 Given the sensitive issues above the Council will also give consideration to the removal of permitted development rights for extensions, window or door insertion and the conversion of integral garages to living accommodation. (Permitted development rights define the amounts and type of development that do not require express planning permission.)

Policy SP 13

Gypsy and Traveller Sites

Proposals for Gypsy and Traveller sites will be supported in towns and villages on sites suitable for residential uses. When considering proposals the suitability of sites shall be considered in accordance with the criteria in Core Strategy Policy CS 3 'Location of New Development', with particular consideration given to the following matters:

- a. no significant harm to the built or natural heritage including trees, hedgerows, and biodiversity;
- b. no significant harm to local amenity, infrastructure or agriculture;
- c. safe and convenient access to the highway network;
- d. good access to community services by non-car modes;
- e. no development on sites within Flood Zone 3.

In all cases sites will be expected to meet the following requirements:

- f. sufficient space for the planned number of caravans, commercial vehicles, play space, amenity blocks and the safe circulation of vehicles;
- g. the scale of the site should not dominate the nearest settled community;
- h. good existing screening of the site and / or the carrying out of suitable landscaping.

Explanation

4.53 The criteria presented in this policy have been formulated with regard to "Planning Policy for Traveller Sites" (DCLG, August 2015) which states that criteria based policies should be fair and should facilitate the traditional and nomadic life of travellers while respecting the interests of the settled community. Furthermore, the Council expects that any future Gypsy and Traveller provision will follow the principles of design laid out in "Designing Gypsy and Traveller Sites: Good Practice Guide" (DCLG, 2008), or any future replacement guidance.

4.54 Policy SP 13 'Gypsy and Traveller Sites' will apply to land at Dog Kennels Lane, Kiveton Park which has been allocated as a development site (GT1) to meet the needs of Gypsy and Traveller communities, as well as proposals which come forward on other sites.

Policy SP 14

SPA1 Waverley New Community

A large-scale mixed use new community is currently being developed at Waverley. The development will principally comprise residential development with complementary retail, community and commercial uses. The Policies Map identifies this Special Policy Area. The allocation will predominantly deliver new residential development within Waverley New Community, along with some supporting community services and facilities. The majority of supporting community and commercial uses will be provided on the adjacent Mixed Use Area 21: Highfield Commercial, Waverley.

SPA1 will be developed in line with the principles below to ensure the creation of a sustainable community:

- a. development of the site will primarily be for C3 residential uses, in accordance with the extant planning permission. It is expected that in the plan period approximately 2,500 dwellings will be built on site.
- b. the following supporting and complementary uses will also be supported:
 - i. a local centre close to Waverley Lakeside, of an appropriate scale to meet the needs of the new community and recreational users of the Lakeside area, and, taking account of the uses identified as acceptable within the adjacent Mixed Use Area 21. Acceptable uses within local centres are set out in Policy SP 19 'Development Within Town, District and Local Centres'.
 - ii. provision of appropriate Green Space and Green Infrastructure, including play facilities, of sufficient scale and quality to meet the needs of the residents of the community;
 - iii. a junior and infant school (unless otherwise agreed with the Local Planning Authority given that additional school provision in the area has yet to be fully determined);
 - iv. other non-residential uses will only be considered where proposals satisfy the criteria set out in Policy SP 11 'Development in Residential Areas'; and in light of the need to maintain the housing land supply.
- c. the site will continue to be developed according to a phased masterplanned approach allowing maximum practical integration between the different uses within and beyond the site to provide links to Mixed Use Area 21, the Advanced Manufacturing Park and to the wider Green Space to the south of the site and to the east. Any future proposals to prepare a refreshed masterplan shall be agreed with the Local Planning Authority and Highways England.

Explanation

4.55 Core Strategy Policy CS 1 'Delivering Rotherham's Spatial Strategy' identifies Waverley as a Principal Settlement within Rotherham for the development of a new community along with supporting services and facilities. Planning permission for the new community has been granted and development is underway. Approximately 2,500 homes are expected to be delivered within the Plan period. Adjacent to this Special Policy Area allocation, Mixed Use Area 21 will deliver the heart of the new community, with a mix of housing, employment, retail and community facilities, and a Mixed Use Centre. Policy SP 67 'Mixed Use Area 21: Highfield Commercial, Waverley', sets out how this mixed use area will be developed.

4.56 In addition to delivering predominantly residential uses SPA1 will also provide a limited range of supporting complementary uses. Principally these will be focused on a new Local Centre. The indicative location of this Local Centre is shown on the Policies Map and is located close to Waverley Lakeside.

4.57 The secondary Local Centre within SPA1 is expected to be of a significantly smaller scale and it is intended to meet the needs of the new community in this location as well as the users of the lakeside leisure and recreational facilities. The range of acceptable uses within Local Centres is identified at Policy SP 19 'Development Within Town, District and Local Centres'. Core Strategy Policy CS 12 'Managing Change in Rotherham's Retail and Service Centres' indicates that new development of an appropriate scale for local shops and community facilities will be supported in areas of housing growth. The Council will therefore carefully consider any proposals to ensure that they are appropriate in scale for this Lakeside location, whilst having due regard to the proposals for Mixed Use Centre provision within Mixed Use Area 21.

4.58 The provision of an appropriate level and quality of Green Space and green infrastructure, including play areas, within the site allocation is required to ensure that development complies with relevant Local Plan policies; in particular Policy SP 32 'Green Infrastructure and Landscape', Policy SP 37 'New and Improvements to Existing Green Space', and Policy SP 39 'Design and Location of Green Space, Sport and Recreation'.

4.59 The scale of development being undertaken at Waverley, for which permission has been granted, requires the provision of two primary schools. The current masterplan for the site includes one of the new Junior and Infant Schools within Mixed Use Area 21. Work is ongoing to deliver this school. The second school falls within this SPA to meet the educational needs of the new community (unless otherwise agreed with the Local Planning Authority, recognising that additional school provision in the area has yet to be fully determined).

4.60 The SPA provides for the majority of new residential development to be delivered at Waverley, with appropriate levels of supporting uses primarily being provided within Mixed Use Area 21. In addition to the acceptable alternative uses identified in the policy, the Council recognises that other supporting uses may be acceptable in some circumstances. Policy SP 11 'Development in Residential Areas' sets out the approach to considering such proposals within residential areas. It is considered appropriate that these principles are applied to proposals within the allocation to ensure they:

- i. are ancillary and complementary to the residential nature and function of the area;

- ii. are no larger than is required to meet the needs of local residents;
- iii. will not have an unacceptable impact on the residential amenity of the area; and,
- iv. demonstrate how they will be of benefit to the health and well-being of the local population.

Implementation

4.61 Given the scale of development underway to deliver the new community over a substantial period of time, it is vitally important that a masterplan approach continues to be taken. The location and scale of the proposed development at Waverley is likely to have a significant impact on the Strategic Road Network. Any future proposals to prepare a refreshed masterplan will need to be agreed with the Local Planning Authority and Highways England and will set out the land use mix, scale, layout, massing, height, access, landscaping principles; phasing of proposals and delivery of appropriate supporting infrastructure; and illustrate how proposed development will successfully integrate with the wider surrounding area, including Mixed Use Area 21 and the Advanced Manufacturing Park, to ensure an accessible, legible and sustainable development.

4.62 A brief setting out the detailed specification for a site wide masterplan covering the entire Special Policy Area shall be agreed with the Council. The site wide masterplan shall be produced on a collaborative basis and subsequently agreed in writing by the Council before any planning applications are approved for the proposed developments, unless otherwise agreed in writing.

4.63 The masterplan shall satisfy the following objectives:

- To create a series of new distinctive residential character areas which will provide a range of new facilities (including a school), local green and feature spaces and choice of house types and tenures.
- Good quality design will be important throughout and development will respond to local site features, and create landscape and townscape character.
- To develop a sense of place for Waverley New Community with clear orientation through the character areas with a variety of building typologies, public spaces, vistas, gateways, focal points and landmarks.
- To ensure that the new development at Waverley Square (MU21) is well integrated with the wider new community and with the movement and green space networks.
- To create a waterside hub and recreational destination alongside Waverley Lakes incorporating a high quality and limited distinctive public promenade, children's play facilities and waterside uses (such as café bar and retail element) and linking to circular walking routes.
- To provide a clear hierarchy and distinctive character of streets, cycle and pedestrian routes (including the incorporation of water and SuDS) to create a legible, attractive and permeable movement network that connects the new character areas and facilities together and makes strong linkages to the Advanced Manufacturing Park, Mixed Use Area, and the wider locality.

- To provide an attractive and distinctive strategic route 'Waverley Walk' that links a series of public feature spaces with the key destinations of the Advanced Manufacturing Park, and the new Mixed Use Area including the primary school with the lakes at Waverley Waterside.
- To enhance existing and provide new pedestrian, cycle and equestrian routes that connects the new community with the wider rights of way, bridleway and cycle networks in the locality.
- To create a strong visual network of multi-functional green spaces and routes (including Highwall Park, Waverley Park, Waverley Waterside and Central Park) through the development to link and integrate into the wider green network and key destinations.
- To provide a distinctive and coherent landscape strategy that provides a legible and attractive development where people are clearly signposted to key spaces and facilities.
- To create a series of high quality and distinctive public 'feature' spaces that provide areas for people to relax, play, interact with each other and support legibility and vitality throughout the character areas.
- To provide a distinctive landscape setting and character and maximise views and routes for new housing adjacent to Highwall Park and Waverley Waterside.
- To maximise the visual, recreational and ecological value of the lakes and key green spaces and routes so they form centre-pieces to Waverley New Community's blue and green infrastructure.
- To maximise opportunities for educational experiences and community involvement in the green routes and spaces.
- To provide opportunities to integrate low carbon approaches into the development by prioritising walking and cycling routes, residential proximity to local amenities and services, SUDS and sustainable building techniques and materials.
- Parking should be sensitively integrated with street trees and landscaping to avoid visual dominance.

4.4 Supporting a dynamic economy

Policy SP 15

Land Identified for Business Use

Within areas allocated for business use on the Policies Map, development proposals falling within Use Class B1b, and B1c will be permitted. Offices falling within Use Class B1a will only be acceptable where they are ancillary to the main proposed use or the proposals satisfy the requirements of Core Strategy Policy CS 12 'Managing Change in Rotherham's Retail and Service Centres' and other relevant planning policy.

Development proposals within Use Classes B2 and B8 will not be acceptable. Other uses will be considered on their merits in line with Policy SP 17 'Other Uses Within Business, and Industrial and Business Areas'.

Explanation

4.64 Within sites allocated for business use on the Policies Map development will be restricted to uses falling within the B1 business Use Class, which comprises industry, research and development and office uses (excluding those falling within Use Class A2) which can be carried out in a residential area.

4.65 Offices are identified in national planning policy as main town centre uses and as such where offices falling within Use Class B1 form the main use of any proposed development they are subject to the sequential approach set out in Core Strategy Policy CS 12 'Managing Change in Rotherham's Retail and Service Centres' and the National Planning Policy Framework. Such office development proposals will only be acceptable where they satisfy the requirements of these policies. However it is also acknowledged that office use can form a key part of business operations. This Policy recognises this, and where it is demonstrably ancillary to the main development, office use will be acceptable within sites allocated for business or industrial and business use.

4.66 Business use sites are situated within or close to residential areas or close to other environmentally sensitive areas such as the Green Belt or community facilities. The Council continues to support the allocation of such sites particularly where they can help provide local employment opportunities for residents. However these sites are not suitable for other industrial or business uses which may compromise the amenity of adjacent land uses or the amenity of businesses.

Policy SP 16

Land Identified for Industrial and Business Uses

Within areas allocated for industrial and business use on the Policies Map, development proposals falling within Use Classes B1b and B1c, B2 and B8 will be permitted. Offices falling within Use Class B1a will only be acceptable where they are ancillary to the main proposed use or the proposals satisfy the requirements of Core Strategy Policy CS 12 'Managing Change in Rotherham's Retail and Service Centres' and other relevant planning policy.

Other uses will be considered on their merits in line with Policy SP 17 'Other Uses Within Business, and Industrial and Business Areas'.

Explanation

4.67 Sites allocated for industrial and business use are suitable for a wider range of activities. As well as proposals falling within the B1 business Use Class, uses within Use Class B2 (for general industrial use) and Use Class B8 (for storage and distribution) will be acceptable in principle. B1, B2 and B8 activities can generally co-exist perfectly satisfactorily.

4.68 Offices are identified in national planning policy as main town centre uses and as such where offices falling within Use Class B1 form the main use of any proposed development they are subject to the sequential approach set out in Core Strategy Policy CS 12 'Managing Change in Rotherham's Retail and Service Centres' and the National Planning Policy Framework. Such office development proposals will only be acceptable where they satisfy the requirements of these policies. However it is also acknowledged that office use can form a key part of business operations. Where it is demonstrably ancillary to the main development, office use will be acceptable within sites allocated for business or industrial and business use.

Policy SP 17

Other Uses Within Business, and Industrial and Business Areas

Within areas allocated for business, or industrial and business use on the Policies Map, proposals for alternative uses other than those identified as not acceptable in Policy SP 15 'Land Identified for Business Use' will be considered positively having regard to other relevant planning policies and whether the following criteria are satisfied:

1. it can be demonstrated that the continued use of the site for business or industrial purposes would cause unacceptable planning problems which cannot be adequately mitigated, and alternative proposals are compatible with adjacent existing and proposed land uses, and the impact on amenity can be appropriately mitigated; or
2. proposals are compatible with adjacent existing and proposed land uses and any impact on amenity can be appropriately mitigated; and either
 - a. proposals positively contribute to the range and quality of employment opportunities in the borough; or
 - b. the site is no longer required for employment use on the basis that adequate provision of employment land would remain within the borough to meet its economic strategy and development needs (based upon an assessment of existing land supply including amount, type, quality and use of land, and current and future demand), or, the site is no longer viable for employment use as demonstrated by:
 - i. having been marketed for at least 12 months, including both traditional and web-based marketing, and regular advertisement in local, regional and / or national publications as appropriate; and
 - ii. opportunities to re-let premises having been fully explored; and
 - iii. the premises / site having been marketed for sale or to let (as appropriate), at a price which is commensurate with market values (based on evidence from recent and similar transactions and deals); and
 - iv. the terms and conditions set out in the lease being reasonable and attractive to potential businesses, and that no reasonable offer has been refused.

The information to be submitted by applicants to satisfy criterion 2b and the steps taken to assemble that information will be assessed on a case by case basis.

Explanation

4.69 Policy SP 15 'Land Identified for Business Use' and Policy SP 16 'Land Identified for Industrial and Business Uses' set out the uses which will be acceptable and unacceptable within business, and industrial and business use areas. These areas encompass sites allocated for new economic development and sites where business, or industrial and business uses are predominant or will be considered acceptable. Policy SP 17 'Other Uses Within Business, and Industrial and Business Areas' establishes how proposals for alternative uses within these locations will be considered. The Council will expect to receive robust evidence to support any proposals in order to satisfy the policy criteria. Where the information submitted is insufficient then the Council will not support the proposal for alternative uses. For clarity this policy does not apply to sites identified as Special Policy Areas which are subject to specific policies reflecting their strategic importance or special characteristics.

4.70 In line with Core Strategy Policy CS 9 'Transforming Rotherham's Economy' the Council will support and assist the relocation of uses which are ill-suited to their surroundings and which prejudice the satisfactory planning of the area, whilst protecting existing and potential employment opportunities. The situation could arise where uses within existing business or industrial and business use allocations result in conflicts with adjoining or nearby uses which cannot be adequately mitigated. There may be alternative business or industrial uses which could satisfactorily operate from such sites; however the Council acknowledges that in some circumstances there may be evidence that continued business or industrial use of a site could cause unacceptable planning problems which cannot be mitigated. In these circumstances criterion 1 indicates that the Council will positively consider proposals for alternative uses other than those identified as not acceptable in business use allocations in Policy SP 15 'Land Identified for Business Use'. The Council will need to be satisfied that uses compliant with Policies SP15 or SP16 (as appropriate) would not be appropriate in this location, and that alternative development proposals are compatible with adjacent existing and proposed land uses and any impact on amenity can be appropriately mitigated.

4.71 The Council recognises that there may also be other circumstances when alternative uses may be appropriate in business or industrial and business use locations (with the exception of B2 general industrial and B8 storage and distribution uses within business use areas which are specifically excluded by Policy SP 15 'Land Identified for Business Use'). In order to ensure that sufficient suitable employment land remains available whilst allowing flexibility to adapt to changing circumstances, Policy SP 17 'Other Uses Within Business, and Industrial and Business Areas' establishes the circumstances where proposals for alternative uses will be considered positively and taking account of a range of factors. Criterion 2 enables assessment of the compatibility of proposals with adjacent existing and proposed land uses and is required to be satisfied, along with demonstrating either that proposals positively contribute to the range and quality of employment opportunities in the borough (criterion 2a) or that the site is no longer required or viable for employment use (criterion 2b).

4.72 The impact of the proposed development on the character of the area, and the compatibility with adjacent existing and proposed land uses will be considered, along with any impact on amenity. The Council will require satisfactory demonstration that any amenity impacts identified can be appropriately mitigated.

4.73 Some uses may not fall within the traditional employment land use classes (B1, B2 and B8) but generate employment opportunities similar to these uses. Alternative uses may therefore be

acceptable where it can be demonstrated that they will positively contribute to the range and quality of employment opportunities within the borough.

4.74 The Council also needs to be satisfied that viable employment sites are not lost and that alternative development does not jeopardise the Local Plan's strategy for meeting the borough's employment requirements or the Council's economic strategy. The Core Strategy identifies the need to plan for 235 hectares of employment land over the Plan period; a figure endorsed by the 2015 Sheffield and Rotherham Joint Employment Land Review. The Council will therefore require evidence that adequate provision of employment land will remain within the borough to meet the Council's economic strategy and development needs. Evidence submitted in support of alternative proposals shall be based upon an assessment of existing land supply (including amount, type, quality and use of land) and current and future demand. This should have regard to the Council's latest Employment Land Review and monitoring data, and Rotherham's Economic Growth Plan 2015 – 25 (or any subsequent replacement).

4.75 To ensure that viable employment sites are not lost to alternative uses applicants will be expected to provide evidence that the land or property has been advertised on the open market for at least 12 months. The Council expects marketing to have taken place at least four times at roughly equal periods over the year, at a realistic price which reflects its value as employment land or an employment enterprise; and that no reasonable offer has been refused.

4.76 The Council will seek evidence that a range of appropriate marketing methods have been employed, that opportunities to re-let premises have been fully explored and that the terms and conditions set out in the lease are reasonable and attractive to potential businesses.

Policy SP 18

SPA2 Former Maltby Colliery

The reuse of land and premises at Maltby Colliery, site allocation SPA2 as shown on the Policies Map, for employment purposes will be supported in principle; in particular, where they utilise the existing rail head and National Grid connections. Appropriate uses will include:

- a. B2 (general industry)
- b. waste and energy
- c. aggregate depot

A masterplan for these uses will be required to ensure the comprehensive redevelopment of the site.

Explanation

4.77 Mining operations at the colliery (site allocation SPA2) had been anticipated to continue for much of the plan period. However, due to a range of geological, technical and safety issues associated with underground mining, operations in the mine have now ceased. This has resulted in a fully serviced, rail connected site becoming available which has been subject to significant development. Allied to this, the potential also exists to create a low carbon development as the site is fully serviced and has existing infrastructure to capture mine methane and to export resultant power generated to the National Grid. The site is therefore identified as a Special Policy Area (SPA2).

4.78 Uses related to waste, energy and composting are likely to be needed within the plan period and making provision for these on a site which has historically seen non-confirming / bad neighbour uses is considered appropriate. Consequently, the site is not suitable for more general employment uses (B1 and B8 Uses) which may compromise the development of the preferred uses identified in Policy SP 18 'SPA2 Former Maltby Colliery' and could be accommodated in other locations around the borough.

4.79 Recognising the existing rail connection the site is also identified as having potential to serve as a depot for the importation of aggregates. As such the site is identified as safeguarded mineral infrastructure in line with Policy SP 49 'Safeguarding Mineral Infrastructure'. Policy SP 18 'SPA2 Former Maltby Colliery' above recognises this and identifies that the site could provide appropriate facilities for the importation of aggregates which also encourages their transfer by rail rather than road.

4.80 Any proposals need to make best use of the site's unique assets to achieve an exemplar scheme. Production of a masterplan is therefore advocated to spatially illustrate how such proposals will be created.

Policy SP 19

Development Within Town, District and Local Centres

1 Main Shopping Areas

Main shopping areas, consisting of primary and, where they are defined, secondary shopping frontages, identified on the inset maps, included at Appendix 'Appendix 1: Retail centres', are the priority locations for new and existing shopping facilities. New retail development within these areas will be supported. Non-retail uses at ground floor level will only be supported where the requirements of Policy SP 20 'Primary Shopping Frontages' and Policy SP 21 'Secondary Shopping Frontages' are met. Proposals for residential use above ground floors will be supported providing that the development would not compromise the successful operation of the ground floor premises for commercial uses.

2 Acceptable uses

Within Town, District and Local shopping centres but outside of Main Shopping Areas, development proposals for the following uses will be acceptable in principle subject to meeting the requirements of other relevant planning policies:

- a. A1 shops
- b. A2 financial and professional services
- c. A3 restaurants and cafés
- d. A4 drinking establishments
- e. A5 hot food takeaways
- f. B1 offices
- g. D1 non-residential institutions
- h. D2 assembly and leisure
- i. C1 hotels
- j. C3 dwelling houses
- k. Theatres
- l. Retail warehouse clubs
- m. Casinos
- n. Amusement arcades

- o. Taxi booking offices
- p. Public toilets, baby changing and breast feeding facilities.

Explanation

4.81 Retail and service centres are much more than a collection of shops. Associated services and outlets providing for visiting members of the public are appropriate and essential; banks, cafés, pubs, estate agents and take-aways are just a few examples, all of which can reinforce pedestrian flows and are preferable to long-term vacancies. In line with the hierarchy established in Core Strategy Policy CS 12 'Managing Change in Rotherham's Retail and Service Centres' the following centres are defined on the Policies Map:

Table 10 Hierarchy of retail centres

Hierarchy	Centre
Principal town centre	<ul style="list-style-type: none"> ● Rotherham town centre
Town centre	<ul style="list-style-type: none"> ● Dinnington ● Maltby ● Wath-upon-Dearne
District centre	<ul style="list-style-type: none"> ● Kiveton Park ● Parkgate ● Swallownest ● Swinton ● Wickersley
Local centre	<ul style="list-style-type: none"> ● Bassingthorpe Farm - Urban Village (indicative) ● Woodlathes Road / Acorn Way, Bramley ● Main Street / Cross Street, Bramley ● East Bawtry Road, Brecks ● Brinsworth Lane, Brinsworth ● Herringthorpe Valley Road / Wickersley Road, Broom ● Middle Lane, Clifton

Hierarchy	Centre
	<ul style="list-style-type: none"> ● Doncaster Road, Dalton ● Doncaster Road / Far Lane, East Dene ● Fitzwilliam Road, Eastwood ● Union Street, Harthill ● Chaucer Road, Herringthorpe ● St Johns Green, Kimberworth Park ● Hangsman Lane, Laughton Common ● Muglet Lane, Maltby ● Kilnhurst Road / Queen Street, Rawmarsh ● Kilnhurst Road, Rawmarsh ● The Parade, Rawmarsh ● Bellows Road, Rawmarsh ● Harding Avenue / Symonds Avenue, Rawmarsh ● Swallow Wood Road / Sheffield Road, Swallownest ● Church Street, Swinton ● Woodhouse Green, Thurcroft ● Green Arbour Road, Thurcroft ● Rotary Drive, Wath-upon-Dearne ● Highfield Commercial, Waverley (indicative) ● Waverley New Community (indicative)

4.82 Core Strategy Policies CS 12 'Managing Change in Rotherham's Retail and Service Centres' and CS 13 'Transforming Rotherham Town Centre' support Rotherham's retail and service centres as the main locations for retail, leisure and other town centre uses. In line with these policies the borough's town, district and local centres are defined on the Policies Map. Within town and district centres Main Shopping Areas consist of Primary Shopping Frontages (which include a high proportion of retail uses) and where appropriate Secondary Shopping frontages (which provide opportunities for a diversity of uses). These are defined on the maps at Appendix 'Appendix 1: Retail centres'. Local centres are considered too small to require the identification of such areas.

4.83 In line with National Planning Policy, Main Shopping Areas are the areas within Rotherham's centres where retail development is concentrated, and will be the primary locations for new shopping developments. Whilst the emphasis will be upon retaining and encouraging new retail developments within the Primary Shopping Area, it is recognised that other non-retail uses can contribute to the vitality and viability of centres. Policy SP 20 'Primary Shopping Frontages' and Policy SP 21 'Secondary Shopping Frontages' therefore set out the approach to development within Primary and Secondary Shopping Frontages. For the purposes of this policy retail is defined as uses falling within Class A1 of The Town and Country Planning (Use Classes) Order 1987 (as amended).

4.84 Policy SP 19 'Development Within Town, District and Local Centres' sets out the uses which will be acceptable in principle within town, district and local centres. It recognises the role that housing can play in supporting the vitality and viability of centres by supporting residential proposals within centres. Whilst acknowledging that residential uses within centres may be subject to levels of noise and activity not experienced in traditional housing areas, the Council will seek to ensure the amenity of residents; for example through mitigation measures such as sound proofing. Housing will be limited to above ground floor level within Main Shopping Areas, recognising the importance of these areas as the focus for shopping facilities. This also recognises the need to support mixed use development within centres, with active uses at ground floor level. Therefore housing proposals in Main Shopping Areas will only be supported where the development would not compromise the successful operation of the ground floor premises for commercial uses.

4.85 Recognising the need to promote welcoming, family friendly environments, proposals which deliver accessible public toilets, baby changing and breast feeding facilities will also be supported within town, district and local centres. In particular the Council will encourage and support the provision of 'Changing Places' toilets in addition to standard accessible toilets. These toilets have enough space for disabled people and their carers or personal assistant(s), and the right equipment, including a height adjustable changing bench and hoist.

Policy SP 20

Primary Shopping Frontages

To protect and enhance the concentration of A1 shops within Primary Shopping Frontages proposals for A2 financial and professional services and A3 restaurants and cafés uses at ground floor level will be supported where it can be demonstrated that they would:

- a. not dilute the concentration of A1 shops in the Primary Shopping Frontage below 65%, or further reduce the current percentage of A1 shops where the concentration is already below 65%; and
- b. not detract from the appearance and character of the frontage; and
- c. retain an active frontage and where the proposal relates to a premises with an existing shop front, the shop window would continue to be used for display purposes.

Uses other than those identified above (except for public toilets, baby changing and breast feeding facilities) will not normally be supported at ground floor level.

Explanation

4.86 Within town and district centres Primary Shopping Frontages have been defined which include a high proportion of retail uses. These represent the main shopping locations within centres. The Council's policy is not to prevent uses which genuinely complement shops and shopping, and which contribute to the attractiveness, convenience and general sense of liveliness of centres, nor to restrict them unreasonably to upper floors and secondary frontages. However a certain degree of regulation is necessary to ensure that non-shop uses do not undermine the retail attraction of the centre.

4.87 In order to maintain the shopping focus within these areas the Council will seek to ensure that A1 shop uses in Primary Shopping Frontages are not diluted below 65% or reduced below current levels where the percentage of A1 shops is already below 65%; considered across the whole Primary Shopping Frontage. The Council maintains annual monitoring data for town and district centres, including Primary and Secondary Shopping Frontages. However applicants will be expected to demonstrate, by way of up to date survey data, that proposed development will not reduce the concentration of A1 shops in the Primary Shopping Frontage below 65%, or below current levels where the percentage of A1 shops is already below 65%.

4.88 The quality and appearance of shopping areas is vital to ensure that they remain attractive to visitors. The Council will therefore expect non-A1 uses to contribute positively to the vitality of the Main Shopping Area and not detract from its character and appearance. Uses should retain an active frontage and where there is an existing shop front, the shop window should continue to be used for display purposes.

4.89 The Council will support A2 and A3 uses within Primary Shopping Frontages, subject to the requirements above. However other town centre uses are not considered appropriate; in particular new drinking establishments and hot food takeaways are more appropriately located within other parts of town or district centres. This does not affect existing uses already within centres, but will be applied to new development or proposals for a change of use.

4.90 Maps showing the defined Primary Shopping Frontages are included at Appendix 'Appendix 1: Retail centres'.

Policy SP 21

Secondary Shopping Frontages

Within Secondary Shopping Frontages in addition to A1 shops, proposals for A2 financial and professional services, A3 restaurants and cafés, A4 drinking establishment uses, D1 non-residential institutions and D2 assembly and leisure at ground floor level will be supported where it can be demonstrated that they would:

- a. not dilute the concentration of A1 shops in the Secondary Shopping Frontage below 30%; and
- b. make a positive contribution to the vitality of the main shopping area; and
- c. not detract from the appearance and character of the frontage; and
- d. retain an active frontage and where the proposal relates to a premises with an existing shop front, the shop window would continue to be used for display purposes.

Uses other than those identified above (except for public toilets, baby changing and breast feeding facilities) will not normally be supported at ground floor level.

Explanation

4.91 Within Secondary Shopping Frontages, whilst the Council wishes to retain the overall shopping character there will be greater flexibility to accommodate other supporting uses at ground floor level; namely A2, A3, and A4 uses, along with D1 and D2 uses.

4.92 The Council will seek to ensure that A1 shop uses in Secondary Shopping Frontages are not diluted below 30%; considered across the whole Secondary Shopping Frontage. The Council maintains annual monitoring data for town and district centres, including primary and secondary shopping frontages. However applicants will be expected to demonstrate, by way of up to date survey data, that proposed development will not reduce the concentration of A1 shops in the Secondary Shopping Frontage below 30%.

4.93 As with Primary Shopping Frontages non-A1 uses will be acceptable where they contribute positively to the vitality of the Main Shopping Area and do not detract from its character and

appearance. Uses should retain an active frontage and where there is an existing shop front, the shop window should continue to be used for display purposes.

4.94 Maps showing the defined Secondary Shopping frontages are included at Appendix 'Appendix 1: Retail centres'.

Policy SP 22

Hot Food Takeaways

Hot food takeaways will be permitted within town, district and local centres (but outside of Primary and Secondary Shopping Frontages) where they:

- a. would not result in more than 10% of the ground floor units within a defined town or district centre being hot food takeaways; or
- b. would not result in more than 25% of the ground floor units within a defined local centre being hot food takeaways; and
- c. would not result in more than two A5 units being located adjacent to each other; and
- d. will not negatively impact upon the amenity of surrounding businesses or residents.

Hot food takeaways (including A3 restaurants with takeaway facilities) outside of town, district and local centres will be required to satisfy Core Strategy Policy CS 12 'Managing Change in Rotherham's Retail and Service Centres' and will not be permitted where they would result in more than two A5 units being located adjacent to each other.

Proposals for hot-food takeaways will be considered in light of their impact on amenity and any mitigating measures. This will include taking account of highway safety and parking, hours of operation, control of odours and cooking smells, litter and waste disposal, and crime and anti-social behaviour.

Explanation

4.95 Policy SP 22 'Hot Food Takeaways' seeks to address the proliferation of takeaways to help maintain the economic vitality and viability of town, district and local centres. Hot food takeaways can contribute to the vitality and viability of centres by providing accessible services and promoting linked trips; however they are not supported within Primary or Secondary Shopping Frontages, where the retention of the shopping character is considered of central importance. Unless adequately controlled takeaway uses can result in harmful impacts to the vitality and viability of centres, through shutters being closed throughout the day and clustering of premises which detract from an area's character and function. Takeaways will therefore only be permitted where they do not result in more than 10% of the ground floor units within a defined town or district centre, or 25% within local centres being hot food takeaways. To reduce the impact of clustering, proposals will not be permitted where they would result in two or more A5 units being located next to each other.

4.96 The Policy also ensures that permission will only be granted where hot food takeaways will not negatively impact on the amenity of nearby businesses and residents, taking account of issues such as litter, smells, anti-social behaviour, noise and general disturbance, parking and traffic problems.

4.97 Hot food takeaways are considered to be main town centre uses as defined in the National Planning Policy Framework. As such proposals in out of or edge of centre locations will be required to satisfy the requirements of Core Strategy Policy CS 12 'Managing Change in Rotherham's Retail and Service Centres'. To reduce the impact of clustering, proposals outside of defined centres will not be permitted where they would result in two or more A5 units being located next to each other.

Policy SP 23

Out-of-Centre Retail Parks and Other Out-of-Centre Developments

Planning permission for the expansion of existing out-of-centre facilities or new out-of-centre retail development will not be supported unless the proposal satisfies the requirements of Core Strategy Policy CS 12 'Managing Change in Rotherham's Retail and Service Centres'.

The Council will seek to ensure that development of main town centre uses (as defined in national planning policy) in out-of-centre locations remains complementary to defined centres by mitigating the impact of any development. This will be achieved by imposing appropriate conditions including on the use of land and premises, the scale of development, the sub-division of units, and the goods that can be sold from any retail outlet.

Explanation

4.98 Whilst current national planning policy seeks to direct shops towards town, district and local centres, over the years Rotherham has seen the development of a number of free-standing retail units and the establishment of a number of retail parks in out-of-centre locations. Rotherham's four retail parks, defined on the Policies Map, are located at:

- Cortonwood;
- Parkgate Shopping Park, Parkgate;
- Northfield Retail Park, Parkgate; and
- Great Eastern Way, Aldwarke.

4.99 It is acknowledged that retailers of some 'comparison' goods such as carpets, furniture, electrical appliances and DIY products, find it advantageous to move to off-centre or out-of-centre locations. However the borough's retail parks now tend to include a range of occupiers, including those selling comparison goods which should be located within centres. Along with competition from neighbouring authorities, this has had an impact on the vitality and viability of Rotherham's centres. The independent analyst PMA ranks Rotherham town centre as experiencing the greatest level of

competition amongst the 200 UK centres within its Competition Indicator Model (Property Market Analysis, Rotherham PROMS Retail Report, August 2010).

4.100 Whilst acknowledging the role of retail parks and other out-of-centre developments, the Council gives priority to ensuring the vitality and viability of defined town, district and local centres.

4.101 In line with national planning policy the Local Plan policies seek to direct main town centre uses to defined town, district and local centres in the first instance. Core Strategy Policy CS 12 'Managing Change in Rotherham's Retail and Service Centres' sets out how the sequential test will be applied within Rotherham. In particular, it sets out that in the case of bulky goods proposals which may not be able to find sites either in or on the edge of centres, the availability, suitability and viability of vacant premises in retail parks to accommodate the proposed development must be assessed.

4.102 Policy SP 23 'Out-of-Centre Retail Parks and Other Out-of-Centre Developments' clarifies that retail parks and other out-of-centre developments should remain complementary to the borough's existing defined centres. To ensure this the Council will mitigate the impact of development and ensure that it does not subsequently change its character unacceptably over time through the use of appropriate planning conditions. These will be dependant upon the development proposed however they could include conditions relating to the use of land and premises, the scale of development, the sub-division of units, and the goods that can be sold from any retail outlet.

Policy SP 24

Rotherham Town Centre Regeneration

Within Rotherham town centre the Council will encourage the redevelopment of:

- Forge Island (bounded by the River Don, the Canal and Bridge Street) for office or leisure uses
- the bus station and multi-storey car park to provide a new transport interchange, parking and leisure uses
- Allocation R1 the outdoor market to increase accessibility to the markets complex and to provide more market-attractive retail floorspace
- Allocation R2 Drummond Street for retail floorspace
- Allocation R3 Land at Corporation Street for retail floorspace at ground floor level with residential uses above

This does not preclude the development of alternative or supporting uses on these sites in line with other Local Plan policies; however it sets out the aspirations for key sites which will support the transformation of Rotherham town centre.

Explanation

4.103 Core Strategy Policy CS 12 'Managing Change in Rotherham's Retail and Service Centres' sets out the over-arching approach to transforming Rotherham town centre. Policy SP 19 'Development Within Town, District and Local Centres' sets out the uses which will be acceptable within the town centre, with further detail for Primary and Secondary Shopping Frontages established in Policy SP 20 'Primary Shopping Frontages' and Policy SP 21 'Secondary Shopping Frontages' respectively.

4.104 The Council is working with partners and developers to deliver further change within Rotherham town centre. Policy SP 24 'Rotherham Town Centre Regeneration' sets out the key uses which will be encouraged in specific locations to support regeneration of the town centre. This does not preclude other uses being acceptable in line with other Local Plan policies; however it establishes the aspirations for key locations which will support the transformation of Rotherham town centre.

4.105 Further detail is set out below:

Forge Island

4.106 Now vacated following the development of a new Tesco store, the Forge Island site presents an opportunity to deliver major new development in the town centre. In line with Core Strategy Policy CS 13 'Transforming Rotherham Town Centre' it offers the potential to deliver new entertainment, leisure and cultural uses in the western part of the town centre. Alternatively there is potential for the site to deliver major office developments in close proximity to existing civic facilities at Main Street and to public transport facilities.

Bus Station

4.107 Rotherham's bus station and accompanying parking facilities require significant maintenance investment. There is potential for any future redevelopment of this site to address existing building conditions to also deliver improved transport interchange and parking facilities and new leisure facilities on the site with good public transport accessibility.

Markets Redevelopment

4.108 Consideration is being given to opportunities to redevelop Rotherham's market complex. In particular the outdoor market area (allocated as development site R1) could be redeveloped to improve accessibility from Drummond Street and improve pedestrian flows between the new Tesco store and the town centre, via the markets complex. Any redevelopment may also present opportunities to provide new or reconfigured retail floorspace which is more attractive to market requirements.

Drummond Street car park

4.109 The existing car park, allocated as development site R2, presents an opportunity to provide new retail floorspace adjacent to the new Tesco store and close to public transport facilities. The site is currently in use as a public car park; however the Council intends to consider any parking implications arising from its loss prior to any redevelopment and in light of other town centre policies and proposals.

Land at Corporation Street

4.110 This is allocated as development site R3 which would contribute to meeting the borough's retail floorspace needs. The Council will therefore encourage the provision of new retail units at ground floor level. There are opportunities for the site to accommodate other uses above ground floor level. The Council particularly supports residential uses which will contribute towards increasing urban living and the vitality and viability of the town centre.

Policy SP 25

Rotherham Town Centre Evening Economy

Having regard to Policy SP 19 'Development Within Town, District and Local Centres', Policy SP 20 'Primary Shopping Frontages', and Policy SP 21 'Secondary Shopping Frontages', planning permission will be granted for pubs, clubs, restaurants, cafés and night time entertainment uses in Rotherham town centre provided that they improve the range and diversity of uses on offer and increase customer choice, and do not harm amenity or give rise to unacceptable noise or disturbance.

Late night uses which open beyond midnight will only be encouraged in the following locations within the town centre:

- Westgate
- Market Place
- Corporation Street

Explanation

4.111 The Council seeks to improve Rotherham town centre by increasing the range and quality of leisure facilities. Policy SP 25 'Rotherham Town Centre Evening Economy' aims to encourage evening economy uses which appeal to a broad range of age groups and users. These could include activities such as cinemas, galleries, exhibitions, theatres, restaurants, pubs, bars, nightclubs and cafés.

4.112 The Council will support evening economy uses (subject to the provisions of other Local Plan policies, in particular those regarding the Main Shopping Area and Primary and Secondary Shopping Frontages) where they improve the range and diversity of offer within the town centre. The Council supports an increasing residential population within the town centre. Whilst recognising that town centre locations provide a different living environment than traditional housing areas it is also recognised that evening economy uses will only be acceptable where it can be demonstrated that they will not harm amenity and that any impacts in terms of noise, disturbance, or antisocial behaviour will not be unacceptable.

4.113 Late night uses, such as bars and nightclubs, are defined as those which open beyond midnight. The Council will encourage these uses to concentrate in the Westgate, Market Place and Corporation Street area. This location already has a higher concentration of such uses than other parts of the town centre. This policy recognises the benefits of locating late night uses together, such as management of noise, disturbance, litter and antisocial behaviour.

4.5 Movement and accessibility

Policy SP 26

Sustainable Transport for Development

Development proposals will be supported where it can be demonstrated that:

- a. as a priority, the proposals make adequate arrangements for sustainable transport infrastructure; promoting sustainable and inclusive access to the proposed development by public transport, walking and cycling, including the provision of secure cycle parking, and other non-car transport and promoting the use of green infrastructure networks where appropriate;
- b. local traffic circulation, existing parking and servicing arrangements are not adversely affected;
- c. the highway network is, or can be made, suitable to cope with the traffic generated in terms of the number, type and size of vehicles involved, during construction and after occupation;
- d. schemes take into account good practice guidance published by the Council including transport assessment, travel plans and compliance with local Residential and Commercial Parking Standards to ensure there is a balance struck between access for motor vehicles and the promotion of sustainable access.

The Council expects that other measures to increase and encourage sustainable travel and movement habits through travel plan incentives, such as: bus service enhancements, bus priority schemes, improved or additional bus services, better information and subsidised ticketing, multi modal multi operator, cross boundary travel, are provided. Improvements to existing and new infrastructure, ensuring that any public transport stops are easily accessible by active means, and that opportunities to further enhance walking, cycling and appropriate measures to promote inclusive access, will be sought as appropriate.

Explanation

4.114 This policy strongly prioritises the need for sustainable transport infrastructure for walking, cycling, public transport or other non-car transport and access as set out in Core Strategy Policy CS 14 'Accessible Places and Managing Demand for Travel'. This emphasis captures the key concerns and outcomes arising from the Integrated Impact Assessment. The strong priority to sustainable transport infrastructure will maximise equitable access to services, facilities and employment, minimise reliance on the car and resultant noise and air emissions with potential for significant impacts on biodiversity and the historic environment including improvements and benefits to health.

4.115 The highway network has constraints on the volume and type of traffic that it can accommodate. These relate to the type of road and the volume of traffic which is already using it.

A transport assessment is the usual way of determining whether the network can accommodate the traffic generated by a proposed development. This would normally include modelling of the effects on local junctions. Access to a road that already has heavy traffic will probably require some mitigation measures to avoid exacerbating existing problems.

4.116 Core Strategy Policy CS 14 'Accessible Places and Managing Demand for Travel' was developed to ensure that new development is deliverable but with maximum progression towards the use of sustainable and affordable local transport and with minimum disruption to the transport network. The aim of this policy is to satisfy the requirements of Core Strategy Policy CS 14 'Accessible Places and Managing Demand for Travel' and other relevant planning policies including the National Planning Policy Framework. Key to any new development is the transport and highways access for employees, residents and visitors. The local authority's obligation is to protect people from additional traffic congestion, danger and pollution as a result of new development by ensuring that developments of all sizes and locations include the following:

- Sustainable access to the development by public transport, walking and cycling, including measures to improve disabled access. As an example, this could include bus priority schemes, improved or additional bus services, better information and subsidised ticketing or new / improved cycling and walking routes.
- Measures to ensure that access to and the efficiency of the local and strategic network are not adversely affected and proposals to enhance transport network capacity are put in place where sustainable alternatives cannot deliver the full level of access needed. For example, new road junctions, new roads, traffic management schemes.
- On-site measures to accommodate car, motorcycle and cycle parking (and occasionally bus, coach or HGV parking) and including park and ride where other sustainable travel choices cannot deliver benefits.
- Compliance with local Residential and Commercial Parking Standards to ensure there is a balance between access for motor vehicles and the promotion of sustainable access.

4.117 To meet this obligation, Transport Statements, Transport Assessments and Travel Plans will be required as part of the planning process. There are specific thresholds / circumstances that trigger when these are needed:

- In most cases a transport statement or transport assessment will be required for all developments likely to have an impact on the local area. In many cases a travel plan will also be required.
- Any proposed development which doesn't conform to relevant Local Plan policies will be expected to trigger the need for a transport assessment and a travel plan.
- Other developments generating 30 or more two-way vehicle movements in any hour or 100 per day will require a transport assessment. This will also be a requirement if a development is

proposed in an air quality management area; is likely to generate significant freight, HGV or abnormal load movements per year.

- Other developments generating less than 30 two-way vehicle movements in any hour or 100 per day will require a transport statement.

4.118 Detailed thresholds can be found in the Council's Transport Assessments, Travel Plans and Parking Standards: Good Practice Guidance that provides further advice to developers in preparing their proposals. Further work will be undertaken to adopt this guidance as a Supplementary Planning Document.

4.119 Transport Assessments and Travel Plans are a valuable tool to mitigate traffic from developments. They should include mitigation measures against agreed trip generation levels, target setting (e.g. for cycling, walking and bus use), monitoring and enforcement. In addition to the trip levels agreed and transport and highways measures put forward through the planning process, the development will be monitored to ensure that the agreed trip levels are not exceeded. All developments that trigger a transport assessment will be required to propose appropriate measures and funding in the event that post development monitoring demonstrates trip generations above the levels agreed through the planning process. Such proposals to be calculated based on the mitigation measures that could deliver either further sustainable measures, network improvements or a combination of the two. The mechanisms used to assess and secure such contributions are outlined in other policies.

4.120 The level of developer contribution requirements will be determined by a number of factors including the existing access to the road, public transport and active travel network, the post development maintenance requirements and the size and nature of development. Developer contribution requirements will be informed by the outputs of the Transport Assessment and subsequent works through the Travel Plan. All mechanisms in the Travel Plan with financial implications must be included in a legal agreement.

4.121 In the event that the trip generations put forward through the Transport Assessment and Travel Plan are exceeded, the Local Planning Authority may enforce use of the funding or agreement for works towards mitigating such impacts and / or schemes to reduce the impact in the future.

4.122 It is important to recognise that the move towards sustainable travel will only be achieved if everyone plays their part. Rotherham Borough Council is involved with many projects at grass roots level through School Travel Plans. These plans help raise awareness of sustainable travel amongst school children as well as issues about obesity and inactivity. Many of today's school age generation may grow up to find that motorised travel is less freely available and more expensive than it is now. It is important that within new development transport networks accommodate this likelihood.

Policy SP 27

Development Affecting Designated “Highways Development Control Lines”

Where a development proposal is likely to affect designated highways development control lines the developer will be required to show how their proposed development will accommodate the relevant future highways improvements or potentially deliver that improvement as part of the development.

Explanation

4.123 Highways development control lines have been established to protect the alignments of future improvements to the highway network and are included on the Policies Map.

4.124 Where a development proposal is likely to affect one of these alignments a developer will be required to show how their proposed development will accommodate the future improvements or potentially deliver that improvement as part of the development.

4.125 Draft development control lines in the Rotherham area were initially imposed by the former West Riding County Council and the successor South Yorkshire County Council before being inherited by Rotherham Metropolitan Borough Council in 1986 following local Government reorganisation. The lines were reviewed on an ad hoc basis until a comprehensive review in 2006/7 when the majority were deleted but approximately 30 were confirmed by the Council. Subsequently works relating to 3 of the lines have been completed or are no longer required. The remaining lines can safeguard a variety of possible future highway improvements including new roads, carriageway realignment, junction improvements, and footway widening.

4.126 The table below identifies each development control line and the reason for its inclusion:

Table 11 Highways Development Control Lines in Rotherham

Location	Purpose
St Johns Road, Laughton	The line seeks to safeguard possible future carriageway widening / footway provision in the interests of road safety.
Highfield Spring, Waverley	The line seeks to safeguard a possible future transport strategy to serve existing and future development in the area to facilitate regeneration.
Manor Road, Wales	The line seeks to safeguard possible future footway widening to improve accessibility.
Crowgate/Dog Kennel Lane, South Anston	The line seeks to safeguard possible future carriageway / footway widening in the interests of road safety.
Church Lane, Dinnington	The line seeks to safeguard a possible future junction improvement to aid bus turning movements.
Blyth Road, Stone	The line seeks to safeguard possible future road realignment in the interests of road safety.

Location	Purpose
Barrow Hill, Harley	The line seeks to safeguard possible future footway widening to improve accessibility.
Pontefract Road, Brampton Bierlow	The line seeks to safeguard possible future footway provision to improve pedestrian safety and accessibility.
Coke Hill, Rotherham	The lines seek to safeguard carriageway / footway widening to facilitate redevelopment with regeneration benefits.
Worrygoose Lane, Whiston	The line seeks to safeguard possible future bend realignment to improve road safety.
Morthen Road, Morthen	The line seeks to safeguard possible future footway widening to improve pedestrian safety and accessibility.
Pryor Mede, Harthill	The line seeks to safeguard possible future carriageway widening / footway provision to improve pedestrian safety and accessibility.
Centurion Street, Templeborough	The line seeks to safeguard possible future road extension to improve access to existing business and open up other land for development with regeneration benefits.
Rawmarsh Hill, Parkgate	The line seeks to safeguard possible future carriageway widening along A633 to improve congestion and accessibility.
Bawtry Road, Brinsworth	The line seeks to safeguard possible future carriageway widening for a mass transit solution (as yet unknown) to replace Bus Rapid Transit South, to improve accessibility.
Bawtry Road, Hellaby	The line seeks to safeguard possible future carriageway widening for bus lane / high occupancy vehicle lane along A631 to improve congestion and accessibility.
Moor Lane North/Main Street, Ravenfield	The line seeks to safeguard possible future carriageway realignment and footway provision to improve road safety and accessibility.
Hill Top Lane, Wickersley	The line seeks to safeguard possible future carriageway realignment / widening to improve road safety.
Victoria Street, Kilnhurst	The line seeks to safeguard possible future carriageway / footway widening to improve road safety and accessibility.
Royds Moor Hill, Whiston	The line seeks to safeguard possible future road realignment to improve road safety.
Church Street, Swinton	The line seeks to safeguard possible future footway provision / widening to improve pedestrian accessibility and safety.
Doncaster Road, Dalton	The line seeks to safeguard possible future carriageway widening for bus priority measures along A630 to improve accessibility.
Bolton Road, Wath upon Dearne	The line seeks to safeguard possible future carriageway widening / footway provision to improve accessibility.
Warren Vale, Swinton	The line seeks to safeguard possible future footway widening to improve accessibility.

Location	Purpose
Wellgate, Rotherham	The line seeks to safeguard possible future footway widening to improve accessibility.
Tickhill Road, Maltby	The line seeks to safeguard possible future road realignment to improve road safety.
Green Arbour Road, Thurcroft	The line seeks to safeguard possible future bend realignment to improve road safety.
Manvers Way, Manvers	The line seeks to safeguard possible future carriageway widening to accommodate future traffic growth along A633 with regeneration benefits.

Policy SP 28

Development Affecting Key Routes and the Strategic Road Network

Careful consideration will be given to any potential adverse impacts of development on the Key Transport Routes and the Strategic Road Network, having regard where relevant to guidance in Circular 02/2013 or any subsequent replacement. Where a proposal is likely to have transport implications, applicants must set out suitable mitigation measures in their Transport Assessment.

Explanation

4.127 The Key Routes and Strategic Road Network are the main arteries allowing the transport of goods and people to and through the borough. As such they must be protected from the adverse effects of development. These effects primarily take the form of additional vehicle trips that cause congestion and increased queueing at junctions. The analysis of the likely effects of a development on the roads should be addressed by means of a transport assessment. Regard should be had, where relevant, to the guidance relating to the Strategic Road Network in Circular 02/2013 or any subsequent replacement.

4.128 Development affecting the Strategic Road Network should be assessed utilising the methodology outlined in Circular 02/2013 (or any subsequent replacement). The assessment methodology is set out below for ease of reference:

- Mitigation should be assessed to meet total traffic demand (base flow + growth to year of opening + development generated demand - reductions due to travel plan and / or demand management measures);
- The assessment for the mitigation requirement should assume the full development build, as background growth is not taken in to account across the build time of the development;
- Developers will not need to implement the full works at year of opening but Highways England will discuss with the developers options for a phased approach based on increases in development flows. However Highways England will only consider phasing of no more than a couple of phases (one interim and then full works) over a limited period and no later than the end of the

assessment horizon (10 years after registration of the application or the end of the Local Plan period whichever is greater);

- The developers are required to undertake an assessment of the impact of the development 10 years after registration of the application or the end of the Local Plan period whichever is greater. This is to inform Highways England as to the likely network impact in future and to assist Highways England with their forward planning programme. The developers will not be expected to develop a mitigation strategy for this scenario.

This analysis will identify the scale and nature of the adverse effects. Mitigation should be proposed and modelled as part of the planning application and secured by means of a planning agreement. Where the effects of the development are not severe the developer will be expected to contribute to a future scheme of mitigation where costs are apportioned on the basis of the number of extra trips that the development adds to the network.

Policy SP 29

Delivering Transport Schemes

The Council may in the future identify schemes to improve the borough's transport network. Development involving, or in the vicinity of these schemes, will only be permitted where it can be demonstrated that:

- a. the land is no longer required for, or meets the needs of, transport schemes; or
- b. development will not prejudice the ability of the site to meet its requirements as part of any transport scheme; or
- c. an alternative, appropriate site provides capacity for delivery of the transport scheme; or
- d. the need for the proposed development outweighs the need to protect the site for transport schemes.

Explanation

4.129 Sites identified by the Council, Highways England, Network Rail, or the Canal and River Trust for specific schemes (or where a prior transport use is evident) may be required to deliver transport schemes as part of the future transport network of the borough. To ensure the deliverability of these schemes Policy SP 29 'Delivering Transport Schemes' sets out how proposals for unrelated development on, or in the vicinity of any transport scheme will be considered.

4.130 Any form of development which involves or is in close proximity to land required for transport schemes, should consider whether the site is necessary or whether a different location might be more appropriate. Development will be supported where the site is no longer required for, or meets the needs of the transport scheme, or where development will continue to allow delivery of the transport

scheme. Development will also be permitted where it can be demonstrated that alternative, suitable sites would allow delivery of the transport scheme or where the proposed development can be shown to outweigh the need to protect the land for transport schemes.

4.131 Some land such as rail track beds which are no longer in use, may be useful in the future for either light rail or freight. Allowing development on such a site would be expensive in the long term. Similarly, canal side locations may be suitable for freight related uses, consequently uses such as retail and housing may not be appropriate.

4.132 Sustainable transport of bulk goods by rail or canal will be more important in future as fossil fuel powered road transport becomes increasingly expensive. The protection of sites suitable for infrastructure to support sustainable bulk transport is important.

4.133 There are aspirations to reinstate the Barnsley to Doncaster and the former Cudworth Railways. To achieve this part of the route would need to pass through Rotherham to join the existing line north of Swinton Station, although the line of the former railway is no longer evident within Rotherham. There is no specific or funded scheme in place to deliver this reinstatement, and accordingly the Rotherham Local Plan does not safeguard any specific land. However the Council recognises the scheme's wider benefits to the City Region in terms of improving connectivity, and will engage positively and constructively with any relevant partners in any future dialogue regarding reinstatement.

Policy SP 30

Motorway Service Areas

The Council will consider proposals for the establishment of additional Motorway Service Areas to meet clearly identified and evidenced needs of motorway travellers in accordance with Circular 02/2013 or any subsequent replacement, and in the light of Policy SP 2 'Development in the Green Belt' and subject to the other provisions of the Local Plan to mitigate the impact of development on the local road network, landscape, ecological resources, heritage resources and local amenity.

In considering uses in addition to the minimum mandatory requirements for signed Motorway Service Areas as set out in Circular 02/2013 or any subsequent replacement, regard will be had to the primary function of roadside facilities which is to support the safety and welfare of the road user. A Motorway Service Area should not become a destination in its own right.

Proposals for services should include sustainable refuelling infrastructure.

Explanation

4.134 Motorway service areas provide facilities for travellers alongside motorways and motorway junctions. It is recognised that within Rotherham opportunities for motorway service areas might be constrained by the Green Belt where there is a presumption against inappropriate development and planning permission will only be given in very special circumstances. Proposals for motorway services will be considered on their merits and the Council will be mindful of the need for such facilities, based upon the existence of a recognised gap in provision between existing Motorway Service Areas (as set out in Circular 02/2013 or any subsequent replacement). Developers will be expected to clearly demonstrate that any harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations including the need for and the benefits of a new Motorway Service Area and as such very special circumstances exist which justify the grant of planning permission.

4.135 Furthermore, the Council will require developers to mitigate the likely impact of development on the local road network, landscape, ecological resources, heritage resources and local amenity. The Council is keen to encourage sustainable travel options and reduce carbon emissions, therefore proposals for service areas should include sustainable refuelling infrastructure which accommodate alternative means of refuelling such as electric charging points, LPG autogas, compressed natural gas and biodiesel.

4.6 Managing the natural and historic environment

Policy SP 31

Canals

The Council will be supportive of proposals for the sensitive restoration and maintenance, to navigable status, of the canals within its boundaries and will seek to protect the lines of those canals or an alternative, designated route from developments likely to prejudice any such future restoration and maintenance.

Subject to satisfying other relevant planning policy, development adjacent to canals will be expected to:

- a. Be of a high quality design that integrates the canal into the development proposal in a way that treats the waterway as an area of usable space;
- b. Integrate the waterway, towing path and canal environment into the public realm in terms of the design and management of the development;
- c. Improve access to, along and from the waterway and improve the environmental quality of the waterway corridor;
- d. Optimise views of water and generate natural surveillance of water space through the siting, configuration and orientation of buildings, recognising that appropriate boundary treatment and access issues may differ between the towing path and offside of the canal; and
- e. Improve the amenity of the canal. Development that would have an adverse impact on the amenity of the canal by virtue of noise, odour or visual impact will not be supported.

Explanation

4.136 As well as their biodiversity value and importance as part of the wider ecological network canals can be a great source of recreational potential, particularly for leisure boating, fishing and walking. The Council recognises the contribution that the canals could make to the overall recreational provision in the borough and the potential to attract tourists to the area. For the canals in Rotherham to realise this sort of potential a great deal of restoration work will be necessary. In particular, the Council supports the broad aims of the Chesterfield Canal Strategy and Viability Study. The Council will seek to protect the lines of canals and will be supportive of sensitive restoration proposals.

4.137 Where proposals alongside canals satisfy other planning policy requirements, the Council will expect new development to respond to the opportunities to integrate with and enhance the canal environment.

Policy SP 32

Green Infrastructure and Landscape

The Council will require proposals for all new development to support the protection, enhancement, creation and management of multi-functional green infrastructure assets and networks including landscape, proportionate to the scale and impact of the development and to meeting needs of future occupants and users.

Within the most sensitive landscape character areas (identified as high or moderate to high landscape sensitivity), development will only be permitted where it will not detract from the landscape or visual character of the area and where appropriate standards of design and landscape architecture are achieved.

In preparing planning applications developers will be expected to consider:

- a. the location and function of existing green infrastructure assets in relation to the development, and the potential to contribute to wider green infrastructure networks and initiatives;
- b. sensitively managing change in the landscape and contributing, where appropriate, to the enhancement of the urban fringe and other degraded areas having regard to identified Landscape Character Area management strategies. Further detail is provided in the Landscape Character Assessment and Landscape Capacity Study 2010, the Landscape and Visual Impact Assessment 2015, and the Landscape Capacity Assessment Addendum No 1 2015. Map 4 'Landscape Character Area Sensitivity' and Table 14 'Landscape Sensitivity Matrix' illustrate the Landscape Character Areas and their sensitivity to change.

Where development proposals will most likely result in a significant impact on the borough's green infrastructure, landscape and visual amenity, the proposals should assess the potential impact and propose how any negative effects will be minimised. In doing so consideration should be given to:

- c. the incorporation of suitable mitigation measures or; where suitable mitigation measures are not achievable on site, then development should provide appropriate compensation off site

For major development of more than 10 dwellings, or more than 1,000 square metres of floorspace applicants are expected to demonstrate how they have considered the elements listed below, and to clearly set out appropriate enhancement, mitigation and / or compensation measures as appropriate:

- d. topography and geology;
- e. the type, location and composition of wildlife habitats and ecological networks;

- f. the creation of new and enhancement of existing green infrastructure to enhance links, increase function, and to address deficits, priorities, needs and opportunities;
- g. the presence, pattern and composition of existing historic landscape features including hedgerows, field boundaries, ancient and semi-natural woodland and veteran trees, and disused quarries;
- h. the pattern, distribution and relationship of footpaths, cycleways, including Public Rights of Way and national trails, and roads to settlements;
- i. the special qualities and landscape features which contribute to landscape character, local distinctiveness and the setting of neighbouring settlements; and where relevant, adjacent landscape character areas;
- j. provision for sustainable long term maintenance and management including climate change adaptation.

This policy should be read in conjunction with Core Strategy Policies CS 19 'Green Infrastructure' and CS 21 'Landscape'.

Where the prime function of green infrastructure is for recreational open space, development proposals will be primarily considered by Policy SP 37 'New and Improvements to Existing Green Space', Policy SP 38 'Protecting Green Space', and Policy SP 39 'Design and Location of Green Space, Sport and Recreation' as appropriate.

Explanation

Green infrastructure

4.138 Green infrastructure is defined by the National Planning Policy Framework to be “a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities”. The Framework requires that Local Plans should set out a strategic approach towards green infrastructure, planning positively for its protection, enhancement, creation and management.

4.139 Reference to Core Strategy Policy CS 19 'Green Infrastructure' and supporting text, highlights that green infrastructure is composed of a network of different assets which can be natural or man made and can perform multiple functions providing a multi-functional network of habitats, green and blue spaces.

4.140 Development proposals which coincide with or have a boundary with existing green infrastructure assets, linkages and initiatives will be required to ensure they plan positively for multi-functional green infrastructure network protection, enhancement and management, particularly in the Strategic Corridors and Key Project areas. The inset map below identifies those areas where opportunities to deliver green infrastructure, should be explored and suitable proposals included within the planning application.

4.141 Consideration should also be given to the Council's Public Rights of Way Improvement Plan which sets out key improvements and projects for the future. Proposals for the diversion or rationalisation of Public Rights of Way routes will be supported provided they are in the public interest and in keeping with local land management practices.

4.142 A green infrastructure / landscape masterplan will be required for major development proposals, or where a significant impact is likely (see local validation requirements).

4.143 The Local Plan's green infrastructure policies including Core Strategy Policy CS 19 'Green Infrastructure', are overarching policies and should be read and interpreted in conjunction with a suite of other policies including, green space, biodiversity, flood risk, sustainable design, managing climate change.

4.144 Developments affecting identified green infrastructure assets, links and functions within the strategic green infrastructure corridors are considered capable of having a wider impact on the regional and sub regional green infrastructure network.

4.145 The development of a local Green Infrastructure Strategy and an interim alert map is being considered but will be subject to available resources.

4.146 The South Yorkshire Green Infrastructure Strategy (2011) has identified a number of ambitious, high-level goals, supported by proposals for their delivery. It includes a Master Plan highlighting priority areas for improvement. Part 2 of this Strategy sets out a five-year programme for delivery of projects that will be revised and updated on a rolling basis. A Delivery Programme (2013) for the period to 2016, has been prepared for South Yorkshire and this includes the identification of Key Projects in Rotherham.

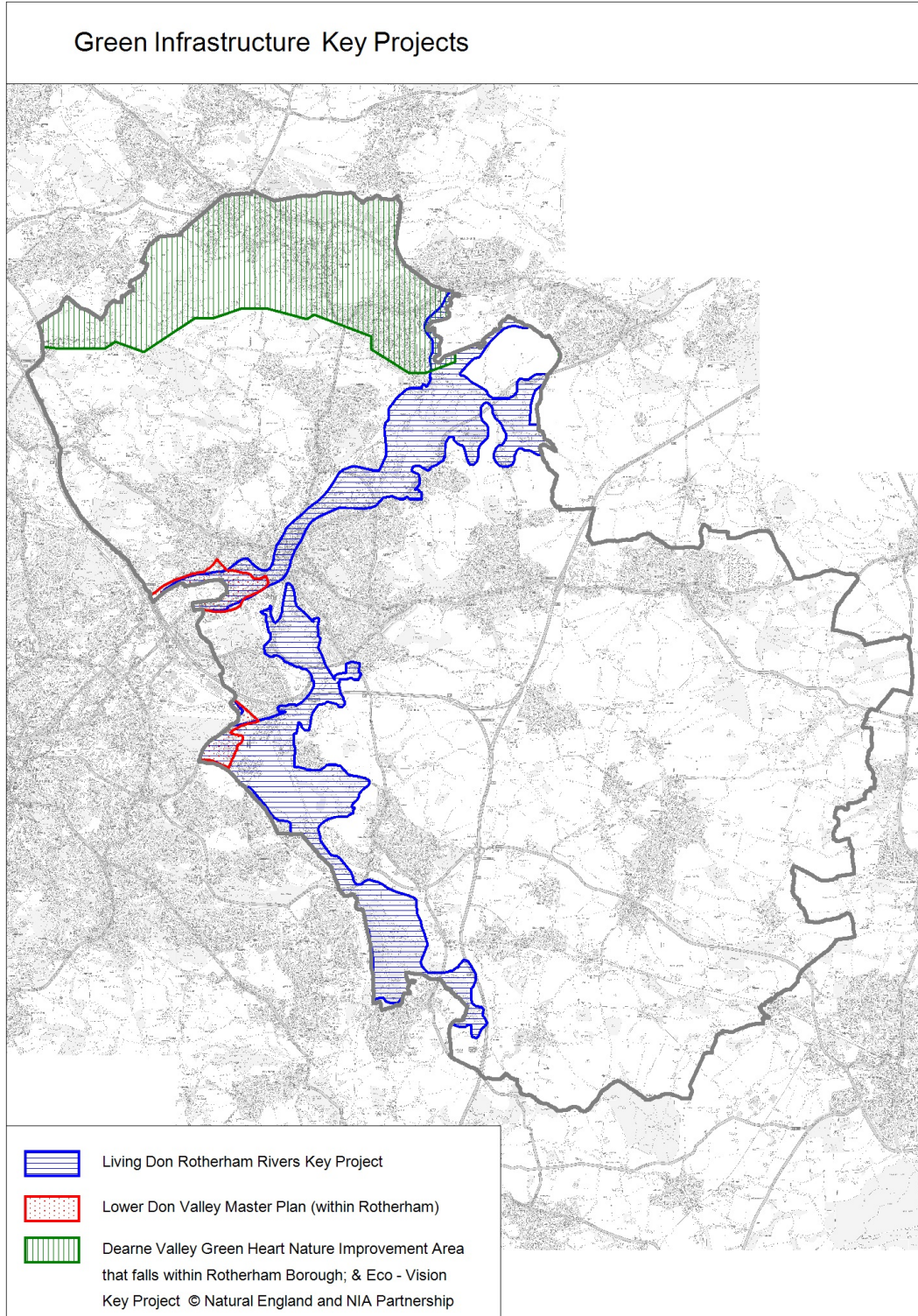
4.147 These Key Projects reflect sub regional green infrastructure priorities and are cross boundary in nature. The 46 project opportunities identified in the South Yorkshire Green Infrastructure Strategy document, have been clustered into 16 key landscape-scale programmes of activity. These Key Projects reflect sub regional, cross boundary, green infrastructure priorities and opportunities to improve the area's green network for the benefit of our communities, businesses and natural environment.

Table 12 South Yorkshire Green Infrastructure Strategy Delivery Programme Key Projects (2013)

South Yorkshire Green Infrastructure Strategy Key Projects from the Delivery Programme (2013) in Rotherham	Description
Sheffield, Rotherham River Don Corridors	A Master plan outlines the substantial redevelopment of the Lower Don Valley and seeks to capitalise on its assets to attract inward investment and promote economic growth including a large District Heating scheme, tram train route, promotion of sustainable transport routes and the development of a cross boundary Sheffield - Rotherham Green Infrastructure Strategy.
Green Routes Network	A Green Routes Network for South Yorkshire, connecting links and networks across the region seeking multiple recreation, health and wellbeing benefits.
Dearne Valley Green Heart & Eco-vision	Nature Improvement Area – a landscape scale programme in the Dearne Valley.
Rotherham town centre	The aim is to create a green network of high quality open spaces and assets within the town centre (including links to Wentworth Woodhouse).
Magnesian limestone Corridor	This corridor is a distinct strip of magnesian limestone on the eastern edge of the Pennines and includes areas of attractiveness and beauty (e.g. Don Gorge) as well as major transport routes.
Rotherham Rivers	Living Landscape project (also known as the Living Don: Rotherham Rivers); to create a naturalised green corridor along the rivers Rother and Don in Rotherham as part of strategic rivers programme. A regional biodiversity priority area.

4.148 Map 3 'Green Infrastructure Key Projects' below shows the three established green infrastructure Key Projects that fall (in part) within Rotherham Borough. These projects are: the Dearne Valley Green Heart Nature Improvement area and Eco-Vision Key Project; the Living Don Rotherham Rivers Key Project and the Lower Don Valley Masterplan. Given the complexity in creating a printed version of the Policies Map able to demonstrate all known constraints and opportunities, it has not been possible to clearly show these projects on the Policies Map itself. Reference to Policy SP 32 'Green Infrastructure and Landscape' and Core Strategy Policy CS 19 'Green Infrastructure' will guide the implementation of schemes within these Green Infrastructure Key Project areas.

Map 3 Green Infrastructure Key Projects



Landscape

4.149 Landscape is arguably one of the most significant components of green infrastructure and it is vital that consideration is given to the protection of existing features and to the assessment of development impact.

4.150 This policy seeks to protect significant landscape and historic features of particular local value including:

- Country parks;
- Other major outdoor recreation areas;
- Historic churches;
- Conservation areas;
- Historic parks and gardens;
- Important gateway features;
- Landmarks of local value.

4.151 The significance of landscape and visual effects is determined by assessing the magnitude of change within the context of the landscape quality or sensitivity to change. In determining significance of effect, other key criteria should be taken into account: the extent or scale of the effect, the duration and nature of the effect, the angle of view or location in relation to the main activity of the receptor, and the distance of the viewpoint from the proposed development. Significance of effect is arrived at using clear assessment criteria in accordance with best practice guidance (currently "Guidelines for Landscape and Visual Impact Assessment", third edition, Landscape Institute and the Institute of Environmental Management and Assessment, 2013 and "Design Manual For Roads & Bridges, Volume 11", Highways Agency, 2008) and in the context of a specific set of development proposals. For each impact professional judgement will be required to explain the significance of the effect and to justify the decision taken.

4.152 For those significant proposals requiring Environmental Impact Assessment, the Town & Country Planning (Environmental Impact Assessment) Regulations 2011, Schedule 4 part 1 sub section 2 (or any superseding legislation, regulations or guidance) sets out the requirement for consideration of alternative sites, "An outline of the main alternatives studied by the applicant and an indication of the main reasons for the choice made, taking into account the environmental effects." Sub section 5 refers to the need to take measures to prevent (avoid), reduce (mitigate) or where possible offset (compensate for) any significant adverse effects. Compensation includes those measures implemented off site to offset significant adverse effects, which can not be avoided or reduced through mitigation measures on site.

Guidance on landscape scheme requirements

4.153 Landscape scheme preparation shall be appropriate to the scale of the development and its impact, and shall have regard to appropriate technical standards. Consideration shall be given to:

- Potential future climate change;
- Existing soil resources and the requirements for ground preparation;
- Retention of existing vegetation;
- Appropriate species selection and spatial requirements;

- Site utilities, services and circulation;
- Tree planting sizes, specifications and accessories;
- Sustainable drainage, including use of green roofs, rain gardens and rainwater harvesting;
- Community involvement, access and safety issues;
- Maintenance and management including replacements of failed stock.

4.154 The Council has limited resources for the management and maintenance of green space and planting schemes, and there is currently a presumption against adoption of areas for maintenance (except through Flood and Water Act 2010 implementation). Developers, subsequent owners and occupiers of development will be required to assume long term management and maintenance responsibility.

4.155 In planning for development, reference should be made to the Rotherham Borough Local Landscape Character Areas and their sensitivity to change. Further detail is provided in the Landscape and Visual Impact Assessment 2015. Map 4 'Landscape Character Area Sensitivity' and Table 14 'Landscape Sensitivity Matrix' illustrate the Landscape Character Areas and their sensitivity to change.

4.156 Core Strategy Policy CS 21 'Landscape' states that within Areas of High Landscape Value, development will only be permitted where it will not detract from the landscape or visual character of the area and where appropriate standards of design and landscape architecture are achieved. The Areas of High Landscape Value designation has been replaced in the Sites and Policies document with an approach based on landscape character areas. The most sensitive landscape character areas (identified as high or moderate to high landscape sensitivity) are all predominantly within the former Areas of High Landscape Value and contain heritage assets and registered parks and gardens (Sandbeck and Wentworth). In order to ensure consistency with the Core Strategy and its commitment to provide the highest level of protection to sensitive landscapes, Policy SP 32 'Green Infrastructure and Landscape' states that development within landscape character areas (identified as high or moderate to high landscape sensitivity) will only be permitted where it will not detract from the landscape or visual character of the area and where appropriate standards of design and landscape architecture are achieved.

Map 4 Landscape Character Area Sensitivity

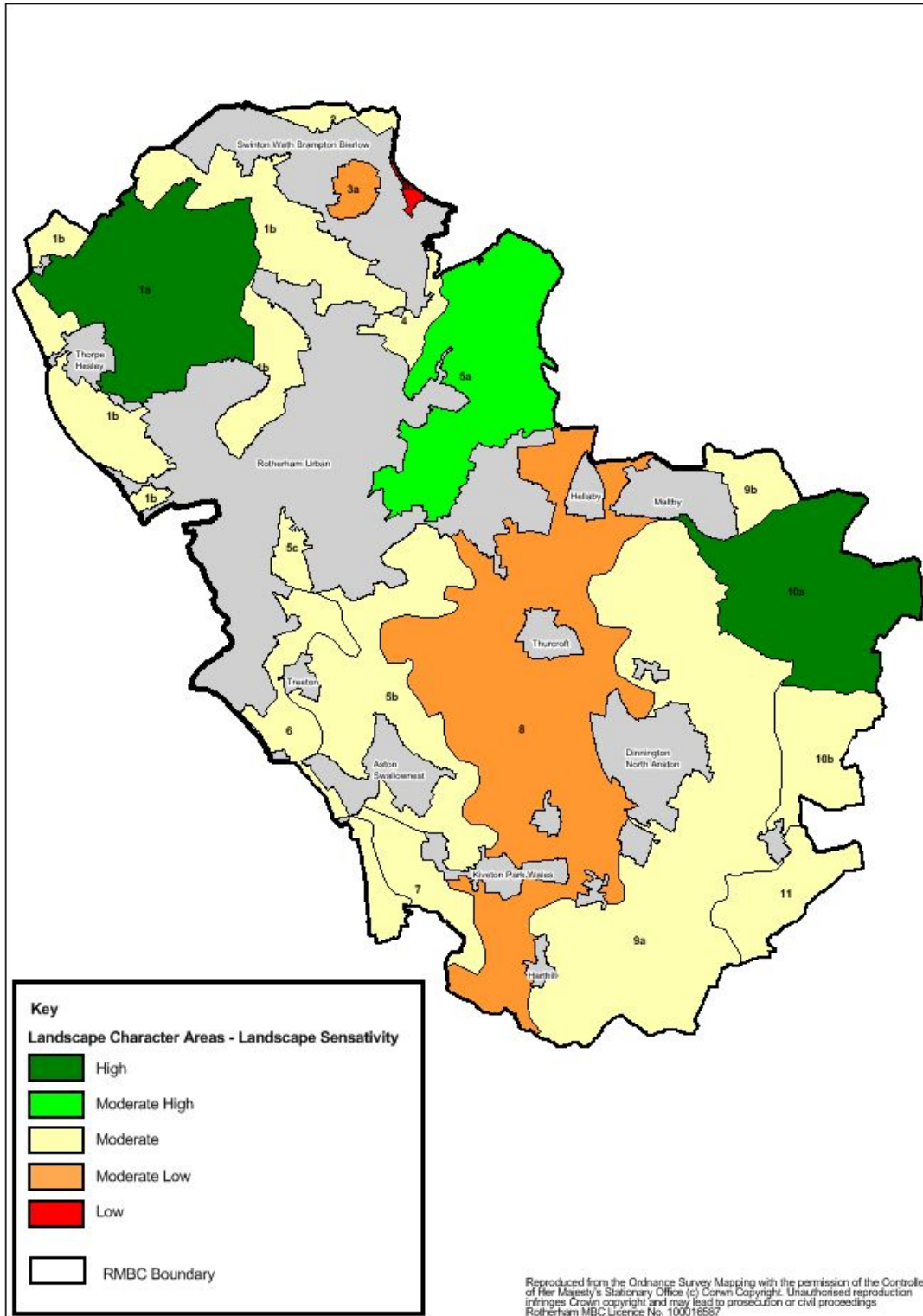


Table 13 Rotherham Landscape Character Areas

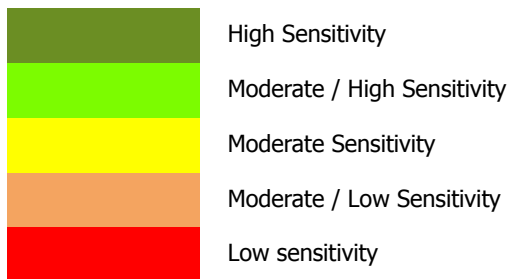
Landscape Character Areas	
1a	Wentworth Parkland - Core
1b	Wentworth Parkland - Fringes
2	Dearne Valley Floor
3a	Wath and Swinton farmlands – Swinton racecourse
3b	Wath and Swinton farmlands – Railway triangle
4	Don Valley Floor
5a	Coalfield Tributary Valleys - Thrybergh
5b	Coalfield Tributary Valleys - Treeton
5c	Coalfield Tributary Valleys - Canklow
6	Rother Valley Floor
7	Rother Valley Reclaimed Farmland
8	Central Rotherham Coalfield Farmland
9a	East Rotherham Limestone Plateau
9b	East Rotherham Limestone Plateau – Maltby Colliery
10a	Sandbeck Parklands - Core
10b	Sandbeck Parklands - Fringes
11	Ryton Farmlands

4.157 In order to assess a landscape’s potential ability to adapt to change without losing its intrinsic character, it has been necessary to analyse the condition of the landscape together with its strength of character and its sensitivity to change. This has resulted in a Sensitivity Matrix which sets out broad Landscape Character Area Management Strategies. Further detail is provided in the Rotherham Landscape Character Assessment and Landscape Capacity Study (2010; paragraphs 3.12 -3.14 and Figure 8).

4.158 The matrix should be used in conjunction with Map 4 'Landscape Character Area Sensitivity' to determine the Landscape Character Area(s) relevant to development proposals, the landscape sensitivity of these areas and the appropriate management strategy. Proposals should clearly demonstrate how they have responded to the relevant management strategy. This approach may be updated should the Council undertake detailed Landscape Character Assessment work in the future.

Table 14 Landscape Sensitivity Matrix

Condition	Management Strategy		
	Good	Strengthen and reinforce	Conserve and strengthen
Moderate	Improve and reinforce	Improve and conserve	Conserve and restore
Poor	Reconstruct	Improve and restore	Restore condition and maintain character
	Weak	Moderate	Strong
Strength of Character			



4.159 Policy delivery will be achieved through assessment of the adequacy of development proposals, planning conditions attached to consents / permissions and through developer contributions as necessary. The Council has prepared a Landscape Design Guide to assist applicants.

4.160 Delivery plans will need to demonstrate long term adoption, governance and management of assets created; management plans should be agreed by the Local Planning Authority and be based on relevant good practice to provide secure, long term achievement of management goals. Appropriate management of the borough’s green infrastructure will be encouraged and supported by the Council and other organisations, including the South Yorkshire Local Nature Partnership, South Yorkshire Forest Partnership, agencies, land managers, the private sector and local communities.

Policy SP 33

Conserving and Enhancing the Natural Environment

Development should conserve and enhance existing and create new features of biodiversity and geodiversity value.

Where it is not possible to avoid negative impact on a feature of biodiversity or geodiversity value through use of an alternate site, development proposals will be expected to minimise impact through careful consideration of the design, layout, construction or operation of the development and by the incorporation of suitable mitigation measures.

Where, despite mitigation, there will be residual adverse impact on biodiversity or geodiversity value or on wider ecological networks, development should provide an adequate level of compensation. The aim of mitigation and compensation should be to respond to impact or loss with something of greater value; the minimum requirement will be to maintain 'no net loss'.

Planning permission will not be granted for development that is likely to, directly or indirectly, result in the loss or deterioration of sites, habitat or features that are considered to be irreplaceable due to their age, status, connectivity, rarity or continued presence unless the need for, and benefits of, the development in that location clearly outweigh the loss. The presumption in favour of sustainable development will not apply where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.

Development will be expected to enhance biodiversity and geodiversity on-site with the aim of contributing to wider biodiversity and geodiversity delivery including, where appropriate, direct contribution to Ecological Networks, the Green Infrastructure network, Biodiversity Opportunity Areas, Nature Improvement Areas and Living Landscapes (see Map 5 'Rotherham Biodiversity Opportunity Areas' for details).

Development that contributes to the preservation, restoration and creation of priority habitats or geological features, ecological networks, ecosystem services and the protection and recovery of priority species populations, will be supported.

The Council can protect individual and groups of trees by the declaration of Tree Preservation Orders where it is important in the interest of amenity and there is reason to believe that trees are under specific threat.

Explanation

4.161 Rotherham contains a rich variety of sites and features of nature conservation value, many of these have been identified and are well recorded, whilst other aspects remain, as yet, undiscovered or little studied. Throughout the borough, and not just within defined sites, this resource should be conserved.

4.162 Development proposals will be required to establish their impact on the natural environment (Biodiversity and Geodiversity); development will be required to safeguard any substantive nature conservation interest and will be expected to incorporate best practise in respect of enhancing the natural environment. The Council has published Good Practice Guidance to provide further advice to developers in preparing their planning application proposals. Consideration will be given to adopting the Good Practice Guidance as a Supplementary Planning Document in the future.

4.163 The responsibility will lie with the developer to demonstrate that proposals identify and consider their effect on the natural environment through the provision of ecological and geodiversity impact assessment, including the submission of detailed, timely and up to date survey, evaluation and records relevant to the proposed development. It is expected that submitted information as part of a planning application will be in accordance with the guidance and recommendations contained within British Standard BS 42020:2013 Biodiversity – Code of practice for planning development (or any future replacement), where relevant. Any information which is subject to the Environmental Information Regulations (EIR) and is contained in ecological reports will be held in Rotherham's Biological Records Centre (which collects and manages information on wildlife, sites and habitats), and will be dealt with according to the EIR. This will be subject to the removal of economically sensitive data. Information regarding protected species will be dealt with in compliance with the EIR.

4.164 Development should not only aim to incorporate those features (or species) that are protected by statute or through land-use planning mechanisms but also those which contribute more widely to ecological networks and the nature conservation value and landscape character of the area. Features of biodiversity and geodiversity value, within or outside of protected sites, include:

- Ancient woodland;
- Aged or veteran trees outside of ancient woodlands;
- Hedgerows and field boundaries;
- Trees, woodlands, plantations and shelter belts, including those subject to Tree Preservation Orders;
- Rivers and other waterways, including canals, and their associated corridors;
- Wetlands, ponds and reservoirs;
- Priority habitats and species of local and national importance;
- Habitats or features supporting species of principal importance or conservation concern;
- Orchards;
- Natural rock outcrops and exposed rock features, caves and karst, and natural stone within the built environment.

4.165 The preferred option is to retain the interest intact and in situ. Sympathetic design should be used to safeguard the interest and should demonstrate that its conservation will be improved or

enhanced. Provision should be made to enable the interest to mature, expand and adapt as it would under natural circumstances.

4.166 If significant harm to the natural environment resulting from a development or from the cumulative impact of development cannot be avoided, adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.

4.167 Development will be required to make a positive contribution to the natural environment by incorporating biodiversity gain, sustainable design and renewable energy technology. The principles, objectives and available mapping of Ecological Networks, the green infrastructure network, the Government's Biodiversity 2020 strategy, Biodiversity Opportunity Areas, Nature Improvement Areas, Living Landscapes, National Character Areas and River Catchment Management Plans, which are designed to have benefits at a landscape scale and coordination across Local Planning Authority boundaries, should be used to identify appropriate measures and demonstrate delivery.

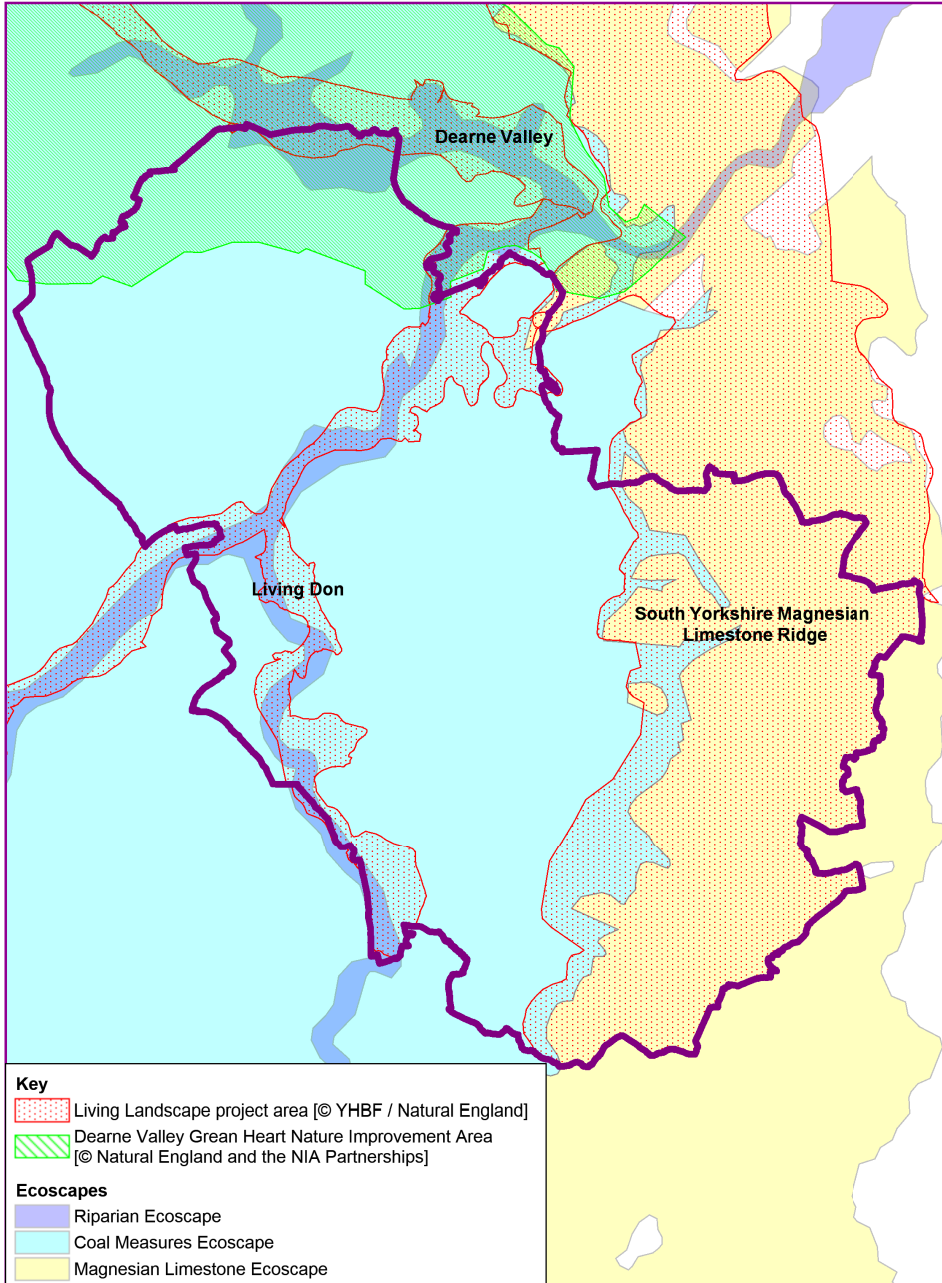
4.168 Biodiversity Opportunity Mapping has been considered in the Rotherham Biodiversity Action Plan (RBAP) as a method for identifying suitable biodiversity mitigation and enhancement measures for any given site or area within the borough. Map 5 'Rotherham Biodiversity Opportunity Areas' illustrates the key 'ecozones' which are based on underlying geology and established character area data. Each ecozone will support a different range of habitats whose restoration or creation may be considered to be suitable mitigation or enhancement for development within that zone. The Biodiversity Opportunity Map is not intended to imply that the delivery of biodiversity opportunities is a blanket requirement across the borough but that, where appropriate, there are preferred approaches that, if taken, will result in suitable, sustainable biodiversity enhancement schemes. Further information is available in the RBAP 2012 Introduction document.

4.169 In determining whether to make a Tree Preservation Order the authority will take account of the criteria set out in National Planning Policy Guidance (or any subsequent guidance) to assess the amenity value of trees.

4.170 Where works are proposed to trees within Conservation Areas which are protected by a Tree Preservation Order, then an application to the Local Planning Authority for its consent is required unless the proposed work is exempt through an exception. Where an exception applies the authority's consent to carry out works is not needed, but notice of those works should be given to the authority.

4.171 Where permission is granted the permission may be subject to conditions. The removal or destruction of hedgerows may be subject to the Hedgerow Regulations 1997 (or any subsequent legislation, regulations or guidance). Where any replacement planting is required, issues such as biodiversity will be taken into account. Replanting with native species will be encouraged to allow ecological networks to remain functional and to prevent the isolation of trees and woodlands within the landscape; new tree planting will be considered for protection.

Map 5 Rotherham Biodiversity Opportunity Areas



Rotherham Biodiversity Opportunity Area Mapping

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Rotherham MBC Licence No. 100019567. A-Z Maps Copyright Geographers' A-Z Map Co. Ltd. Historical Mapping Copyright The Landmark Information Group.



Policy SP 34

Sites Protected for Nature Conservation

Development or changes of use on land within or outside a statutorily protected site (either individually or in combination with other developments) which would adversely affect the notified special interest features, fabric or setting of the statutorily protected site will not be permitted.

Development that would either directly or indirectly, adversely affect a non-statutorily protected site will not normally be permitted. An exception should only be made where the need for the development in that location outweighs both the impact on the site's intrinsic interest and any broader impacts on the national network of protected sites, and that adequate mitigation and / or compensation measures can be delivered.

Before any development or land use change that may affect a protected site is commenced any measures considered necessary to mitigate or compensate for any harm to the site or its features of interest must be agreed and put in place.

Development adjacent to a protected site will be expected to incorporate adequate buffer zones or other measures to support the conservation of protected sites.

Explanation

4.172 Statutorily protected sites for nature conservation in Rotherham include Sites of Special Scientific Interest (SSSI) which are protected and designated under national legislation due to their special value for nature conservation and, where possible, for their educational and community value.

4.173 Non-statutorily protected sites are designated within the local planning system and include designations for both nature conservation and heritage conservation. Non-statutorily protected sites for nature conservation include, but are not limited to, the following:

- Local Wildlife Sites;
- Local Geological Sites including Regionally Important Geological Sites;
- Local Nature Reserves (LNR);
- Ancient woodlands.

4.174 Non-statutorily protected sites for heritage conservation include the Register of Historic Parks and Gardens of Special Historic Interest, for which Policy SP 44 'Historic Parks, Gardens and Landscapes' provides relevant policy guidance.

4.175 It is acknowledged that activity in Rotherham may also have an impact on sites protected at a European, National or Local level outside the borough; this policy will be used to guide activity that may have an impact on these sites.

4.176 In the case of statutorily protected sites the views of the relevant statutory agency will be sought. The Council will only support proposals where there will be no adverse effect on the reasons for designation and then only on the express advice of the statutory agency concerned. An exception will only be made where the benefits of the development, at the proposed site, clearly outweigh both the impacts that it is likely to have on the notified special interest features of a Site of Special Scientific Interest and any broader impacts on the national network of the notified special interest features. As set out in paragraph 119 of NPPF, the presumption in favour of sustainable development will not apply where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.

4.177 In the case of non-statutorily protected sites the adequacy of mitigation and / or compensation measures will be assessed in accord with the provisions of Policy SP 33 'Conserving and Enhancing the Natural Environment'.

4.178 The provision and design of buffer zones within developments adjacent to protected sites should aim to prevent continual adverse impact throughout the lifetime of the development, e.g. by encroachment, increased access or abuse. Natural England recommends a 15 metre buffer is provided for ancient woodland sites.

4.179 Sites that are under consideration for statutory or non-statutory designation (including candidate local sites) and sites that are subsequently found to have equivalent value to designated sites will receive the same level of protection as designated sites. If a development proposal is received for a candidate site the planning process should facilitate data collection and analysis to establish the suitability of the site for designation.

Policy SP 35

Protected and Priority Species

Planning permission for development likely to have a direct or indirect adverse impact on the following will only be granted if they can demonstrate that there are no alternative sites with less or no harmful impacts that could be developed and that mitigation and / or compensation measures can be put in place that enable the status of the species to be conserved or enhanced:

- a. Protected species;
- b. Species of principal importance for the conservation of biodiversity;
- c. Species prioritised for action within the Rotherham Biodiversity Action Plan;
- d. Populations of species associated with statutorily protected sites.

Measures to mitigate and, or compensate for, any impact must be agreed prior to development commencing and should be in place by the time development is brought into use.

Explanation

4.180 When considering a development proposal that is likely to result in harm or disturbance to protected species the views of the relevant statutory agency will be sought and respected, and regard will be given to the requirements of relevant legislation. Developments adversely affecting European or nationally protected species will also require a licence from Natural England, which must be applied for after planning permission is granted.

4.181 Development should enable the protection and recovery of protected and priority species populations. Assessment of impact on such species will be expected to follow available best practice and mitigation / compensation measures should relate to the specific species affected.

Policy SP 36

Soil Resources

Development will be required to demonstrate the sustainable use of soils during construction and operation stages, where appropriate and to be determined in discussion with the Local Planning Authority. Applicants should demonstrate, in their proposals, that there are feasible and appropriate methods, locations and receptors for the temporary storage and reuse of high quality soils. Built development should be designed and sited with an appreciation of the relative functional capacity of soil resources and threats to soils with the aim of preserving or enhancing identified soil functions.

Measures to incorporate green space and sustainable drainage elements that retain permeable surfaces, allow water infiltration, reduce soil erosion and maintain natural soil functions will be supported. Measures that waste soil resource, reduce soil quality, compact or pollute soils or that create a predominantly impermeable surface should be avoided.

Where development is proposed on the best and most versatile agricultural land it should, as far as possible, use the lowest grade of land suitable for the development and should demonstrate adequate measures to conserve the soil resource and functions in agreement with the Local Planning Authority. Where appropriate, developers should provide up-to-date detailed assessment to determine the quality of soils and to identify sustainable re-use for soils which are to be translocated.

Proposals that promote careful management practises to conserve the character of the borough's soils will be supported. The use of imported soil and aggregates in development proposals should be avoided where possible. Where use is necessary consideration will need to be shown of the impact on local geodiversity and associated biodiversity.

Explanation

4.182 Soil resources need to be conserved for the continuation of ecosystem services, including food production, water management and nutrient cycling. Once land has been developed, even temporarily, it is often impractical to return it to agricultural use. Inappropriate storage and handling of soils can reduce soil quality; the temporary storage and reuse of high quality soils should follow best practice in order to prevent this.

4.183 The best and most versatile agricultural land is that in grades 1, 2 and 3a. As a national resource for the future, considerable weight is given to protecting such land from the adverse effects of development.

4.184 Proposals for development should demonstrate that there are feasible and appropriate methods, locations and receptors for the temporary storage and reuse of high-quality soils with appropriate consideration given to the height and duration of soil storage mounds to ensure these are viable alongside construction compounds and work sites. Loss of soil quality which is directly due to the inappropriateness of its handling prior to reuse will not be acceptable.

4.185 Development should avoid the introduction of calcareous aggregates to areas with undisturbed soils in the Nottinghamshire, Derbyshire and Yorkshire Coalfield National Character Area and should avoid the introduction of acidic aggregates to areas with undisturbed soils in the Southern Magnesian Limestone National Character Area.

4.186 Planning conditions, planning obligations and developer contributions will be used, where appropriate, to ensure protection, enhancement and appropriate long-term management.

Policy SP 37

New and Improvements to Existing Green Space

- a. Residential development schemes of 36 dwellings or more shall provide 55 square metres of Green Space per dwelling on site to ensure that all new homes are:
 - i. within 280 metres of a Green Space; and
 - ii. ideally within 840 metres of a Neighbourhood Green Space (as defined in the Rotherham Green Space Strategy 2010); and
 - iii. within 400 metres of an equipped play area.

The exception to this will be where the characteristics of the site and the nature of the proposals are likely to impact on the delivery of the Green Space or the overall development scheme. In these circumstances, then evidence shall be provided with the planning application to justify any lower level of Green Space provision on site or off site contributions. This shall take into account the nature of the proposed development, and the particular characteristics of the site and the wider local area.

- b. Proposals for Green Space should include a variety of experiences for different age groups, depending upon the size of the scheme and the type of development proposed.
- c. The Council will consider the cumulative impact of development proposals of all sizes, on existing green space and the need to enhance / expand existing Green Space provision within a locality, through financial contributions.
- d. In all cases where new Green Space does not have to be provided on site, then developer contributions will be sought to enhance existing Green Space based on an assessment of need within the local area at the time of any planning application and proportionate to the scale and nature of the planned development.
- e. Where new on site Green Space provision on site is required, the applicant will be expected to review national, regional and local information where available and, in discussion with the Council and any other body as necessary, prepare and submit an appropriate assessment of demand that is proportionate to the scale and nature of the development proposed. Consideration shall be given to the borough-wide standards for playing pitches and play spaces to determine as appropriate, the composition of any provision that will assist in achieving these standards; specifically:
 - i. the Rotherham Playing Pitch Strategy recommendations (subject to periodic review) for provision of mini-soccer, junior and senior football, cricket, and rugby union and league pitches

- ii. whether all new homes would be within 400 metres of an equipped play area (which includes a variety of experiences for different age groups) and 280 metres of Green Space
- f. New Green Space and equipped play areas will be accompanied by either (i) provision for maintenance by a landscape management company or similar, to standards agreed with the Local Authority for the lifetime of the development, or (ii) a financial contribution by way of a commuted sum equivalent to the cost of maintaining new Green Space or enhancements to existing Green Space for a period of thirty years.

Table 15 Typical characteristics for accessible Green Space

Type and main function	Characteristics
<p>Borough Green Spaces</p> <p>Weekend and occasional visits by car or public transport</p>	<p>Large areas and sites with intrinsic special interest, e.g. heritage, landscape, wildlife, children's amusements, available sporting activities. Good level of visitor facilities. Several events per annum. Attracts people from a wider catchment area. Car parking provision at key locations.</p>
<p>Neighbourhood Green Spaces</p> <p>Weekend, early morning, after school and evening visits by foot, cycle, car and short bus trips</p>	<p>A well maintained landscape setting with a variety of features and facilities providing for a range of activities, e.g. outdoor sports facilities and playing fields, children's play and informal recreation pursuits. Occasional events. Site signs.</p>
<p>Local Green Spaces</p> <p>Regular use mainly by pedestrian visitors, including preferred routes to school, shops, work etc</p>	<p>Protected and appropriately maintained site providing safe and clean areas for walking, informal recreation and play, sitting out areas and playing fields - if the sites are large enough.</p>

Explanation

4.187 Core Strategy Policy CS 19 'Green Infrastructure' confirms that Rotherham's network of Green Infrastructure assets, which include Green Space, will be conserved, extended, enhanced, managed and maintained throughout the borough. Policy CS 22 'Green Space' goes on to establish that Rotherham's green spaces will be protected, managed, enhanced and created by requiring development proposals to provide new or upgrade existing provision of accessible green space where it is necessary to do so as a direct result of the new development. It indicates that the Sites and Policies document will establish a standard for green space provision where new green space is required. Policy SP 37 'New and Improvements to Existing Green Space' sets out the standard for provision of green space and how the principles should be applied to new residential development.

4.188 The Council expects developers to consider the level of existing provision of green space as part of their residential development proposals. Providing new green space within new development

should be an integral part of the proposals in accord with NPPF paragraph 58 bullet 3. However providing green space in residential proposals can be complex as there are various types of green space that will meet different functions and provide varying benefits to the local community.

4.189 Green spaces within or adjacent to residential areas are the most regularly and intensively used types of open space. They comprise one or more character types supporting a variety of uses including informal grass areas, children's play facilities, sport pitches, multi-use games areas, skate parks and tennis courts. In considering proposals for new, or enhancing existing provision, consideration should also be given to other forms of green space or green infrastructure which include more diverse character areas such as woodlands, wildlife conservation areas, allotments and green corridors; particular regard should be had to Policy SP 32 'Green Infrastructure and Landscape'.

4.190 Where new homes are developed outside the catchments of existing green spaces, then in all development proposals of 36 dwellings or more new green space will be provided on site to ensure the proposed accessibility standards are met. Green space requirements in new development have been calculated by applying a figure of 24 square metres per resident to a standard occupancy rate multiplier of 2.3 persons per dwelling. Gaps in provision are defined as those where any part (irrespective of size) of the site is not covered by the accessibility standards detailed in this Policy.

4.191 Walk times of five minutes and fifteen minutes for Green Spaces and Neighbourhood Green Spaces respectively have been converted to walk distances assuming an average walk speed of 3 miles per hour (4.8 kilometres per hour). These walk distances (of 400 metres and 1.2 kilometres) have then been converted to straight line (or 'radial') distances to take into account the fact that walking routes have to follow roads and paths which do not normally follow a straight line. The straight line walking distance to equipped play areas of 400 metres takes account of the fact that existing Green Spaces and Neighbourhood Green Spaces often include equipped play areas already.

4.192 It is important therefore that developers respond to local demand, and having regard to the nature of the proposed development, the particular characteristics of the site and the wider local area, provide green space of appropriate scale and types within development proposals. An appropriate assessment of demand should be prepared to clearly identify the requirements for the provision of new green space, and the scope and extent of the area or locality to be assessed; the framework for the assessment should be based on best practice and agreed with the Council prior to submission of a planning application. The outcomes of the assessment shall be submitted with the application. In situations where the scheme is smaller, or where it may be physically impossible to achieve green space provision on site, such as possibly within Rotherham town centre, then the Council will consider the appropriateness of developer contributions, to enhance existing green space based on an assessment of need within the local area.

4.193 The Council will liaise with the developer to agree area specific priorities for the development proposal. Where possible, new play areas should be located within the wider network of green spaces and provide links to improve their accessibility. The Council will also agree with the developer how the green spaces will be protected, managed and maintained in the future. It is important to establish at the outset how new Green Space or equipped play areas will be managed and maintained in the long term. As such the Council will expect proposals to make provision for maintenance by a landscape management company or similar, to standards agreed with the Local Authority for the lifetime of the development. Alternatively the Policy also provides the option for a financial contribution to the Council by way of a commuted sum equivalent to the cost of maintaining new Green Space or

enhancements to existing Green Space for a period of thirty years. Such an arrangement would be subject to the agreement of both parties on a case by case basis.

4.194 The standards in this policy take account of Rotherham's Green Space Strategy (September 2010) which reviewed the current (at that time) and potential value of Green Spaces to local people and environment of Rotherham. Accordingly, the Strategy's intent was to take stock of current Green Space provision across the borough, to agree new Green Space standards including delivery of a minimum size threshold, and to recommend how these can be achieved.

4.195 Allied to this, the Rotherham Playing Pitch Strategy (2009) presents a strategic framework for the development of playing pitches with community access across Rotherham and this allows for determining whether a specific type of playing pitch is required. It is also important to emphasise that regard has been had to the guidance presented by Fields in Trust in establishing the standards detailed within this Policy.

4.196 The Council has adopted a Community Infrastructure Levy (CIL) accompanied by the 'Regulation 123' list of infrastructure, which identifies specific Green Spaces to be funded. Developer contributions through S106 agreement may be sought where off site proposals involve Green Space not identified on the CIL Regulation 123 list. This will ensure no duplication between the two methods. A Developer Contributions Supplementary Planning Document may be prepared if required to clearly establish how CIL and Section 106 Planning Obligations will be used.

Policy SP 38

Protecting Green Space

Existing Green Space, including open space, sports and recreational land, including playing fields, as identified on the Policies Map or as subsequently provided as part of any planning permission, should not be built on unless:

- a. an assessment has been undertaken which has clearly shown the open space, sports and recreational land to be surplus to requirements and its loss would not detrimentally affect the existing and potential Green Space needs of the local community. The assessment will consider the availability of sports pitches, children's play areas and allotment provision, to determine existing deficits and areas for improvement; or
- b. the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- c. the development is for alternative sports and recreational provision and facilities of appropriate scale and type needed to support or improve the proper function of the remaining Green Space in the locality, the needs for which clearly outweigh the loss.

These criteria will not apply to Green Space that performs an irreplaceable amenity or buffer function. All proposals that are the subject of a planning application for development on land designated as green space should be assessed in terms of the site's ability to perform amenity or location specific buffer functions. Sites that effectively perform such functions will be protected from future development as it is considered that their loss cannot be compensated for given the location, purpose and function of the allocation.

Development proposals will be required to demonstrate how any likely negative impact on the amenity, ecological value and functionality of adjacent Green Space and other Green Infrastructure within the immediate vicinity has been mitigated.

Development that will result in the loss of small incidental areas of green space, not specifically identified on the Policies Map, but which make a significant contribution to the character of residential areas and / or green infrastructure, and function as a facility for the benefit of the local community, will not normally be permitted.

Explanation

4.197 Core Strategy Policy CS 19 'Green Infrastructure' confirms that Rotherham's network of Green Infrastructure assets, which include Green Space, will be conserved, extended, enhanced, managed and maintained throughout the borough. Green Space can meet the recreational and leisure needs of a community, provide a strong element in the architectural and aesthetic form of a settlement, act as a buffer separating incompatible land uses including sensitive land uses and major transport infrastructure, and assist in maintaining features of landscape, wildlife or heritage value.

4.198 The function of green spaces can be eroded by insensitive development or incremental loss of a site. Policy CS 22 'Green Space' establishes that the Council will seek to protect and improve the quality and accessibility of green spaces available to the local community. It sets out how Rotherham's Green Spaces will be protected, managed, enhanced and created. Green Space makes a valuable contribution to local communities and should not be sacrificed for development where it is required to fulfil a local Green Space need.

4.199 The Policies Map designates areas of Green Space to which Policy SP 38 'Protecting Green Space' will apply. In addition to those areas of Green Space defined on the Policies Map, the Policy will also apply to new areas of green space which are subsequently provided (for example as part of new development) and therefore not shown as such on the Policies Map.

4.200 The provision of new ancillary sports facilities, and play equipment may be supported on Green Space policy areas provided the development proposal improves the site and results in no significant loss of valuable open space used for recreational purposes. Appropriate development on green space may include a new play area, a multi-use games area (MUGA), a sports pavilion, or changing room improvements or extensions. Ultimately the development has to result in an overall improvement to the site, be sensitive to the local situation and provide significant benefits to the users.

4.201 In undertaking the appropriate assessment of green space the scope and extent of the area or locality to be assessed and the framework for the assessment should be based on best practice and agreed with the Council prior to the submission of a planning application. The outcomes of the assessment should lead to a development scheme that is able to satisfy the requirements of this policy and should be submitted with the application.

4.202 In performing an amenity or buffer zone function, or supporting the setting of the historic environment or a heritage asset, such allocated green space is location specific and is not necessarily publicly accessible. It is important to recognise that green space can play one or any number of equally important roles and, in accord with Core Strategy Policy CS 19 'Green Infrastructure', may form part of a wider Green Infrastructure Corridor or should be recognised as a Green Infrastructure asset.

4.203 It should be noted that urban areas include numerous green and open spaces which are too small to be mapped. These areas tend to be amenity road verges, landscaped or 'grassed' incidental open spaces around buildings and residential areas and have little or no recreational value. They can however make an important contribution to the environmental quality of the area and as such contribute positively to the urban aesthetic. Furthermore as development takes place over the life of this plan, new open spaces will be created which are not shown on the Policies Map.

4.204 This policy makes clear that planning permission for development which results in the loss of open space and land which serves an irreplaceable amenity or buffer purpose cannot be surplus to requirements nor the function it performs be compensated for by equivalent or improved green space in other locations as the buffer function is location specific.

4.205 Table 16 'Green Spaces performing an amenity or location specific buffer function' identifies those open spaces in the borough which it is considered perform an amenity or location specific buffer function. Efforts have been made to ensure this list is comprehensive. However the impact on

the site's amenity or location specific buffer function will be considered at the time of any future planning application.

Table 16 Green Spaces performing an amenity or location specific buffer function

<ul style="list-style-type: none"> ● Land along the M1 / A630 Parkway corridors at Catcliffe / Brinsworth ● Land to the east of Pontefract Road / south of (A633) Barnsley Road at Brampton / West Melton ● Land to the rear of the former Beighton Colliery site and along the route of the B6200 at Swallownest ● Land along Fenton Road at Greasbrough / Kimberworth Park ● Land along Roughwood Road at Wingfield ● Land east and west of Droppingwell Road / New Droppingwell Road at Blackburn ● Land to either side of Meadowbank Road (A6109) ● Land to either side of Wortley Road / New Wortley Road (A629) at Masbrough and Bradgate ● Land to north and south of River Don at Meadowbank / Jordan ● Land at Holmes Cord (divergence of rail lines) / north and south of the Sheffield Navigation at Ickles Lock / Jordan / Masbrough ● Land to either side of (A630) Centenary Way / and adjacent to River Rother, at Canklow / Canklow Meadows ● Land to the frontage of Hellaby Hall Hotel; as determined by the Secretary of State for the Environment in 1971 in granting planning permission for the construction of roads and sewers to facilitate development of the Hellaby Industrial Estate for industry and warehousing in order to protect the setting of this Grade II* Listed Building. ● Other heritage buffer zones not shown as green space on the Policies Map but including for example: incidental green space to the south of Rotherham Minster, All Saints Square ● land at St Margaret's Church, Swinton ● Land within the Green Belt that performs a location specific buffer function including for example: land along the A57 from Junction 31 of the M1 to the roundabout at Todwick at its junction with Todwick Road / Kiveton Lane (B6463) ● Land that performs a location specific buffer function along the (A631) West Bawtry Road almost to its junction with Moorgate Road / Mansfield Road (A618) ● Land to north and south of Bawtry Road (A631) at Brinsworth ● The Pony Paddock to the east of the Dinnington Colliery site tip, north of Cramfit Road, North Anston ● All dismantled / former railway sidings and or embankments ● Other allocated green space and incidental green space associated with current or former transport infrastructure, or, performing a heritage or other location specific buffer function

4.206 Allotment gardens provide a valuable recreational resource for the community. Whilst some allotment gardens have statutory protection, but this policy seeks to extend protection, where appropriate to all allotments within the borough. There will be a general presumption against the development of allotment gardens, unless it can be demonstrated that there is no need for the facility in the locality and the site has no other green space value or where suitable and enhanced alternative provision is made.

4.207 Appropriate assessment of development proposals and their impacts on adjacent Green Space and green infrastructure assets will ensure that any potentially adverse impacts are appropriately dealt with in the design of the scheme. The immediate vicinity will need to be agreed and defined with the Local Planning Authority to ensure that the impact of the development proposals is considered appropriately.

Policy SP 39

Design and Location of Green Space, Sport and Recreation

Proposals for Green Space, sport and recreation and children's play space within new and existing developments should be designed to incorporate the following principles:

- a. able to deliver Green Space to the recommended accessibility standards and typical characteristics set out in Policy SP 37 'New and Improvements to Existing Green Space';
- b. landscaped and sited on land suitable for the purpose;
- c. located away from busy roads and car-parks, or separated from them by suitable boundary treatments;
- d. attractive and sited in open locations, easily observed by non-users;
- e. the facilities are accessible to as many potential users as possible;
- f. easily accessed by pedestrians and cyclists;
- g. linked to other green spaces either directly or via green infrastructure corridors;
- h. ensures ease of maintenance, operational sustainability (repair and replacements), and affordable quality management for the lifetime of the equipment.

Additionally in the case of Play Spaces:

- i. provides for risk and challenge, without putting users in danger of serious harm;
- j. provides appropriate buffer zones;
- k. accounts for industry standards and practice.

Developments that provide private sports and recreation facilities should enter into a Community Use Agreement to promote and allow access by local communities.

Explanation

4.208 Within new developments green space (and green infrastructure) provision should be an integral part of the design process. It is essential that facilities, such as children's play areas, are safe, easily observed, accessible, provide challenges but are not unsafe, and do not lead to further nuisance. The long term sustainability of the proposals are also also important, and facilities should be cost effective to manage and maintain. As the character of green space is largely defined by its

function, reference should be made to Table 15 'Typical characteristics for accessible Green Space' which highlights typical characteristics of accessible green space.

4.209 In large scale major developments the preparation of a master plan / design code or appropriate design controls is required or encouraged by Core Strategy Policy CS 2 'Delivering Development on Major Sites'; in all other instances a comprehensive Design and Access Statement is required and the developer should evaluate the facilities in the vicinity of the proposal, taking account of the quantity and accessibility of the facilities and assessing the quality and value to the local community in line with Policy SP 37 'New and Improvements to Existing Green Space'. This will identify priorities in the area and allow for their inclusion in the development scheme.

4.210 For outdoor sport, informal play and recreation provision, all proposals should:

- identify types of green spaces including access to and through natural and agricultural land, their locations and define the uses;
- identify movement patterns for pedestrians, cycles and motor vehicles;
- identify how the streets and open space are connected;
- identify relationships between buildings (including indoor sports facilities) and public and private spaces.

4.211 Community use agreements to enable the opening of school fields, clubs and private premises to the public, are encouraged to make the most efficient use of facilities. Issues can also be dealt with by adapting the outdoor environment to make it safer for pedestrians and cyclists, which in turn contributes toward a safer environment for children and young people to play.

4.212 Applicants are advised to liaise with the Council on proposed locations and refurbishment of play spaces and ensure that local children and young people have been consulted so that the intended space meets all expectations and responds to the needs of different age groups and abilities (including access for the disabled).

Policy SP 40

Listed Buildings

Development proposals affecting a Listed Building or its setting will be considered against the following principles:

- a. special regard will be given to the preservation of Listed Buildings and structures. Therefore substantial harm to or demolition of a Listed Building will be strongly resisted;
- b. the significance of a Listed Building can be harmed by unsympathetic extensions or alterations to its appearance, plan form or replacement of windows. Extensions and alterations to a Listed Building will only be considered acceptable where they relate sensitively to the Listed Building and preserve or enhance the special interest and significance;
- c. the Council encourages the development of good quality, contextual design, including any development within the setting of Listed Buildings. Development which has an adverse effect on the setting of Listed Buildings will not be acceptable;
- d. the best use for a Listed Building is usually that for which it was designed, however other uses may be considered acceptable provided they do not harm the significance of the Listed Building. Where significant alterations are required that potentially harm the Listed Building it will be necessary to demonstrate that the original use of the Listed Building is no longer viable or sustainable and that the proposed alterations are necessary to secure the long term survival of the Listed Building;
- e. the Council will support proposals and alterations to Listed Buildings in order to mitigate climate change only where such proposals respect the significance of the Listed Building and do not have an adverse impact on its appearance, character or historic fabric;
- f. the Council will take necessary measures to ensure that neglected Listed Buildings are appropriately repaired and / or reused;
- g. where appropriate, proposals will be supported which enhance or better reveal the significance of a Listed Building or structure.

Explanation

4.213 Statutory Listed Buildings are buildings, objects or structures protected by the legislation in the Planning (Listed Buildings and Conservation Areas) Act 1990. This requires that when considering whether to grant consent for any works affecting a Listed Building, special regard should be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. National planning policy provides for the protection of Listed Buildings.

- 4.214** Core Strategy Policy CS 23 'Valuing the Historic Environment' aims to protect and enhance Rotherham's heritage and highlights that Rotherham has a rich historic environment.
- 4.215** Applications for development likely to affect a Listed Building must be accompanied by a heritage statement which demonstrates a clear understanding of the significance of the affected Listed Building and of the impact of any proposals on its character and appearance.
- 4.216** There is a presumption in favour of retaining Listed Buildings so permission to demolish will be the exception and only allowed if all other options to retain the building are demonstrated to have been thoroughly explored.
- 4.217** The repair, renovation, alteration and extension of a Listed Building should not be at the expense of its intrinsic value. It is important to guard against unnecessary change or over-restoration. In any change, materials should be sympathetic to those used in the original building. In particular the Council will resist applications that result in the loss of traditional features that could be preserved.
- 4.218** Listed Buildings may become vacant and derelict if no acceptable alternative use can be found. The original use is likely to be the most appropriate and will be encouraged where possible. Where this is not practicable the alternative use proposed must not require alteration to the extent that the character and historical importance of the building is destroyed.
- 4.219** Where the Council considers that a proposal would have an impact on the setting of a Listed Building, it will require the submission of illustrative and technical material to allow that impact to be properly assessed. This will include details to show the existing situation and the precise effect on the fabric and character of the Listed Building and its setting.
- 4.220** Planning permission will be refused where the Council considers that the proposal would dominate the Listed Building or buildings within its curtilage by scale, form, mass or appearance or harm the visual relationship between the Listed Building and its formal or natural landscape surroundings.

Policy SP 41

Conservation Areas

Development proposals within or likely to affect the setting of a Conservation Area will be considered against the following principles:

- a. developments are required to ensure the preservation or enhancement of the special character or appearance of Rotherham's Conservation Areas and their settings;
- b. there is a presumption in favour of the preservation of buildings and structures, both listed and unlisted, which make a positive contribution to the special character or appearance of Conservation Areas. Permission will not be granted for the demolition of a building in a Conservation Area which makes a positive contribution to the character or appearance of the Area unless it can be clearly demonstrated that:
 - i. there is no realistic prospect of the building continuing in its existing use or that a suitable alternative use cannot reasonably be found; or
 - ii. the building is in poor structural condition and the cost of repairing and maintaining it would be disproportionate in relation to its importance and to the value derived from its continued use; and
 - iii. the demolition is part of a redevelopment proposal which would, in its own right, serve to preserve or enhance the character or appearance of the Conservation Area;
- c. spaces, street patterns, views, vistas, uses, trees and landscapes which contribute to the special character or appearance of a Conservation Area will be safeguarded.
- d. depending on the scale of the development and when deemed necessary, developers will be required to submit character statements to assess the impact of the development upon the character and appearance of the Conservation Area and to minimise the effect of development proposals through careful consideration of their design.

Under section 211 of the Town and Country Planning Act 1990 the Local Planning Authority must be notified six weeks before the carrying out of works to, or removal of trees in a Conservation Area that are not protected by a Tree Preservation Order unless an exception applies. This notice period gives the Authority an opportunity to consider whether to make a Tree Preservation Order on the tree or trees.

Explanation

4.221 Conservation Areas are defined as areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Within Rotherham, twenty eight Conservation Areas have been designated as shown on the Policies Map.

4.222 Under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, every local authority is required, from time to time, to determine which parts of their area are worthy of preservation and enhancement and designate them as Conservation Areas.

4.223 Opportunities to amend the boundaries of Conservation Areas can be considered as part of the Council's rolling programme of Conservation Area character appraisals. Article 4 Directions will be used, where appropriate, to protect or enhance the character and appearance of a Conservation Area. These Directions remove certain permitted development rights meaning that planning permission would need to be sought for work which normally does not need one.

4.224 If a site lies within a Conservation Area, or is located nearby, planning permission will not be granted where development proposals neither preserve nor enhance the character or appearance of that area. Proposals will need to consider the Council's Conservation Area character appraisals and any Supplementary Planning Documents or good practice guidance the Council publishes. The Council encourages pre-application discussions that will identify when the developer will be required to submit a character appraisal as part of the application. The Council will consider proposals against guidance contained within relevant English Heritage guidance documents on Conservation Areas, such as "Valuing Places: Good Practice in Conservation Areas" (English Heritage, 2011).

4.225 Within Conservation Areas there will normally be a presumption against the total or substantial demolition of non-listed buildings or non-designated heritage assets that make a positive contribution to the character or appearance of the area.

4.226 In exceptional cases where it can be reasonably demonstrated that the building is as a whole incapable of accommodating an appropriate and viable, beneficial use, or that it is beyond viable repair, the merits of the proposed redevelopment of the site may be a material consideration when an application for demolition is considered. The applicant will be required to submit detailed proposals for the redevelopment of the site after demolition. Where appropriate a condition will be imposed that prevents the demolition of the building in question until a contract has been let for the approved redevelopment of the site.

4.227 The demolition of a building cannot be justified simply because it is economically more attractive to redevelop than to repair and re-use, or because a developer has acquired a building at a price that reflects the potential for redevelopment. In situations where owners may have allowed their buildings to deteriorate structurally over a period of time, less weight will be attached to the condition of the building when assessing a case for its demolition.

4.228 The demolition of buildings or structures within Conservation Areas can have a damaging effect by removing structures that contribute to their character or leaving unsightly gaps in the built-up environment. As with Listed Buildings, where buildings in Conservation Areas contribute positively to the character of the Conservation Area, there will be a presumption in favour of retention. However, where this is not the case, the criteria in the National Planning Policy Framework will ensure that demolition is allowed only when detailed plans for the site's redevelopment have been approved, to ensure that the scheme will conserve and enhance the character of the area.

4.229 In exceptional circumstances, the fact that a development would bring substantial benefits to the local community may be weighed in the balance against arguments in favour of the preservation of the building.

4.230 The Council considers that landscaping and trees that contribute to the special character or appearance of the Conservation Area should be safeguarded and acknowledges that the street scene is very important but also consider that other, more private viewpoints are important if the Conservation Area is to retain its character and integrity. This means Conservation Area policies apply to all aspects of proposals for development within Conservation Areas, regardless of whether they can be seen from public areas.

4.231 Rotherham's Conservation Areas vary considerably. Whilst some have similarities of form and design, others get their character from diversity. The policy is particularly relevant as this means that the bulk, form and height of development within the area should conform to that character by reflecting the uniformity or diversity of the locality of the Conservation Area in question. Where uniformity forms part of the character of a street, it will not normally be appropriate to vary from it, while in other areas, where diversity exists, irregular building heights or form might be more appropriate.

4.232 The success of a design can often be dependent upon the skill in use of materials and detailing. If an area contains strong unifying elements, e.g. doors, windows, bays and gables, it may therefore be desirable to reflect these and their form, proportion and the relationship between solids and voids will be taken into account.

4.233 The special interest of a Conservation Area can depend on even minor development being in keeping with the character of that area. Therefore, the National Planning Policy Framework advises that consideration is given to the introduction of Article 4 Directions which would require planning permission for certain works which normally do not need it. The Conservation Area Appraisals will attempt to identify areas where Article 4 Directions might be beneficial.

4.234 In addition to Rotherham's Conservation Area Design Guidelines or other good practice guidance published by the Council, a programme of Conservation Area appraisals, management plans and enhancement schemes to manage change and guide development in Conservation Areas will be undertaken.

4.235 Under the provisions in section 211 of the Town and Country Planning Act 1990 the Local Planning Authority must be given 6 weeks' Notice of any works to, or removal of, a tree or trees within a Conservation Area which are not protected by Tree Preservation Orders.

4.236 This notice period gives the authority an opportunity to consider whether to make a Tree Preservation Order on the tree or trees. The work may go ahead before the end of the six week period if the Local Planning Authority gives consent.

4.237 Where works are proposed to trees within Conservation Areas which are protected by a Tree Preservation Order, then an application to the Local Planning Authority for its consent is required unless the proposed work is exempt through an exception. Where an exception applies the authority's consent to carry out works is not needed, but notice of those works should be given to the authority.

Policy SP 42

Archaeology and Scheduled Ancient Monuments

Development proposals that may impact upon archaeology, whether designated as a Scheduled Ancient Monument or undesignated, will be considered against the following principles:

- a. development that would result in harm to the significance of a Scheduled Monument or other nationally important archaeological site will not be permitted;
- b. the preservation of other archaeological sites will be an important consideration. When development affecting such sites is acceptable in principle, the Council will seek preservation of remains in situ, as a preferred solution. When in situ preservation is not justified, the developer will be required to make adequate provision for archaeological recording to ensure an understanding of the remains is gained before they are lost or damaged, in accordance with Policy SP 43 'Conserving and Recording the Historic Environment'.

Explanation

4.238 Archaeological remains are known to survive across the borough, ranging in date from the prehistoric to the industrial period. These remains are a finite resource and contain irreplaceable evidence for the development of the borough's landscapes and people. As such, the presence and significance of such remains must be considered as part of the planning process. This policy sets out the principles that will allow development affecting archaeological heritage assets to be assessed.

4.239 The Council will consult with, and be guided by, the South Yorkshire Archaeology Service on the archaeological implications of development proposals.

Policy SP 43

Conserving and Recording the Historic Environment

All proposals affecting a heritage asset will require careful assessment as to the impact and appropriateness of development to ensure that the historic, architectural, natural history, or landscape value of the asset and / or its setting are safeguarded and conserved, and any conflict avoided or minimised in accordance with the policies of this Local Plan.

Development proposals that affect known or potential heritage assets will need to provide supporting information in sufficient detail that the impact of the proposed scheme on those heritage assets can be established, in line with the following approach:

- a. where proposals involve sites which have been assessed as part of the Council's Archaeological Scoping Studies evidence base, Heritage Statements will be required where sites are identified as having 'major', 'potential' or 'uncertain' objections to development. Where this applies to sites allocated through Policy SP 1 'Sites Allocated for Development' it is identified in the site specific development guidelines at Chapter 5 'Site development guidelines';
- b. proposals on other sites will be required to submit a Heritage Statement if development would affect a known or potential heritage asset.

Heritage Statements should consider the impact of the specific development proposed with regard to: the setting of heritage assets on or in the vicinity of the site; detailed archaeological assessment; and the results of field evaluation.

In the exceptional circumstances that harm could be justified, resulting in the loss or damage of a heritage asset, appropriate recording will be required to an agreed standard in advance of any alteration, demolition or groundworks, to ensure that: an understanding of the remains is gained before they are lost or damaged, that the knowledge gained is widely disseminated, and that the resulting archive is deposited for long-term duration.

Explanation

4.240 This policy reinforces national policy regarding the historic environment and Policy CS 23 'Valuing the Historic Environment'. It clarifies how heritage assets will be considered to ensure that they are safeguarded and conserved, and any conflict arising from development proposals avoided or minimised using appropriate mitigation measures. It sets out that proposals affecting heritage assets must be supported by an adequate Heritage Statement so that the significance of an asset is clearly understood and informs the development proposal. The policy explains when such a Heritage Statement is required.

4.241 Proposals that affect heritage assets need to be carefully assessed, having regard to how they may safeguard and conserve the asset and ensure that any conflict is avoided or minimised

using appropriate mitigation measures. This must take account of the scale of any harm or loss and ensure that essential historic, architectural, natural history, or landscape features are retained wherever possible. Proposals should also ensure that they are in keeping with the surroundings.

4.242 Where proposals impact upon a designated heritage asset then weight will be attached to its conservation taking account of the importance of the asset. Where proposals impact upon a non-designated heritage asset regard will be had to the scale of any harm or loss and the significance of the heritage asset in decision making.

4.243 A number of sites have been assessed as part of the Council's Archaeological Scoping Studies (deposited with South Yorkshire Archaeology Service: Archaeology Scoping Study 2012 [WA reference 79970.01], Archaeology Scoping Study 2013 [WA reference 79971.01], Archaeology Scoping Study 2014 [WA reference 79972.01] and Archaeology Scoping Study 2015 [WA reference 79973.01]). These classified sites according to their identified archaeological interest as: major archaeological objections to allocation, potential archaeological objections to allocation, uncertain archaeological objections to allocation, and little or no archaeological objections to allocation. Sites were assigned to these categories on the following basis:

'Major archaeological objections to allocation' category: if the site contains, or is close to, known archaeological remains of national or regional significance and there has been little or no previous development or disturbance on the site, so that archaeological survival is predicted to be moderate or good.

'Potential archaeological objections to allocation' category: if the site contains, or is close to, known archaeological remains of regional or local significance and there has been little or no previous development or disturbance on the site, so that archaeological survival is predicted to be moderate or good.

'Uncertain archaeological objections to allocation' category: if the site contains, or is close to, known or predicted archaeological remains of local or unknown significance or there has been little or no previous development or disturbance on the site, so that archaeological survival is predicted to be moderate or good.

'Little or no archaeological objections to allocation' category: if the site contains no known or predicted archaeological remains or there has been significant previous development or disturbance on the site, so that archaeological survival is predicted to be poor.

4.244 The Scoping Studies are essential to understanding the issues of concern to the Council. As identified in criterion a. development proposals on sites identified within the first three categories of site will require a supporting Heritage Statement. The Policy clarifies that where sites allocated for development have been identified as requiring a Heritage Statement this has been set out in the relevant site specific development principles in Chapter 5 'Site development guidelines'. The detailed requirements for preparing these statements are set out in Table 17 'Heritage Statement for Archaeology Requirements'.

Table 17 Heritage Statement for Archaeology Requirements

Site Classification	Heritage Statement for Archaeology Requirements
1 - Potential archaeological objections to allocation	<p>These sites will require further archaeological evaluation as to the capacity of the site for the proposed level of development <i>prior to the submission of a planning application</i>. This evaluation will help establish the significance and condition of archaeological heritage assets at the site and allow the proposed scheme to be designed accordingly, i.e. having taken the identified archaeological evidence into consideration. The planning application submitted will need to be supported by a Heritage Statement that details the design strategy adopted, based on the results of a staged evaluation, which is likely to involve one or more of the following techniques:</p> <ul style="list-style-type: none"> ● Fieldwalking ● Geophysical survey ● Trial trenching
2 - Uncertain archaeological objections to allocation	<p>These sites will require further archaeological evaluation to establish the presence / absence, significance and condition of any archaeological heritage assets at the site. A staged evaluation should be initiated <i>prior to the submission of a planning application</i> and the application be supported by a Heritage Statement that discusses the results of that evaluation and the impact of the development proposal on any identified archaeological evidence. Evaluation is likely to involve one or more of the following stages:</p> <ul style="list-style-type: none"> ● Fieldwalking ● Geophysical survey ● Trial trenching
3 - Little or no archaeological objections to allocation	<p>These sites are unlikely to require archaeological investigation in advance of the submission of a planning application; the planning submission should reference the results of the relevant scoping study, as supporting evidence. However, archaeological evidence may come to light at a future date that would require further archaeological investigation.</p>

4.245 Proposals involving those sites identified as having 'little or no archaeological objection to allocation' will not need to be accompanied by a Heritage Statement unless new archaeological evidence has since come to light, but any planning application must reference the relevant scoping review report.

4.246 Under criterion b, development proposals that are likely to impact upon other types of heritage asset (designated or undesignated), will also need to be accompanied by an appropriate Heritage Statement. Where sites allocated for development have been identified as requiring such a Heritage Statement this has also been set out in the relevant site specific development guidelines in Chapter 5 'Site development guidelines'.

4.247 Sites brought forward for development that have not been considered in an earlier Scoping Study or other Heritage Impact Assessment may also require a supporting Heritage Statement, if they affect a known or potential heritage asset. Advice should be sought from the Council in advance of submission of such an application.

4.248 The National Planning Policy Framework explains that loss or damage to a heritage asset will require exceptional circumstances to be justified. Where such loss or damage has been agreed, the Local Planning Authority will require detailed recording, for example photographic recording of standing buildings, or archaeological excavation of buried remains, to ensure an understanding of the building or site is not lost as a result of development.

4.249 The policy explains that, where such recording has been carried out, the results must be written up and published and the resulting archive deposited with an appropriate repository. This will ensure that the knowledge gained is widely disseminated and that the results are kept and made available, long-term, for further study.

Policy SP 44

Historic Parks, Gardens and Landscapes

The Council will seek to ensure the protection and appropriate enhancement of the borough's historic parks and gardens. Development proposals should:

- a. safeguard those features which form an integral part of the special character or appearance of the Park or Garden;
- b. ensure that development does not detract from the enjoyment, layout, design, character, appearance or setting of the Park or Garden, key views out from the Park, or prejudice its future restoration. Where development is likely to affect a Historic Park and Garden or its setting, applications should include a Heritage Impact Assessment setting out the likely impact which the development would have upon its significance and the means by which any harm might be mitigated.

Explanation

4.250 Historic parks and gardens are an important part of the borough's heritage and environment. They comprise a variety of features – the open space itself, views in and out, the planting, water features, built features and archaeological remains. There is therefore a need to protect historic parks and gardens and their wider landscape settings from new development, which would otherwise destroy or harm their historic interest and to encourage sympathetic management wherever possible. Five of the most important sites within the Borough have been included on the English Heritage 'Register of Historic Parks and Gardens of Special Historic Interest in England' 1983. These are:

- a. Wentworth Woodhouse (Grade II*);
- b. Sandbeck Park and Roche Abbey (Grade II*);
- c. Moorgate Cemetery (Grade II);

- d. Clifton Park (Grade II);
- e. Boston Park (Grade II).

Elsecar Heritage Action Zone

4.251 The Elsecar Heritage Action Zone (HAZ) has been established by Historic England, the majority of which falls within Barnsley. It does however include areas of land allocated as Green Belt within Rotherham, close to the Wentworth Woodhouse Historic Parks and Gardens boundary. The Elsecar Heritage Action Zone will seek to: improve understanding of Elsecar village's heritage, bring historic buildings back into use, identify suitable sites for new housing, and encourage local people and community groups to get involved in the village's development.

4.252 The Council is mindful and supportive of the aims of the HAZ, whilst recognising that any new built development is unlikely to be appropriate within that part of the zone falling within Rotherham. Any development proposals would be considered in light of relevant policies, in particular those relating to the Green Belt, Historic Parks, Gardens and Landscapes, and non-statutorily protected site designations.

Policy SP 45

Locally Listed Buildings

The Council will seek to ensure and encourage the preservation and enhancement of Locally Listed Buildings and will use its powers where possible to protect their significance, character and setting, by the following means:

- a. consent will not normally be granted for the demolition of Locally Listed Buildings;
- b. alterations and extensions should be based on an accurate understanding of the significance of the asset including the structure. Proposals should respect the architectural character, and detailing of the original building. The structure, features, and materials of the building which contribute to its architectural and historic interest should be retained or restored with appropriate traditional materials and techniques;
- c. any proposals should protect and enhance the setting of Locally Listed Buildings;
- d. taking a practical approach towards the alteration of Locally Listed Buildings to comply with the Disability Discrimination Act 2005 and subsequent amendments, provided that the building's special interest is not harmed, using English Heritage advice as a basis.

Explanation

4.253 Locally Listed Buildings are buildings, groups of buildings or structures of historic or architectural interest which have been identified as contributing significantly to the townscape but are not on the statutory list. However, these buildings are of considerable local importance.

4.254 The list of Locally Listed Buildings (LLB's) will be produced and maintained by the Council. An appraisal of the architectural or historic interest of a building, followed by a process of public consultation, should be undertaken before the designation of a new building of merit. The following criteria will be used for designation of LLB's:

1. Any building or structure which dates from before 1840;
2. Later buildings or structures which are considered to be of definite quality and character, including the work of important architects or builders, both local and national. Particular attention will be paid to buildings which:
 - Have important historic associations, in terms of famous people or events;
 - Illustrate an important aspect of social or economic history or use;
 - Represent an exceptionally good example of a specific and distinctive architectural style;
 - Demonstrate excellence in building craftsmanship, use of materials, technical innovation, architectural features and detailing;
 - Form part of a distinctive and cohesive group of buildings;
 - Retain its original architectural interest and integrity, and not subject to insensitive alterations;
 - Have landmark quality or make a unique and positive contribution to the quality of the townscape or an open space.

4.255 The Council has control over the demolition of those Locally Listed Buildings which are in Conservation Areas, but elsewhere its powers are more limited. There will be a presumption against demolition of Locally Listed Buildings; both for townscape and sustainability reasons. Consideration will also be given to the creation of Local Development Orders to control demolition and remove certain permitted development rights to buildings identified on a compiled Local List. However, should demolition prove necessary, a high standard of design, complementing the surrounding area, will be required in any replacement building.

4.256 Development proposals for alteration, extension or change of use to a Locally Listed Building or within its setting should protect the architectural integrity of the building, the existing balance between the building and its setting and be proportionate in scale to that of the original building. Architectural features, materials or detailing which contribute positively to the character of a Locally Listed Building, should be kept.

4.257 The Council will endeavour to protect the character and setting of Locally Listed Buildings by as far as possible treating proposals for works to or close to them, which would be visible from the street or any other place used by the public, as if they were Listed Buildings.

4.258 For heritage assets not specifically addressed in these policies, the Council will identify them in plans and decision-making, and in any Supplementary Planning Documents or good practice guidance published by the Council. When determining whether something is a heritage asset the Council will assess its significance based on its aesthetic, communal, historic and evidential value. This heritage value will be used to decide the most efficient and effective way of managing the heritage asset to sustain its overall value to society. This approach is set out by English Heritage in Conservation Principles Policies and Guidance for the Sustainable Management of the Historic Environment (2008).

Policy SP 46

War Memorials

Where development proposals may impact upon War Memorials or their siting, Memorials should be retained in situ, if possible, or otherwise sensitively relocated following appropriate community consultation.

4.259 The Council has recorded all borough War Memorials on a register and consider them to be heritage assets. Some of these could be designated as Locally Listed Buildings, others are already part of the fabric of Statutory Listed Buildings. Some Memorials are in public places and others on private premises, such as those for companies. It is important to ensure that these significant features, and where appropriate their settings, are protected and restored where necessary. Whilst preservation in situ is the ideal option, as the location is often of significance to the Memorial, should it need to be removed the Council will require a sensitive relocation. Alternative suitable locations for siting should be established following appropriate community consultation.

4.260 In most cases planning permission for the demolition of buildings is not required, however the Council will need to approve how the demolition will be carried out (through a "prior approval application"). Alongside the process for considering planning applications (including pre-application discussions), this provides the Council an opportunity to ensure that the implications of demolition or development on war memorials are appropriately considered in line with the Policy.

Policy SP 47

Understanding and Managing Flood Risk and Drainage

The Council will expect proposals to:

- a. demonstrate an understanding of the flood route of surface water flows through the proposed development in an extreme event where the design flows for the drainage systems may be exceeded, and incorporate appropriate mitigation measures;
- b. control surface water run-off as near to its source as possible through a sustainable drainage approach to surface water management (SuDS). The Council will expect applicants to consider the use of natural flood storage / prevention solutions (such as tree planting) in appropriate locations, and the use of other flood mitigation measures such as raised finished floor levels and compensatory storage; and
- c. consider the possibility of providing flood resilience works and products for properties to minimise the risk of internal flooding to properties.

A maintenance strip should be maintained between proposed development and watercourses. There should be no encroachment into this strip during any stage of development. The width measured from the top of bank should be a minimum of 8 metres for watercourses designated as 'main rivers' or a minimum of 5 metres for ordinary watercourses. Where flood defences exist, the maintenance strip should be 8 metres, measured from the landward toe of any flood defence or the top of bank if closer.

Foul water should be disposed of to public sewer wherever possible. Non-mains foul drainage disposal options will only be considered where it is robustly demonstrated that a mains connection is impracticable, unsustainable or too costly, compared against the lifetime costs / impacts of the non-mains alternative. Any proposals involving non-mains drainage must be accompanied by a suitable foul drainage assessment.

Major developments of more than 10 dwellings, or more than 1,000 square metres of floorspace should comply with Defra Sustainable Drainage Systems Non-statutory Technical Standards for Sustainable Drainage Systems (March 2015) and the South Yorkshire Interim Local Standards for Sustainable Drainage Systems (May 2015), or any future documents which supersede them.

Floor levels for habitable buildings should normally be a minimum of 600mm above the 100 year plus climate change flood level.

Where development causes a loss of available flood storage capacity adjacent to a watercourse, compensatory capacity should be provided in a suitable location and at the same elevation.

Explanation

4.261 Policy SP 47 'Understanding and Managing Flood Risk and Drainage' provides additional guidance on flood risk and drainage which should be read in conjunction with other Local Plan policies; in particular Core Strategy Policies CS 24 'Conserving and Enhancing the Water Environment' and CS 25 'Dealing with Flood Risk'.

4.262 In designing new development and any associated drainage systems the Council will expect applicants to demonstrate their understanding of surface water flows and where water flows will occur in extreme flood events. It will be important for applicants to understand where capacity of drainage systems may be exceeded. Applicants should take this information into account when designing development proposals, incorporating suitable mitigation measures where appropriate.

4.263 Surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management. SuDS involve a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, green roofs, ponds and wetlands. Such measures offer significant advantages over conventional piped drainage systems in reducing flood risk by attenuating the rate and quantity of surface water run-off from a site, promoting groundwater recharge absorbing diffuse pollutants and improving water quality. The variety of Sustainable Drainage techniques available means that most developments should be able to include a scheme based around these principles and provide multiple benefits, reducing costs and maintenance needs. SuDS can also contribute to improving water quality and green infrastructure delivery.

4.264 The Council will also encourage design which improves the flood resilience of properties, helping to minimise the damage from flood water and reduce the time required to recover damaged buildings. Such measures could include the provision of barriers (such as door guards), water resistant door and window frames and waterproofing of plaster or stone flooring. Flood resilience and resistance measures are not an alternative to minimising flood risk to developments, but may be appropriate where it is not possible to reduce flood risk to an acceptable level, for example alterations to existing buildings.

4.265 Applicants should be aware of the need to obtain approval from the Lead Local Flood Authority (LLFA) for all works both temporary and permanent, that will affect an ordinary watercourse, or to obtain approval from the Environment Agency (EA) for all works both temporary and permanent, that will affect a main river.

4.266 Maintenance strips are intended to ensure that watercourses remain accessible for maintenance and any future watercourse or defence improvements. Watercourses as defined by the Land Drainage Act 1991 include all rivers and streams and all ditches, drains, cuts, culverts, dikes, sluices, sewers (other than public sewers within the meaning of the Water Industry Act 1991) and passages, through which water flows. "Main rivers" are those watercourses shown as such on a main river map held by the Department for Environment, Food & Rural Affairs (DEFRA). An "ordinary watercourse" is any other watercourse that does not form part of a "main river". Map 6 'Main rivers within Rotherham' shows the main rivers within Rotherham as defined by DEFRA.

4.267 A minimum of 8 metre maintenance strip will be required for watercourses designated as "main rivers". For watercourses designated as "ordinary watercourses" the maintenance strip should

be a minimum of 5 metres. There should be no structures, fences or trees in this area, and no encroachment into this zone during any stage of the development; no materials should therefore be stored within this area during construction. For clarity maintenance strips will be measured from the top of the embankment or bank and not the centreline of an ordinary watercourse or main river. Where watercourses have flood defences an 8 metre easement from the top of the bank or from the landward toe of any flood defence should be left clear. The toe of any embankment and top of any bank should be level enough to allow plant to gain access and enable its operation.

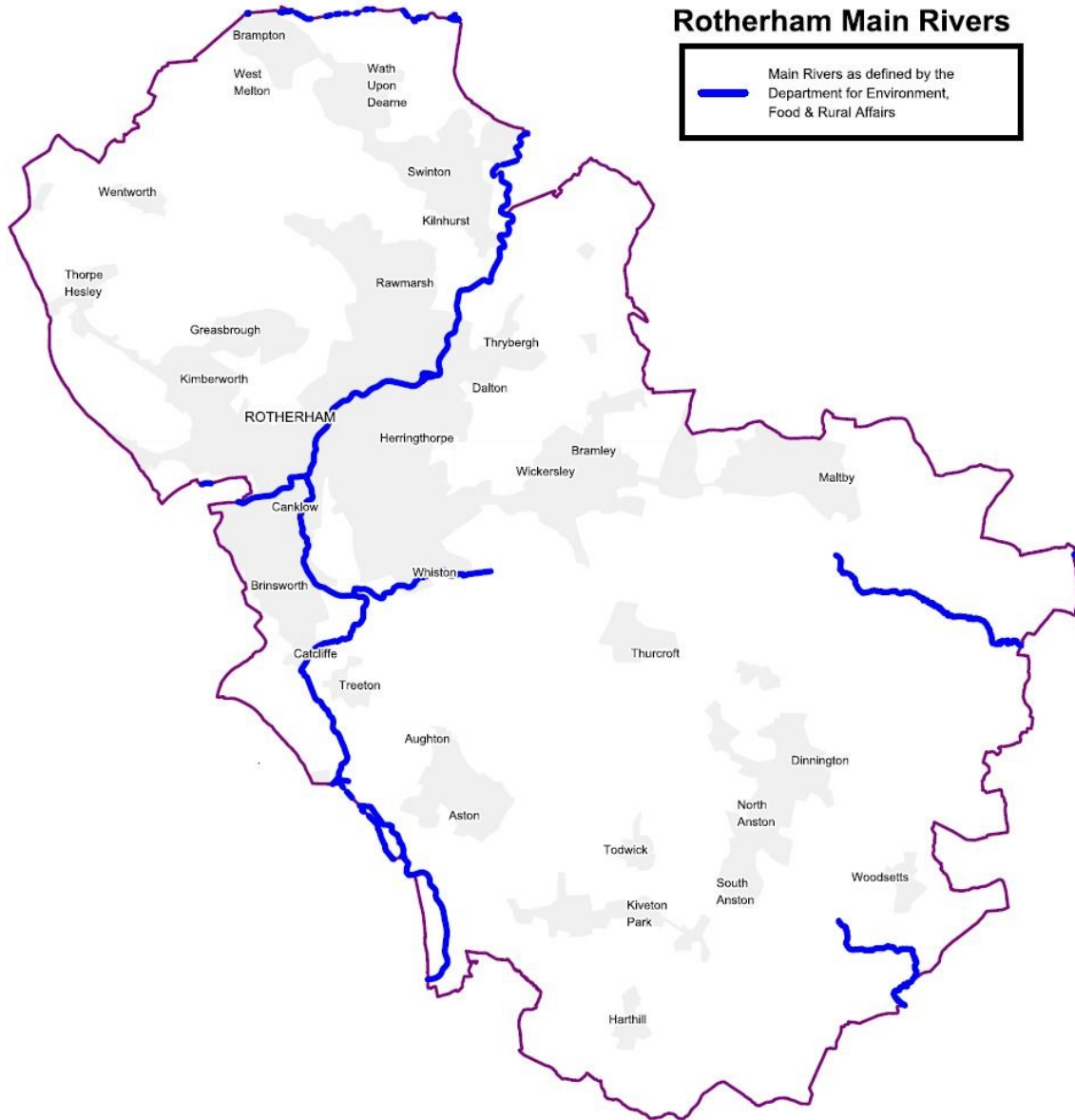
4.268 Foul water should be disposed to public sewers wherever possible. Non-mains foul drainage disposal options will only be considered where applicants provide robust evidence that a mains connection is impracticable, unsustainable or too costly, compared against the lifetime costs / impacts of the non-mains alternative. This means that new public sewers may need to be laid in some areas. Sealed cesspools will rarely be acceptable because of the sustainability implications of this option. Septic tanks discharging directly to watercourses will not be acceptable for water quality reasons. Any proposals involving non-mains drainage must be accompanied by a suitable foul drainage assessment.

4.269 Major developments of more than 10 dwellings, or more than 1,000 square metres of floorspace should comply with Defra Sustainable Drainage Systems Non-statutory Technical Standards for Sustainable Drainage Systems (March 2015) and the South Yorkshire Interim Local Standards for Sustainable Drainage Systems (May 2015), or any future documents which supersede them.

4.270 The Non-Statutory Technical Standards (NSTS) allow for the setting of Local Standards by the Lead Local Flood Authorities (LLFAs) and Planning Authority, which relates to the National Planning Policy Framework. The South Yorkshire Interim Standards document has been produced by a working group from Barnsley MBC, Doncaster MBC, Rotherham MBC and Sheffield City Council. It provides guidance for the local standards for South Yorkshire and together with the NSTS strongly promotes the use of Sustainable Drainage Systems (SuDS).

4.271 The Policy establishes that floor levels for habitable buildings should normally be a minimum of 600mm above the 100 year plus climate change flood level. This ensures that new development is designed flexibly having regard to potential future flood risks. It also indicates that where development causes a loss of available flood storage capacity adjacent to a watercourse, compensatory capacity should be provided in a suitable location and at the same elevation.

Map 6 Main rivers within Rotherham



Policy SP 48

Assessment of Mineral Extraction Proposals

Developers will be required to carry out development in accordance with an agreed scheme of working and restoration which will be approved as part of the grant of planning permission. Proposals for mineral working will be assessed with regard to the following considerations:

- a. the effect on local amenity in terms of visual impact, blasting, dust, noise and other potential disturbance, taking into account any protective measures which are proposed;
- b. the likely duration of working;
- c. any adverse impact on landscape character and heritage assets, biodiversity and geodiversity resources, ecological networks or features of importance for wildlife. Where it can be demonstrated that there are overriding benefits minerals development may be permitted subject to mitigation or compensation measures, including biodiversity creation and enhancement which must be put in place and managed;
- d. the proposed final appearance and land form of the site. Proposals for new habitat creation and enhancement must have regards to priorities set out in the regional and local Biodiversity Action Plans and other appropriate strategies;
- e. the effect of working and restoration on water resources, including pollution and possible disturbance to surface drainage and groundwater levels;
- f. the impact on the best and most versatile agricultural land. The Council will require submission of a soil strategy. Where minerals development is proposed on such agricultural land involving restoration to agricultural use, the objective will be to restore this land to its previous agricultural quality or better if reasonably practical. Amenity or forestry may be appropriate alternatives to agricultural use, but in such cases restoration and aftercare steps should enable the retention of the land's longer term potential as a high quality agriculture resource;
- g. the amount of agricultural land take, with release of land being restricted to that which is reasonably required for carrying out the working in accordance with the best existing techniques;
- h. the suitability of restoration and aftercare proposals to return the development site to a beneficial after-use once working has ceased. The Council will seek to ensure that the highest possible standards of site restoration are achieved in order to avoid creating any legacy issues for future generations to manage;
- i. the effect on farm structure, the likely effectiveness of restoration proposals and the effect on agricultural productivity by reason of noise, dust or traffic disturbance, both of the land the subject of the proposal and adjoining agricultural land;

- j. the effect which traffic generated by the proposal will have on road safety, property and the amenities of the people living in the vicinity of the development, or along the transportation routes likely to be used;
- k. the availability or provision of adequate access to a suitable highway; and
- l. the potential for non-road transport opportunities, the use of canal, rail, pipeline or conveyor facilities being encouraged in order to reduce disturbance caused by road traffic, wherever physical and economic factors permit.

Explanation

4.272 Core Strategy Policy CS 26 'Minerals' sets out the over-arching principles for minerals related development. In addition to policy regarding limestone aggregate and other minerals, it also sets out the requirements for developments within Mineral Safeguarding Areas (as identified on the Policies Map).

4.273 Core Strategy Policy CS 26 'Minerals' also sets out a number of criteria against which proposals for new or extensions to existing quarries will be assessed. In addition to these Policy SP 48 'Assessment of Mineral Extraction Proposals' sets out the factors which will be considered when determining proposals for mineral extraction, seeking to balance the requirements of the industry and the local environment. As minerals can only be worked where they occur this can result in the establishment of a heavy industrial use in the countryside, with the consequent disturbance which it may represent.

4.274 Mineral extraction need not be incompatible with Green Belt objectives provided that high environmental standards are maintained and that the site is well restored. Restoration and aftercare schemes will need to be agreed and resourced to ensure that, following extraction, land can be returned to its original characteristics. Consideration may be given to restoration schemes that provide for an alternate after use. Such cases will be considered on their merit having regard to relevant planning policies. Whatever the form of restoration, the Council will seek to ensure that it is to the highest possible standards in order to avoid creating any legacy issues for future generations to manage.

4.275 Minerals development should include or allow the recording of geodiversity resources during extraction to increase and maintain relevant environmental evidence.

4.276 There is a need to conserve the best and most versatile agricultural land; therefore, the working of minerals on land of lower rather than higher agricultural quality is to be preferred, followed generally by restoration to an agricultural after-use where this is considered appropriate. A detailed assessment of land quality is normally made when individual planning applications for extraction are submitted. Amenity or forestry after use may be an appropriate alternative to agricultural use, but where the best and most versatile agricultural land is involved the restoration and aftercare steps should enable the retention of its longer term potential as a high quality agricultural resource. Policy SP 36 'Soil Resources' provides further detailed guidance on soil resources and conserving the resource.

4.277 Mineral operations can be substantial generators of traffic, often in rural areas. In assessing applications to work minerals, the Council will consider such matters as vehicle routeing, access and wheel-washing provision. Adequate access to a suitable highway is necessary for mineral workings and the provision of rail and / or canal transport facilities will be encouraged where these are available and provide a feasible alternative to road transport.

Policy SP 49

Safeguarding Mineral Infrastructure

Permission for non-minerals development involving, or within 250 metres of existing, planned or potential safeguarded mineral infrastructure sites will be granted where it can be demonstrated that:

- a. the infrastructure is no longer required or no longer meets the needs of the mineral or construction industry; or
- b. development will not prejudice the mineral infrastructure's operation or current or future use; or
- c. an alternative, appropriate, site provides capacity for delivery of the mineral infrastructure; or
- d. the need for the proposed development outweighs the need to safeguard the site for mineral infrastructure.

The policy will also apply to sites in use for concrete batching, the manufacture of coated materials, other concrete products and the handling, processing and distribution of substitute, recycled and secondary aggregate material not identified on the Policies Map.

Explanation

4.278 As well as mineral resources, national planning policy advocates the safeguarding of sites for the transportation of minerals by rail and water in order to ensure their availability, and facilities used for the processing of minerals for the manufacture of products from minerals. Core Strategy Policy CS 26 'Minerals' also indicates that Mineral Safeguarding Sites will be identified which are used for or have the potential to be used for mineral transport or processing facilities, or for safeguarding against sensitive development which might constrain its continued or future use. Policy SP 49 'Safeguarding Mineral Infrastructure' sets out how proposals for non-minerals development involving, or in the vicinity of, safeguarded mineral infrastructure will be considered.

4.279 Within Rotherham there are existing rail sidings and wharves which are not in use for mineral transportation but could have potential for such use in the future. The following wharves and rail sidings have been identified as safeguarded infrastructure sites on the Policies Map:

- Masbrough rail sidings;

- Former Maltby Colliery rail sidings;
- AMA wharf (Rawmarsh Road);
- Stevenson's wharf (Northfield Road);
- Tata steelworks (Aldwarke);
- Waddingtons dockyard (Swinton);
- SHS Freight Services Wharf (Chesterton Road);
- Land at Northfield Road.

4.280 To ensure that sites which may allow opportunities for transport of minerals are appropriately safeguarded Policy SP 49 'Safeguarding Mineral Infrastructure' will apply to all proposals involving these sites.

4.281 There are also supporting infrastructure sites such as concrete and asphalt plants, which play an important role in the local economy. The Policy will apply to the following mineral infrastructure sites, identified on the Policies Map:

- Cement works (Hope Construction Materials), West Bawtry Road, Canklow;
- Cement works (Lafarge), Mansfield Road, Aston;
- Cement works (Tarmac Lafarge), Wath Road, Wath-upon-Deerne;
- Cement works (Cemex), Taylors Lane, Parkgate;
- Asphalt plant (Steelphalt), Sheffield Road, Templeborough;
- Kiveton Park Landfill and Recycling Centre (secondary aggregates production) and Anstone Quarry (Forticrete) (concrete products), Dog Kennels Lane, Kiveton Park;
- Harry Croft Aggregate Recycling;
- Lynskey Excavations Ltd, Common Lane, Wath-upon-Deerne (secondary aggregates production);
- Roy Hatfield Ltd, Fullerton Road, Templeborough (secondary aggregates production).

4.282 The Policy will also apply to other sites used for concrete batching, the manufacture of coated materials, other concrete products and the handling, processing and distribution of substitute, recycled and secondary aggregate material not identified on the Policies Map. This acknowledges that sites other than those identified above may be granted planning permission in future, and that the above identified sites may cease operation or planning permission for alternative uses may be granted in the future.

4.283 Proposals will be supported where the infrastructure is no longer needed or does not meet the needs of the mineral or construction industry, or the proposed use will not prejudice the mineral infrastructure's operation. Consideration will also be given to ensuring that opportunities for the future use of sites (in particular wharves and railway sidings) for the transportation of materials are not needlessly sterilised. The assessment of proposals will also consider whether alternative sites provide capacity for the delivery of the mineral infrastructure and whether the need for the proposed development outweighs the need to safeguard the site for mineral infrastructure.

Policy SP 50

Exploration and Appraisal of Hydrocarbons

Proposals for exploration and appraisal of conventional and unconventional hydrocarbons will be permitted where:

- a. they are supported by an overall scheme which allows for the exploration and appraisal of an oil or gas field together with any other fields in close proximity so far as is reasonable and practicable before production commences. This must include an indication of the extent of the resources and the extent of the area of search within the resource;
- b. the integrity of the geological structure is demonstrated to be suitable;
- c. infrastructure and associated facilities are sited in the least sensitive location from which the target resources can be accessed, so as to avoid the environmental and ecological impact of development wherever possible;
- d. any adverse impacts can be mitigated to an acceptable level, with safeguards to protect environmental and amenity interests put in place as necessary;
- e. operations are for an agreed, temporary period; and
- f. sites and associated facilities are restored in line with a scheme to be agreed by the Council at the earliest practicable opportunity if resources are not found in economically viable volumes, or they are developed within a time frame agreed.

Explanation

4.284 Oil and gas (hydrocarbons) are primary sources of energy in the UK, more recently unconventional hydrocarbons have been identified as potential sources of energy to support increased capacity in the UK energy market. Hydrocarbon extraction covers both conventional and unconventional hydrocarbons. Conventional hydrocarbons are oil and gas where the reservoir is sandstone or limestone. Unconventional hydrocarbons refers to oil and gas which comes from sources such as shale or coal seams which act as the reservoirs. As an emerging form of energy supply, there is a pressing need to establish – through exploratory drilling – whether or not there are sufficient

recoverable quantities of unconventional hydrocarbons such as shale gas and coalbed methane present to facilitate economically viable full scale production.

4.285 A recent study by the British Geological Survey considered the potential volume of shale gas in the Bowland Basin and indicates that reserves may be present throughout the borough (The Carboniferous Bowland Shale gas study: geology and resource estimation. British Geological Survey for Department of Energy and Climate Change, 2013). Onshore extraction of hydrocarbons may only take place if the operator has first obtained a Petroleum Exploration and Development License (PEDL) and subsequently obtained both planning permission and other necessary permits and approvals. The current licensed areas are shown on the Policies Map; as of January 2017 licenses granted by Government cover the full extent of the borough.

4.286 There are three phases of onshore hydrocarbon extraction: exploration, testing (appraisal) and production. Exploration aims to identify the presence (or absence) of hydrocarbons at a location. This is followed by the testing process to determine the scale of the resource and subsequently production where that is practicable. The nature of operations for oil and gas development is very different from conventional mineral working and potential impacts and planning issues vary according to the particular phase of activity. Policy SP 50 'Exploration and Appraisal of Hydrocarbons' sets out the criteria against which proposals for the exploration and appraisal phases will be considered.

4.287 Exploration can include a range of activities to assess prospective sites, such as geological mapping, geophysical / seismic investigations and the drilling of wells and boreholes. Appraisal may require further exploratory work including longer-term tests and the drilling of further wells. This may involve additional drilling at sites away from the exploration site.

4.288 Proposals for exploration and appraisal will need to be supported by an overall scheme which includes identification of the likely extent of resources and the area of search. The area of search is defined as the area within which the exploration or appraisal will take place in relation to the wider reservoir. The Council will require evidence which demonstrates that the geological structure is suitable for appraisal and exploration. Permission will only be granted where the environmental and ecological impact of development is avoided where possible, or any identified impacts can be appropriately mitigated and where it can be demonstrated that infrastructure and facilities have been sited in the least sensitive location to enable access to the target resource. Proposals will be required to comply with other Plan policies and particular attention will be given to the proximity of dwellings or other sensitive land use, and to ensuring that, in line with Policy CS 24 'Conserving and Enhancing the Water Environment', there is no resulting deterioration of water courses and that water quality is conserved and enhanced. Proposals for drilling will not generally be acceptable close to dwellings unless noise levels can be reduced to an acceptable level. Careful consideration will be given to controlling vehicular activity and routeing, controlling the disposal of mud and other drilling residue, and controlling noise and light emissions particularly in relation to night time activity. To minimise potential impacts the overall scheme should allow for the exploration and appraisal of adjacent oil or gas fields using existing well sites and facilities so far as is reasonable and technically feasible to do so.

4.289 Planning permission will be granted subject to an agreed temporary length of time and restoration scheme. Proposals should include a scheme for restoration to take place as early as practicable if oil and gas is not found. Where reserves are found in economically viable quantities, it is expected that development to the next stage will take place within a reasonable time frame.

Policy SP 51

Hydrocarbon Production Facilities and Ancillary Development

Proposals for conventional and unconventional hydrocarbon production and other related ancillary development, will be permitted where:

- a. a full appraisal of the hydrocarbon resource field has been completed and agreed with the Council;
- b. they form part of a comprehensive scheme for the full development of the hydrocarbon resource within an agreed timescale;
- c. infrastructure and facilities are justified in terms of their number and extent, sited in the least sensitive location from which the target resources can be accessed, and designed and operated to avoid or minimise environmental and amenity impacts;
- d. any individual and cumulative adverse impacts can be mitigated to an acceptable level;
- e. existing facilities are used for the development of any additional fields discovered unless the applicant satisfies the Council that this would not be technically feasible and any adverse impacts can be mitigated; and
- f. sites and ancillary facilities are restored, in line with a scheme to be agreed by the Council, at the earliest practicable opportunity when they are no longer required. The strategy for decommissioning and restoration should be in accordance with the scheme for development of the oil or gas field and include mitigation where necessary to address identified impacts.

Explanation

4.290 If economic concentrations of hydrocarbons are found, then permission may be sought to develop the resource commercially. The Council will expect any such proposals to be supported by evidence of a full appraisal of the hydrocarbon resource field and a comprehensive scheme which allows for the full development of the mineral resource.

4.291 Permission will only be granted where any identified impacts can be avoided or appropriately mitigated and where it can be demonstrated that infrastructure and facilities have been sited in the least sensitive location to enable access to the target resource. Proposals will be required to comply with other Plan policies and particular attention will be given to the proximity of dwellings or other sensitive land use, and to ensuring that, in line with Policy CS 24 'Conserving and Enhancing the Water Environment', there is no resulting deterioration of water courses and that water quality is conserved and enhanced. Proposals for drilling will not generally be acceptable close to dwellings unless noise levels can be reduced to an acceptable level. Careful consideration will be given to controlling vehicular activity and routeing, controlling the disposal of mud and other drilling residue, and controlling noise and light emissions particularly in relation to night time activity. Planning

conditions could also govern the timing and method of gas flaring, the means of disposal of unwanted gas and the method by which the end product is to be transported from the well site or gathering station.

4.292 To minimise potential impacts the overall scheme should allow for the exploration and appraisal of adjacent oil or gas fields using existing well sites and facilities so far as is reasonable and technically feasible to do so. Proposals should include a scheme for decommissioning and restoration to take place as early as practicable when they are no longer required. Depending on the size of the site and facilities present and number of components of a site, decommissioning can require a substantial amount of material to be taken away. In agreeing a scheme of decommissioning and restoration the Council will therefore carefully consider mitigation requirements including, but not limited to, traffic generation and pollution control.

4.7 Creating safe and sustainable communities

Policy SP 52

Pollution Control

Development proposals that are likely to cause pollution, or be exposed to pollution, will only be permitted where it can be demonstrated that mitigation measures will minimise potential impacts to levels that protect health, environmental quality and amenity. When determining planning applications, particular consideration will be given to:

- a. the detrimental impact on the amenity of the local area, including an assessment of the risks to public health.
- b. the presence of noise generating uses close to the site, and the potential noise likely to be generated by the proposed development. A Noise Assessment will be required to enable clear decision-making on any planning application.
- c. the impact on national air quality objectives and an assessment of the impacts on local air quality; including locally determined Air Quality Management Areas and meeting the aims and objectives of the Air Quality Action Plan.
- d. any adverse effects on the quantity, quality and ecology features of water bodies and groundwater resources.
- e. The impact of artificial lighting. Artificial lighting has the potential to cause unacceptable light pollution in the form of sky-glow, glare or intrusion onto other property and land. Development proposals should ensure that adequate and reasonable controls to protect dwellings and other sensitive property, the rural night-sky, observatories, road-users, and designated sites for conservation of biodiversity or protected species are included within the proposals.

Explanation

4.293 Where development proposals have the potential to result in pollution of the environment, including the demolition, construction phase and future use, the Council will expect details of appropriate mitigation measures to be submitted with the planning application. Where necessary the Council will use planning conditions and / or legal agreements to mitigate the impact of pollution arising from the proposed development for the benefit of the wider community.

4.294 The impact of existing sources of pollution should also be taken into account when locating new development. New development sensitive to pollution will not be appropriate where existing sources of noise or other pollution cannot be satisfactorily mitigated. New development will not be appropriate where it would prejudice the viability of other important land uses by reason of its sensitivity to pollution. Residential development, for example, will not usually be appropriate in

locations where its presence is likely to give rise to the imposition of undue operational constraints on existing safeguarded industrial uses that might prejudice their ability to continue operation.

4.295 Some uses are particularly sensitive to noise. For the purposes of this policy these include, but are not restricted to: housing and residential institutions, educational establishments, care establishments such as hospitals and nursing homes, public buildings such as libraries and museums, places of worship, places of audience based recreation, offices and research establishments.

4.296 Highways, railways and aircraft are a major source of noise nuisance. Noise generated may vary at different times, and there are maximum levels set out in government regulations that are considered to be reasonable. Measures can sometimes be incorporated into development to reduce noise to acceptable limits. Buildings can be sited away from the noise and constructed with materials that reduce noise.

4.297 Proposals for industrial development or other uses which are likely to generate noise will be assessed on their circumstances. Locational characteristics will be taken into account and consideration given to appropriate noise reduction. In noise sensitive locations applicants will be required to demonstrate through a Noise Assessment prepared to an acceptable and agreed standard, that the development is constructed to a standard and / or incorporates noise reduction measures which will ensure that the resulting noise levels at specified locations will not exceed acceptable maximum levels.

4.298 The Council is concerned to ensure that all new development, particularly commercial, industrial and traffic generating uses (including the cumulative impact of a number of small developments), does not result in an unacceptable level of air pollution to the detriment of public health and other land uses. Developers will be expected to take proper account of air quality issues when drawing up their proposals. Within Air Quality Management Areas an air quality assessment will be required to be submitted with proposals for development and will be required to contribute to air quality improvement measures.

4.299 Development outside Air Quality Management Areas may also require an air quality assessment. The Council has produced an Air Quality Action Plan and Good Practice Guidance to advise developers in preparing their proposals who will be expected to take this into account when proposing development which could have an impact on air quality. Appropriate mitigation measures will be secured through planning conditions and / or legal agreements.

4.300 Future development proposals will be expected to address the key objectives of the Water Framework Directive, respond to the guidance and recommendations in the Humber River Basin Management Plan, the Don Catchment Flood Management Plan and relevant Catchment Abstraction Management Strategies. These documents are available from the Environment Agency; with the associated issues considered further in Core Strategy CS 24 'Conserving and Enhancing the Water Environment'.

4.301 In order to balance the requirements for security whilst protecting amenity and minimising the impact on the environment, the Council will require that proposals for development include adequate information about floodlighting and other external lighting, taking full account of the national Planning Practice Guidance on Light Pollution.

4.302 Environmental Impact Assessment will be required where development proposals are likely to have a significant effect on the environment. The Town and Country Planning (Environmental Impact Assessment) Regulations 2011 and national Planning Practice Guidance (or subsequent legislation, regulations or guidance) provide guidance on the types of development for which Environmental Impact Assessment may be required and the procedures to be followed.

Policy SP 53

Hazardous Installations

Development proposals which involve notifiable quantities of hazardous substances or which are in the vicinity of hazardous installations or other known hazards (in particular sensitive development which is likely to be exposed to hazardous processes or other potentially hazardous activities) will only be permitted if it can be demonstrated that:

- a. the amount, type and location of hazardous substances would not pose adverse health and safety risks to the surrounding population and environment; and
- b. any necessary measures would be put in place prior to development to protect public health and safety.

Explanation

4.303 There are a number of sites within the borough which are identified as dangerous substance establishments by virtue of the quantities of hazardous substances present. Whilst they are subject to stringent controls under existing health and safety legislation, it is considered prudent to control the kinds of development permitted in the vicinity of these installations.

4.304 Where hazardous processes are carried out the implications extend beyond the boundaries of the site. The release of toxic chemicals or effects of an explosion could be serious not only for those working on the premises, but to the wider community living and working in the vicinity. It will not be appropriate for new development to be permitted which could result in significant numbers of people living, working or congregating close to hazardous installations.

4.305 Sensitive development such as housing, educational establishments, hospitals, places of worship and community facilities are generally considered to be incompatible with hazardous processes or activities. Some development within proximity to hazardous installations may be appropriate however, and in these circumstances the Council may use planning conditions and / or legal agreements to prevent or control risk to public safety.

4.306 Proposals related to hazardous industry will receive careful consideration by the Council in consultation with the Health and Safety Executive.

Policy SP 54

Contaminated and Unstable Land

Where land is known to be or suspected of being contaminated, or development may result in the release of contaminants from adjoining land, or there are adverse ground conditions caused by unstable land, development proposals should:

- a. demonstrate there is no significant harm, or risk of significant harm, to human health or the environment or of pollution of any watercourse or ground water;
- b. ensure necessary remedial action is undertaken to safeguard users or occupiers of the site or neighbouring land and protect the environment and any buildings or services from contamination during development and in the future;
- c. demonstrate that adverse ground conditions have been properly identified and safely treated; and
- d. clearly demonstrate to the satisfaction of the Local Planning Authority, that the land is suitable for its current or proposed use.

Explanation

4.307 The Council will encourage the full and effective use of land in an environmentally acceptable manner. Where built development is involved, difficulties may occasionally arise where local geology and topography, frequently influenced by past industrial practices, such as mineral workings (especially underground coal mining), tipping and other made ground, and engineering activity, has created potential or actual ground instability, these issues need to be addressed to enable development to proceed.

4.308 Broad categories for the causes of instability include:

- the effects of underground cavities: these may be of natural origin or due to mining or civil engineering works;
- unstable slopes: these may be natural or man made whether excavated, as in quarries or cuttings, or constructed, as in tips and embankments;
- ground compression: this may be of natural origin due to peat, alluvial, estuarine or marine soils; or due to human activities, e.g. made ground, landfill or restored opencast mines;
- ground movements due to shrinking and swelling clays.

4.309 Ground movements vary in intensity and extent and in their effects on surface land use. Instability may occur whether or not there is any development on the surface. It is important to

recognise that the development itself or the intensification of development may be the triggering factor which initiates instability problems. Consequently land and / or slope stability risk assessments should be undertaken in accordance with national Planning Practice Guidance on Land Stability.

4.310 Where a proposed development site is known or suspected of being contaminated, developers will be expected to provide a full assessment of the contamination and proposals for any necessary remediation work. Development will be permitted where it can be demonstrated that the contamination will not cause a threat to public health, safety or the environment following the implementation of remedial measures. Regard should be had to advice contained in the Environment Agency GP3: Groundwater Principles and Practice Note 2013 (or any subsequent replacement), which contains information relevant to those proposing or carrying out an activity that may cause groundwater impacts.

4.311 Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and / or landowner.

Policy SP 55

Design Principles

All forms of development are required to be of high quality, incorporate inclusive design principles, create decent living and working environments, and positively contribute to the local character and distinctiveness of an area and the way it functions. This policy applies to all development proposals including alterations and extensions to existing buildings.

Proportionate to the scale, nature, location and sensitivity of development, regard will be had to the following when considering development proposals:

- a. the setting of the site, including the size, scale, mass, volume, height, orientation, form, and grain of surrounding development;
- b. that an assessment of local building materials, their colour and architectural detailing has been undertaken and submitted with the application;
- c. the use of appropriate materials and landscaping and utilisation of natural features, such as topography, watercourses, trees, boundary treatments, planting and biodiversity to create visually attractive high quality development;
- d. proposals reinforce and complement local distinctiveness and create a positive sense of place; public art should be incorporated into proposals where appropriate;
- e. the legibility and permeability of development to promote ease of movement, the creation of safe, secure and accessible environments and provide clear distinction between public and private spaces - lighting of the public realm and the built development will be particularly important;
- f. the provision of satisfactory arrangements for the storage and collection of refuse, recyclable materials and garden waste to enable easy and convenient recycling and composting;
- g. the design and layout of buildings to enable sufficient sunlight and daylight to penetrate into and between buildings, and ensure that adjoining land or properties are protected from overshadowing;
- h. the need to optimise the potential of sites to accommodate development which could, in appropriate instances, involve maximising densities;
- i. new public and commercial developments are encouraged to include baby changing facilities, breast feeding facilities and accessible 'Changing Places' toilet facilities in addition to standard accessible toilets.

All development proposals must have regard to the presence of sensitive land uses and be designed in such a way that the amenity of any land use and the specific characteristics of the sensitive area are not adversely affected.

Design and Access Statements, and where appropriate detailed masterplanning, will be expected to encompass these broad aims and principles and have regard to the Building for Life toolkit, or the most up to date guidance. Applicants are strongly encouraged to demonstrate an appropriate level of community engagement in their preparation; to comprehensively consider health and equalities impacts and safety and security issues and, clearly demonstrate through their submission, how these issues and any impacts arising, have influenced the final design solution.

Explanation

4.312 This policy sets out the overarching elements of architectural and urban design that need to be satisfied for high quality sustainable development to be achieved. These elements will be applicable to the majority of development; however the scale, location and sensitivity of a development will determine the relevance of particular aspects. Compliance with Policy SP 55 'Design Principles' will demonstrate that the site and its context has been sufficiently analysed and understood during the design process and that this knowledge has been used in the proposed design of the development.

4.313 The context (setting) of a site or area needs to be analysed and understood so that it informs the design of development that appropriately maintains and enhances the site's sense of place. This will be achieved by development that complements and builds further coherence into the positive features of Rotherham's locally distinct patterns of development, land use and communities, and help define its unique character.

4.314 Developments with outstanding or innovative design that raise the standard of design in the area will be supported, providing they comply with all other relevant policies.

4.315 Site design should ensure that the site can be accessed, understood and used to the greatest extent possible by all people regardless of their age, size, ability or disability. By considering people's diverse needs and abilities throughout the design process, which reflects the life cycle approach, environments that meet the needs of all can be achieved.

4.316 The Local Plan supports the vision and strategic objectives of the Rotherham Health and Wellbeing Strategy. It is recognised that design can help address health and inequalities issues such as obesity, low levels of physical activity and high levels of depression and anxiety. As such Policy SP 55 'Design Principles' strongly encourages applicants to comprehensively consider health and equalities impacts. Health and Equalities Impact Assessments, prepared to accompany the planning application, can ensure that these issues are thoroughly considered. The scope and extent of the issues to be assessed and the framework for the assessment should be based on best practice and agreed with the Council prior to submission of a planning application. The outcomes of the assessment should be submitted with the application. The Council will consider the need to prepare further Guidance to assist applicants in preparing health and equalities impacts assessments.

4.317 Legible developments are easily understood by their users - they help people to find their way around both the development and the wider area, and aid understanding of how a place works and functions. Developments that promote a successful relationship between public and private spaces have clear public fronts and private backs of buildings, giving a clear indication of ownership and management responsibility for these spaces. For residential schemes in particular it is important that plot boundaries (front, back and side) are demarcated with robust boundary walls, fences, railings or hedges appropriate to the area. Schemes should avoid placing access paths against ground floor windows and for flats or apartments ensure that amenity space is secured and directly accessed through the building. Proposals should create inviting entrances with access not dominated by motor vehicles.

4.318 National policy (see National Planning Practice Guidance on design) and Rotherham's Core Strategy (see Core Strategy Policy CS 28 'Sustainable Design') recognise that safety and security are essential in creating successful development. In general it is desirable to have a level of permeability that offers a variety of attractive, convenient and safe routes through an area. However, if an area is too permeable it can have its own problems - it can lead to underused routes which attract crime and anti-social behaviour and make moving through an area difficult and confusing. Therefore, developments are encouraged to meet the principles set out in current good practice guidance: "Safer Places - The Planning System and Crime Prevention" and "Secured by Design".

4.319 Waste storage and recycling facilities should be integrated into new developments; applicants should demonstrate how they have considered innovative ways to reduce the disposal of waste to landfill. Applicants will also need to demonstrate how their proposals encourage easy and convenient recycling and 'plain sight' collection facilities in locations within the site that are accessible to all. In considering their development proposals applicants will be expected to reference the Barnsley, Doncaster, Rotherham Joint Waste Plan (March 2012) and to demonstrate how they have taken on board the requirements of this development plan document.

4.320 Landscape design is not something that can be considered after a building has been designed or built, it is integral to the design and functioning of the whole development and wider area. The landscape and proposed buildings need to be considered together from the start of the design process. Car parking spaces should be well defined and integrated with good quality surfacing materials and landscaping within the public realm whilst not letting parking dominate the environment. Reference to Policy SP 32 'Green Infrastructure and Landscape' is essential.

4.321 Development proposals will be required to demonstrate that they have appropriately taken account of and mitigated against any site constraints which may have a detrimental impact upon amenity, including privacy, direct sunlight or daylight. The design and layout of buildings must enable sufficient sunlight and daylight to penetrate into and between buildings, and ensure that adjoining land or properties are protected from unacceptable overshadowing. The Building Research Establishment (BRE) provides good practice guidance in "Site Layout Planning for Daylight and Sunlight: a guide to good practice" (BRE, 2011.)

4.322 As well as contributing to the visual quality of development, the use of natural screening (rows of trees or foliage) in industrial areas and where development adjoins more sensitive land uses, helps to reduce the impact of noise and air pollution on surrounding areas. Consideration will therefore be given to how proposals have used natural screening.

4.323 The use of public art will be encouraged, and the merits of such provision will be considered on a case by case basis. Public art provision should be considered at the outset to ensure that local communities have an opportunity to contribute to and influence their public realm through this medium.

4.324 Pylons and cables inevitably have an impact on the visual amenity of their surroundings. Recognising the access and safety considerations of these installations and the proximity of development to them will be dependent upon a combination of factors including the development concerned, the type of overhead power line and the topography of the land where the development is proposed. Applicants will be expected to demonstrate how they have considered this issue.

4.325 Other considerations include those that do not relate to amenity, but to operations on adjoining sites such as impacts on renewable or low carbon energy supply, for example by detrimentally overshadowing solar panels. Where negative impacts are identified, the design should be modified to avoid adverse impacts.

4.326 Proposals shall seek to ensure the efficient use of land by optimising the potential of sites to accommodate development. In appropriate instances this could involve maximising the densities of development. In considering the appropriateness of such approaches regard will be had to the type, scale and format of development in the wider context of the site, taking account of nearby land uses, any sensitive uses and assets, and potential amenity impacts.

4.327 The facilities provided by new developments can help contribute to establishing a friendly, accessible environment. New public and commercial buildings (such as civic buildings, leisure centres, shopping complexes and entertainment venues) are encouraged to meet the needs of users and visitors by providing baby changing facilities, breast feeding facilities, and accessible 'Changing Places' toilet facilities in addition to standard accessible toilets. 'Changing Places' toilets have enough space for disabled people and their carers or personal assistant(s), and the right equipment, including a height adjustable changing bench and hoist. Developments providing public spaces are encouraged to offer a comfortable area where one or more mothers can feed their babies, in line with the recommendations in the Rotherham Breast Friendly Public Places guidance.

4.328 Development proposals should have due regard to the presence of sensitive land uses and the impact of development both on the sensitive use and any other land uses. Sensitive uses could include, but are not limited, to housing, residential institutions, hotels, hostels, community facilities including health and education, certain leisure uses, and wildlife, geology and heritage sites.

4.329 All development proposals should be designed to ensure that characteristics specific to sensitive land uses are not adversely affected by the proposals. This includes circumstances where new sensitive uses are proposed close to other land uses, or alternatively where new development is proposed close to existing sensitive uses. It may require, for example, ensuring that residential, business or other amenity is considered and where necessary mitigation measures put in place such as suitably landscaped and contoured buffer strips, including appropriate stand-off zones, and the provision of appropriate boundary treatment, including screen walls or fences. Sensitive land uses should not be located close to industrial and business or other uses where amenity issues would constrain the neighbouring business, industrial or other activities, or conversely where business, industrial or other activities would adversely affect the amenity of the sensitive land use. The purpose of this policy is to prevent conflict between uses and to protect existing users in the locality.

4.330 Further guidance on design matters is provided in the South Yorkshire Residential Design Guide (consideration will be given to refreshing and adopting this document, all or in part, as a Supplementary Planning Document). Supplementary Planning Document: Householder Design Guide (March 2014) provides information to households wishing to alter or extend their property. Supplementary Planning Documents (SPDs) will be prepared for Householder Development (Extensions) and Backland and Tandem Development. Review by applicants of the Homes and Communities Agency document 'Urban Design Lessons: Housing Layout and Neighbourhood Quality' may also be valuable.

4.331 Within Design and Access Statements (or more detailed masterplans if they are prepared), the level of detail provided should relate to the scale and complexity of the proposal. Design and Access Statements should demonstrate how health and equalities impacts and safety and security issues of proposals have been addressed. Engagement with South Yorkshire Police's Architectural Liaison Team is also encouraged. Allied to this, masterplans or Design and Access Statements should demonstrate that the needs of neighbouring communities have been considered with the aim of increasing equality more widely in the area. This could apply to transport infrastructure, as well as to Green Space, green infrastructure and any new services and facilities.

4.332 Core Strategy Policy CS 2 'Delivering Development on Major Sites' identifies that masterplanning will be required to bring forward the strategic allocation at Bassingthorpe Farm and broad location for growth at Dinnington East, and will be encouraged on all large scale major sites (for dwellings this includes sites of 4 hectares or more, or 200 or more dwellings and for all other uses, more than 10,000 square metres or more than 2 hectares.) The Council also encourages masterplanning on smaller sites where they may give rise to a range of issues through their sensitive location, constraints and challenges in bringing forward development on the site or because of the scale of the proposals. Where masterplans are considered to be appropriate for specific site allocations this is identified in Chapter 5 'Site development guidelines'. As indicated in the Policy, detailed masterplanning will be expected to encompass the broad aims and principles set out in Policy SP 55 'Design Principles'. Further guidance on the preparation of masterplans is provided at Appendix 'Appendix 2: Guidance on preparing masterplans'.

4.333 New homes should be constructed to be accessible and adaptable to meet changing circumstances over a person's lifetime, in developments that are attractive to, and safe for, all. Flexible and adaptable housing design reduces unwanted moves and allows sustainable communities to develop. It can also avoid unsightly adaptations and extensions to accommodation and costly ancillary aids and services. Accordingly schemes should perform well when reviewed against all sections of Building for Life toolkit or other up to date guidance and any issues arising should be highlighted early on and resolved.

4.334 The Council acknowledges that there may be some conflict in the sympathetic conversion or adaptation of historic buildings; in such instances design proposals should ensure that the most appropriate balance is achieved and applications will be considered on their merits.

4.335 Rotherham's Statement of Community Involvement provides guidance for potential applicants, land owners and developers for involving the public, communities of interest and key stakeholders in proposals. These consultations should be carried out at an early stage in the design process to ensure that pivotal issues are tackled and that the concerns of local people, stakeholders and communities of interest are addressed, and mitigation measures put in place where feasible.

Policy SP 56

Car Parking Layout

In terms of car parking, layouts must be designed to:

- a. reduce the visual impacts of parking on the street-scene and provide defined visitor parking on-street;
- b. discourage the obstruction of footways by kerb parking, and parking that compromises the operation of the highway; and
- c. ensure in-curtilage / on plot parking does not result in streets dominated by parking platforms to the front of the property or large expanses of garage doors fronting the street.

Explanation

4.336 Careful consideration of car parking, as part of the wider layout of development, can help ensure that the visual impacts of parking on the street scene are reduced. It can also assist in the efficient operation of the highway network and the safety of pavements for pedestrians. The Council encourages new residential developments to meet Building for Life 12 criteria (or any subsequent replacement). Criteria 10 car parking, recommends the use of a range of parking solutions appropriate to the context and the types of housing proposed. This could include the clustering of small car parking areas. However, Building for Life recommends also that large rear parking courts are avoided since they can be less private, offering greater opportunity for thieves, vandals and those who should not be parking there. This can result in indiscriminate parking in the highway by residents who wish to keep their vehicle in view with possible highway safety implications particularly if it resulted in obstruction of footways. Careful consideration will therefore be given to the most appropriate solution in each particular case.

4.337 Garages and integral garages are often not used for their intended purpose due to a lack of storage provision, inadequate sized garages / doors and a trend towards increasingly large vehicles. This places additional pressure on parking in the public realm and can result in the loss of front gardens as these are paved over. Therefore, integral or standalone garages will not be counted as a parking space unless they are an adequate size (currently 3x6 metres minimum clear internal dimensions).

Policy SP 57

Sustainable Construction

To enable high quality, functional and sustainable design to be clearly embedded in future development, proposals will need to be designed to withstand and adapt to the predicted impacts of climate change. The evidence supporting the planning application should be proportionate to the scale of the development and:

- a. identify how recycled materials will be used during construction unless it can be demonstrated that it would not be technically feasible or financially viable or the nature of the development requires appropriate use of local materials;
- b. meet the relevant BREEAM 'very good' standards or better for non-residential buildings over 1,000 square metres unless it can be demonstrated that it would not be technically feasible or financially viable;
- c. demonstrate how the installation of integrated renewable and low carbon energy technologies in new and existing non-residential developments, in order to off-set CO₂ emissions and mitigate the impacts of climate change, has been assessed and included within the development unless it can be demonstrated that it would not be technically feasible or financially viable. These could include (but are not limited to):
 - i. solar thermal
 - ii. solar photovoltaic
 - iii. biomass boilers
 - iv. ground source heat pump
 - v. wind turbines
 - vi. combined heat and power schemes & associated infrastructure

This policy should be read in conjunction with Policy WCS 7 'Managing waste in all developments' of the Barnsley, Doncaster and Rotherham Joint Waste Plan (March 2012) regarding the management of waste products arising from the development and future occupation and Policy SP 36 'Soil Resources'.

Explanation

4.338 All new buildings should be built to a standard which minimises the consumption of resources during construction and thereafter in its occupation.

4.339 In order to be sustainable, durable and adaptable, developments must be designed for the long-term and use the minimum necessary amount of resources over their lifetime. The materials used and building design will enable the development to be easily maintained and altered for different uses and respond to the different needs of its users.

4.340 To achieve the highest standards of sustainable construction and accord with the energy hierarchy established in Core Strategy Policy CS 30 'Low Carbon & Renewable Energy Generation', a number of measures could be employed such as incorporation of energy efficient passive solar design, use of environmentally friendly construction materials and avoidance of materials with a high embodied energy. Two useful reference guides are the nationally recognised "Green Guide to Specification" (BRE) and "GreenSpec".

4.341 BREEAM (Building Research Establishment's Environmental Assessment Method) is a widely used environmental assessment method to assess a building's performance in aspects such as energy use, pollution and water consumption and efficiency. It is intended to be a means of bringing sustainable value to development and helping to use natural resources more efficiently. The assessment evaluates a building's performance against the BREEAM scheme and its criteria using an independent third party auditor. Awards are then made based on a scale of Pass, Good, Very Good, Excellent and Outstanding.

4.342 Criterion b. of Policy SP 57 'Sustainable Construction' includes a requirement that proposals for non-residential buildings over 1,000 sqm should meet the relevant BREEAM 'very good' standards or better unless it can be demonstrated that it would not be technically feasible or financially viable. The Council will therefore expect evidence to be provided that the proposed development would meet this standard, or that this would not be technically feasible or would not be financially viable.

4.343 All new proposals will need to be designed to withstand and adapt to the predicted impacts of climate change such as high temperatures, increased risks of flash flooding and changing ground conditions, to ensure that the building is practical and comfortable for all users during its lifespan. Relevant design and technological measures, for example green roofs and grey water recycling, which enable proposals to realise their full potential to reduce carbon dioxide emissions and adapt to climate change should be incorporated in the early design stage.

4.344 The Council will support renewable energy proposals unless they would have unacceptable adverse effects which are not outweighed by the local and wider environmental, economic and social benefits of the development taking account of Core Strategy Policy CS 30 'Low Carbon & Renewable Energy Generation' and National Planning Practice Guidance for Renewable and Low Carbon Energy. This includes wider benefits arising from a clean, secure energy supply, reductions in greenhouse gases and other polluting emissions.

4.345 In determining whether a development is suitable to connect to a decentralised energy network, the Council will consider the heat demand of the development and its proximity to a decentralised energy network as well as the feasibility and viability of connecting or including plant equipment.

4.346 The mapped distribution of the renewable energy resource in Rotherham is shown in the energy opportunity map which forms part of the Rotherham Low Carbon and Renewable Energy Study (2011).

Policy SP 58

Wind Energy

Planning permission will only be granted for wind energy development involving one or more wind turbines where:

- a. proposals are within an Area of Search for Wind Energy Developments as shown on the Policies Map; and
- b. proposals satisfy the requirements of Policy CS 30 'Low Carbon & Renewable Energy Generation', and any other relevant planning policy; and
- c. cumulative development would not lead to significant coalescence of areas dominated by wind energy development; and
- d. in respect of visual amenity, any proposed turbine would be located at least 6 times its overall height from any residential property, unless it can be demonstrated that it would not be overbearing or that a greater distance is required to mitigate the impact on visual amenity; and
- e. it can be demonstrated that any potential for visual distraction has been avoided wherever possible or has been minimised, and that turbines will be constructed with materials that eliminate dazzle; and
- f. in respect of shadow flicker, any proposed turbine would be located at least 10 times its rotor diameter from a susceptible dwelling house, community facility or workplace, unless it can be demonstrated that shadow flicker would not occur, or would be prevented from occurring; and
- g. any adverse impacts on radar systems, utility telemetry links, TV reception, communications links or telecommunications systems are capable of being acceptably mitigated; and
- h. any proposed turbine would be set back from any highway boundary, railway line, canal, public footpath or bridleway by the height of the turbine plus 50 metres, or 1.5 times the height of the turbine, whichever is the lesser; and
- i. acceptable access to the site for construction, maintenance and de-commissioning can be achieved.

Explanation

4.347 To address the specific issues related to wind energy development, the Council will consider proposals against the criteria in this policy in addition to other relevant planning policy. In particular proposals will need to satisfy the criteria for renewable energy development as already established

in Core Strategy Policy CS 30 'Low Carbon & Renewable Energy Generation'. That establishes that renewable energy proposals will be encouraged providing there are no unacceptable adverse effects on: residential living conditions, amenity and quality of life; character and appearance of the landscape and surrounding area; biodiversity, geodiversity and water quality; historical, archaeological and cultural heritage assets; and highway safety and infrastructure. It also indicates that careful consideration will be given to the capacity of the landscape to accommodate renewable energy developments, the ability to mitigate visual intrusion and the cumulative impact of individual sites. Proposals are required to provide supporting information to clearly show how the surrounding environment will be protected and how site restoration will be carried out when production ends.

4.348 Other Local Plan policies which are relevant to the range of issues which wind turbine proposals are likely to raise, include those related to community health and safety, minerals, design, flood risk and waste management. In addition, where proposals are within the Green Belt and they will need to comply with Policy SP 2 'Development in the Green Belt'.

4.349 An Area of Search for Wind Energy Developments has been designated and is shown on the Policies Map. This identifies that the majority of the borough has been identified as potentially suitable for wind turbine development; the exception being those areas with the highest landscape sensitivity. This approach ensures that the Council is providing protection to the most sensitive and locally valued parts of the borough. Within the Area of Search the Policies Map shows those areas potentially suitable for all wind energy developments, and those areas potentially more suitable for small and medium wind energy developments of up to 65 metres in height (based on lower wind speed areas, where estimated wind speed is less than 6.5 metres per second at 45 metres above ground level). This recognises that whilst larger commercial schemes will require locations with the most efficient wind speed to ensure their viability, smaller developments may be less reliant on wind speed as a determining factor of location. This approach provides additional guidance to developers and communities. For clarity this would not limit, in principle, the location of larger wind turbines within low wind speed areas. It is recognised that in some circumstances large turbines may be viable in such locations.

4.350 Wind energy proposals will be acceptable where cumulatively they would not lead to a significant coalescence of areas dominated by wind energy development. This recognises that the borough has a number of existing wind energy developments; in particular at Penny Hill near Ulley, and Loscar Farm near Harthill. Whilst there are no established minimum distance requirements between wind farms or turbines, it is acknowledged that cumulative individual developments could lead to more extensive tracts of wind farms in the landscape which potentially will be visually dominant and / or harmful to the character of the landscape. The cumulative effects will need to be assessed on a case by case basis having regard to the degree to which a proposed renewable energy development will become a significant or defining characteristic of the landscape.

4.351 In considering the location of turbines, any potential for visual distraction should be avoided wherever possible or minimised. Wind turbines should not be located where motorists need to pay particular attention such as the immediate vicinity of road junctions, sharp bends, and crossings for pedestrians, cyclists and horse riders. Consideration will also be given to the record of road accidents in the vicinity of the proposed development. The number and type of accidents may inform the appropriate location of development or any mitigation measures to reduce the visual impact of development and ensure safety. Evidence of the materials and technology utilised on the proposed turbines to eliminate dazzle should be provided.

4.352 Planning applications should be accompanied by appropriate visualisations to enable the assessment of the visual impact of proposed wind energy developments. Photography and visualisation material should have regard to current best practice, and be appropriate for the audiences likely to view them and should be of a specification to provide the most realistic representation of the scale and distance of the proposed development within the wider landscape. The visualisation requirements will be proportionate to the type and scale of development proposed, recognising that single turbines or smaller scale wind farm proposals will not usually require the same level of visual representation as larger proposals.

4.353 The impact of wind energy developments on residential properties will depend upon the detail of the scheme, and will vary in each case based on the scale, proximity and type of development proposed, as well as contextual factors such as screening and the wider landscape setting. However to provide certainty to developers and those who may be affected by wind energy developments, the Policy requires that any proposed turbine would be located at least 6 times its overall height (from base to tip) from any residential property. This has had regard to past decision-making which has found that broadly distances of around 800 metres, or between 6 or 6.5 times the turbine height might be considered appropriate to demonstrate that a development will not be overbearing to an unacceptable degree.

4.354 Shadow flicker refers to the effect caused when rotating wind turbine blades cast shadows over properties, through openings such as windows. They occur under certain combinations of geographical position and time of day, and only properties within 130 degrees either side of north, relative to the turbines can be affected in the UK. Whilst Planning Practice Guidance indicates that shadow flicker is rare it can be controlled by operators.

4.355 A report for the Government (Update of UK Shadow Flicker Evidence Base, 2011) reviewed evidence base regarding shadow flicker. Its findings supported the general view that at distances greater than 10 rotor diameters from a turbine, the potential for shadow flicker is very low. This has been taken into account in the Policy, which is considered to provide flexibility whilst being consistent with Planning Practice Guidance.

4.356 Due to their operation wind turbines can interfere with telecommunication links, TV reception, aviation radar and other telecommunication systems. Where any adverse impacts are identified, the Policy establishes that proposals will only be acceptable where these can be appropriately mitigated.

4.357 To ensure the safety of the public the Policy establishes that wind turbines should be set back a minimum distance from road, rail and canal infrastructure as well as public footpaths and bridleways. Any turbine should be set back a minimum of the turbine height plus 50 metres, or 1.5 times the height of the turbine, whichever is the lesser, from any highway boundary, rail way line, canal, public footpath or bridleway. This takes account of advice from Highways England set out in Circular 02/2013 'The Strategic Road Network And The Delivery Of Sustainable Development'.

4.358 The set back of turbines from highways can also assist in minimising any distraction to motorists. The Council is also aware that access to the site during construction can be problematic, particularly given the large size of the wind turbine components. Consideration will be given to whether components can be delivered to site via existing highways or whether third party land is required. Permission will only be granted where the council is satisfied that acceptable access to the site for construction, maintenance and de-commissioning can be achieved.

Policy SP 59

Shop Front Design

The Council will seek the highest standards in the control of shop frontage by requiring new or replacement shop fronts to be designed so that:

- a. they respect the character of the whole building and the overall character of the street scene;
- b. they respect the period and style of the building in terms of proportion and quality of materials and relate well to neighbouring properties;
- c. the use of transparent glazing is maximised on all windows and doors, including upper floors where they are in use;
- d. security precautions give protection against burglary and vandalism whilst respecting amenity and public safety;
- e. where shutters are required, their design and location do not obstruct any architectural features on the building or have an adverse environmental impact, and any external shutters are perforated and painted with the shutter box sited behind the fascia;
- f. any canopies should be incorporated within the overall design;
- g. door recesses should be of an appropriate depth taking account of the building's character and the need to provide adequate access.

An existing shop front which contributes to the character of a building or area should be retained and refurbished rather than replaced. Any original features such as pilasters and fascias that have been concealed by later additions should be exposed and restored in order to enhance the appearance of the shop front.

Explanation

4.359 The Council is committed to creating centres and shopping environments that are welcoming and attractive, projecting an image of quality and friendliness. The design of shop fronts has a major role to play in creating such quality environments. They are designed to attract attention, but this needs to be done sympathetically to the building upon which they are imposed and to the street scene in general. The promotion of good shop front design is therefore seen as essential.

4.360 It is important that shop fronts should not compromise the local character, scale and architectural quality of individual buildings. The Council is keen to encourage both the provision of contemporary designs with flair and the reinstatement of historic shop fronts. Where an existing shop front contributes to the character of a building or area the Council considers that this should

be retained and refurbished in preference to being replaced, with original features being exposed and restored.

4.361 Policy SP 59 'Shop Front Design' sets out how the Council will assess proposals for new or replacement shop fronts to secure improvements to the visual quality of shop frontages and promote good shop front design that celebrates the character and architectural detailing of the original buildings to improve the townscape, which will benefit all the traders and the community as a whole.

4.362 Transparent glazing used wherever possible in doors and windows can assist in presenting an active and attractive street frontage. Whilst it is acknowledged that security measures will be required in shop fronts, the Council will encourage these to be limited to that which is reasonably necessary as excessive use can be detrimental to the setting of the overall character of the building and to the wider frontage. In this respect the policy sets out our requirements for the design and location of shutters and canopies. Where canopies contain advertising material they will be considered against Policy SP 60 'Advertisements'.

4.363 Building Regulations require doorways and entrances to be accessible to people with disabilities. Whilst door recesses can help provide variety and interest to a shop front these can become detrimental to access and to the buildings character when they are too deep.

4.364 The Council has produced a shop front design guide to encourage good quality design. Further work will be undertaken to update this guide and adopt it as a Supplementary Planning Document.

Policy SP 60

Advertisements

Advertisements are required to be of the highest possible standard and contribute to a safe and attractive environment.

Advertisements which require consent must not cause a public safety hazard or contribute to clutter or a loss of amenity. Proposals for advertisements will be supported where they:

- a. are of a high quality and sensitive to their visual appearance in relation to their size and siting (including the building or structure on which they are to be sited) and the surrounding street scene, especially in the case of listed buildings and conservation areas; and
- b. do not contribute to an unsightly proliferation or clutter of signage in the vicinity; and
- c. do not cause a hazard to pedestrians or road users; and
- d. do not cause visual intrusion by virtue of light pollution into adjoining residential properties and avoid light pollution of nearby wildlife habitats; and
- e. do not have flashing internal or external illumination.

Explanation

4.365 Policy SP 60 'Advertisements' sets the criteria by which amenity and public safety will be assessed in Rotherham in relation to advertisements. The term "advertisement" covers a very wide range of advertisements and signs and includes but is not restricted to: hoardings, illumination of hoardings, illuminated fascia signs, free standing display panels and estate agent boards. Some advertisements are not regulated by the Council and others benefit from "deemed consent", which means permission is not needed; this will depend on the size, position and illumination of the advert. Others advertisements will always need consent. For more information refer to the Government's explanatory booklet on advertisement control ('Outdoor Advertisements and Signs – A Guide for Advertisers').

4.366 Poorly sited or badly designed advertisements and signs can have a detrimental effect on the character and appearance of areas and may raise issues of public safety. This can include projecting signs and illuminations, particularly flashing illuminations. When deciding applications for advertisements the Council will have regard to considerations of amenity and public safety, as well as the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and National Planning Practice Guidance on Advertisements or any subsequent legislation, regulations or guidance.

Policy SP 61

Telecommunications

The Council supports and encourages the expansion of electronic communications networks, including telecommunications and high speed broadband.

Proposals for the installation of telecommunications equipment should demonstrate that:

- a. there is no significant adverse effect on the external appearance of the building on which, or space in which, they are located;
- b. the development would not have an unacceptable effect on areas of ecological interest, areas of landscape importance, archaeological sites, conservation areas or buildings of architectural or historical interest; or any historic parks and gardens;
- c. the possibility of sharing facilities, such as masts, cabinet boxes and satellite dishes, and erecting antennae on existing buildings or other structures has been fully explored and where practical becomes the preferred location;
- d. technologies to miniaturise and camouflage any telecommunications apparatus have been explored;
- e. they are appropriately designed, coloured and landscaped to take account of their setting; and
- f. there is no unacceptable adverse impact on the visual amenities of neighbouring occupiers.

Explanation

4.367 With demand for new telecommunications continuing to grow, the Council is keen to facilitate this expansion whilst at the same time minimising any environmental impacts. In particular, the Council will seek to ensure that the development of modern telecommunications equipment is sympathetic to Rotherham's townscape and countryside. The aim is to ensure that telecommunications equipment is kept to a minimum through encouraging the sharing of existing facilities and / or proposed new facilities where this is technically possible. Proposals will not be supported where there is an unacceptable visual impact upon neighbouring occupiers, particularly within residential areas. The visual impact of telecommunications equipment can be minimised through careful design, placement, colouring and landscaping. In addition, using available technologies to miniaturise and camouflage apparatus can also contribute to reducing any visual intrusion. This will help to protect the character of an area and the appearance of property.

4.368 The policy applies to planning applications or prior notification applications for the installation of satellite dishes, microwave antennae, radio masts, cabinet boxes and other types of telecommunications apparatus which require planning permission. When considering such applications the council will also have regard to the legal requirements placed upon telecommunications operators to provide an adequate service, and any technical and operational constraints that may be faced.

Policy SP 62

Safeguarding Community Facilities

Those areas allocated on the Policies Map for Community Facilities will be retained or developed for such purposes. In addition, land or buildings currently used or last used for community purposes, including sport and recreational facilities but not identified as such on the Policies Map will be similarly safeguarded.

Development involving the loss of existing sports and recreational buildings will only be permitted where:

- a. an assessment has been undertaken which has clearly shown them to be surplus to requirements; or
- b. the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- c. the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

Development proposals which involve the loss of other community facilities shall only be permitted where the Local Planning Authority is satisfied that adequate alternative provision has been made or where some other overriding public benefit will result from the loss of the facility, or that the retention of the land or building in community use is no longer viable, on the basis that:

- d. the site or premises have been marketed to the Council's satisfaction for at least 12 months and included both traditional and web-based marketing, and regular advertisement in local, regional and / or national publications as appropriate; and
- e. opportunities to re-let premises have been fully explored including the formation of a social enterprise or charitable group that can take over the premises; and
- f. the premises / site have been marketed at a price which is commensurate with market values (based on evidence from recent and similar transactions and deals); and
- g. it has been demonstrated that the terms and conditions set out in the lease are reasonable and attractive to potential businesses, and that no reasonable offer has been refused.

Explanation

4.369 Community facilities and services play an essential role in the quality of life of the borough's residents and visitors, helping reduce car use, contributing towards the creation of sustainable communities. These can take many forms, the demand for which will vary in response to the demographic and economic changes in society and the needs of different groups in the community.

This Policy is intended to retain and ensure an adequate distribution of community facilities within the borough.

4.370 Community facilities provide for the health and well being, social, educational, spiritual, recreational, leisure and cultural needs of the community. The Policies Map identifies a range of community use sites for leisure, education and civic uses. However this is not exhaustive and the Policies Map does not identify smaller community uses.

4.371 Having regard to the definition at paragraph 5.7.31 of the Core Strategy community facilities are defined as including, but not limited to, public services, community centres and public halls, arts and cultural facilities, policing, fire and ambulance services, health and education facilities, public houses, public toilets, youth centres, nurseries, libraries, leisure centres (including swimming pools, sport and recreational facilities), social care facilities including day centres, places of worship and services provided by the community and voluntary sector e.g. scout and guide premises. In addition for the purposes of this policy it includes local shops including post offices and banking facilities or cash points.

4.372 Commercial opportunism may often lead to pressure to displace community uses in favour of more profitable forms of development. This can be damaging to the interests of the local community dependent on such facilities. It may be particularly damaging for rural communities where village services are lost. Consequently, the Council will seek to prevent the loss of such community facilities to other forms of development, unless alternative provision is made, there is some over-riding public benefit arising from development or there is demonstrable evidence that there is insufficient demand to warrant their retention.

4.373 To ensure that viable sites and premises are not lost to alternative uses, applicants should provide evidence that the land or property has been advertised on the open market for at least 12 months. The Council expects marketing to have taken place at least four times at roughly equal periods over the year, at a realistic price which reflects its value as a community use and that no reasonable offer has been refused.

4.374 The Council will seek evidence that a range of appropriate marketing methods have been employed, that opportunities to re-let premises have been fully explored and that the terms and conditions set out in the lease are reasonable and attractive to potential occupiers. Depending upon the type of facility in question there may be opportunities for premises to be taken on by local co-operatives, social enterprise or charitable groups. The Council will seek to ensure that such opportunities have been explored prior to granting planning permission that result in the loss of community facilities.

4.375 The Council will expect proposals to include an audit of community uses taking place within the premises to be lost, and evidence that these needs can be met through alternative provision. We will also take account of existing community activities in the area, any identified need for other community uses, services and facilities and any evidence of deficiency or over-provision of accommodation to provide such uses.

Policy SP 63

Loss of Public Houses

Proposals for the redevelopment or change of use of public houses to other uses will be expected to demonstrate to the satisfaction of the Local Planning Authority that:

- a. the public house is no longer economically viable; and
- b. opportunities to re-let premises have been fully explored including the formation of a social enterprise or charitable group that can take over the premises; and
- c. the site or premises have been marketed to the Council's satisfaction at a price which is commensurate with market values for at least 12 months and included both traditional and web-based marketing, and regular advertisement in local, regional and / or national publications as appropriate; and
- d. there is not an identified need for the public house based on the following:
 - i. there are alternative licensed premises within 800 metres reasonable walking distance of the public house; and
 - ii. where the public house provides a wider variety of ancillary uses there are alternative premises which offer similar facilities within 800 metres reasonable walking distance of the public house.

Explanation

4.376 The borough has experienced the loss of a number of public houses in recent times, usually through redevelopment as public houses continue to face challenging trading conditions. Public houses can bring communities together, promoting social cohesion and integration and they are considered an important element in maintaining vitality and vibrancy within the area. Where planning permission is required for redevelopment or a change of use Policy SP 63 'Loss of Public Houses' introduces a presumption against the loss of public houses unless future proposals can demonstrate that the criteria within Policy has been fulfilled.

4.377 The Policy seeks to ensure that pubs play a role within the local community and are retained to continue to provide such a role. Public houses are considered to be an established part of community life and can play an important social role, offering residents a meeting place for food, drink, entertainment and functions. However, where pubs are no longer economically viable or do not provide an important community function, alternative uses of the site may be considered.

4.378 Evidence will need to be submitted and this should include evidence of the appointment of a property consultant / estate agent to handle the marketing of the property and records of where and how the property has been marketed for a minimum of 12 months. Evidence should be provided

to demonstrate that the premises / site have been marketed at a price which is commensurate with market values, based on evidence from recent and similar transactions and deals. The Council will look to ensure that opportunities for public houses to be taken on by local co-operatives, social enterprise or charitable groups have also been explored.

4.379 With regard to criterion d, an identified need can be demonstrated by there being no alternative licensed premises within reasonable walking distance of the proposal site, and where the pub provides a wider variety of ancillary uses such as functions, social events and other community activities there are no alternative premises (licensed or otherwise) which offer similar facilities within reasonable walking distance.

4.380 For the purposes of this policy reasonable walking distance will be 800 metres from the centre of the site, taking into account barriers such as main roads, rivers and railway lines. It is recognised that flexibility will be required in certain circumstances; therefore walking distances may be shortened (for example where site surroundings are particularly steep) or lengthened (for example in rural locations and Green Belt villages) where appropriate.

Policy SP 64

Access to Community Facilities

Residential development should have good access to a range of shops and services. On larger scale residential developments of 10 or more dwellings the majority of homes (minimum of 80%) should be within 800 metres reasonable walking distance (measured from the centre of the site, taking into account barriers such as main roads, rivers and railway lines) via safe pedestrian access of a local convenience shop and a reasonable range of other services or community facilities. This may require the provision of local services or facilities by developers where these requirements would not otherwise be met or where new development would place an unacceptable burden upon existing facilities, unless it can be demonstrated that such provision would not be viable or would threaten the viability of the overall scheme.

Explanation

4.381 Access to a local convenience shop is considered vital to ensure that communities have access to every day essential items. Communities should also have access to a reasonable range of other local facilities and services. For the purposes of this policy these could include, but are not limited to, other shops including post offices or their services, banking facilities or cash points, public houses, health and education facilities, places of worship, leisure uses (including swimming pools, sport and recreational facilities), community centres and public halls and services provided by the community and voluntary sector. This represents a subset of the community uses defined at paragraph 4.371. Other types of facilities which offer benefits to the community will be considered on their merits.

4.382 Rotherham consists of a number of settlement groupings of differing character; including rural and urban settings and locations with differing geographical and topographical characteristics. As such it is not practical to specify the range of services and facilities which every community should

have access to. It is recognised that what constitutes a 'reasonable range' of facilities and services will vary on a case by case basis depending upon a number of factors including the location of the site, the site context, and the details of the proposed development including its scale. Paragraph 4.381 above does however provide an indication of the types of facilities which would be considered as part of implementing this policy.

4.383 On new housing developments of 10 or more dwellings the Council will expect the majority of dwellings (i.e. 80%) to be within reasonable walking distance of a local convenience store, and a reasonable range of other local facilities. Access should be via a safe pedestrian route. For the purposes of this policy reasonable walking distance will be 800 metres from the centre of the site, taking into account barriers such as main roads, rivers and railway lines. It is recognised that flexibility will be required in certain circumstances; therefore walking distances may be shortened (for example where sites are particularly steep or the facility would serve older or disabled people) or lengthened (for example in rural locations and green belt villages) where appropriate.

4.384 Where development proposals would otherwise not meet the requirements of this Policy the Council may require the provision of local services or facilities. This could be in the form of shop units to provide for local needs, or other facilities as appropriate to that community. New developments not only create demands for new infrastructure but also impact upon wider community and civic provision. For example, a large new housing development may place a burden on the capacity of existing shops, health, education, leisure and community facilities or may exacerbate a situation where an under-provision already exists in the area. Provision of, or a contribution towards new or improved facilities may therefore be sought where development would place an unacceptable burden upon existing facilities. It is acknowledged that in some circumstances such provision may not be viable or may threaten the viability of the overall scheme. In such cases the Council will require that developers provide suitable, robust evidence to demonstrate that this is the case. This should include appropriate viability assessments, which should adopt an 'open-book' approach.

Policy SP 65

Development Within Mixed Use Areas

In Mixed Use Areas, as defined on the Policies Map, new development or change of use will be permitted where it complies with the menu of acceptable uses for that area as set out in Table 18 'Acceptable Uses Within Mixed Use Areas' and meets the requirements of other planning policy as appropriate. Where other uses not identified as acceptable are proposed within Mixed Use Areas, they will be considered on their merit.

Table 18 Acceptable Uses Within Mixed Use Areas

Ref.	Mixed Use Area	Acceptable Uses							
		B1a	B1b/c	C1	C2	C3	D1	D2	Other
MU01	Manvers Lakeside					•		•	• Sui Generis leisure
MU02	North of Wath Town Centre		•		•	•	•		
MU03	North of Stocks Lane, Rawmarsh		•		•	•	•		
MU04	East of Bellows Road, Rawmarsh		•		•	•	•		
MU05	East of Rawmarsh Hill, Parkgate				•	•	•		
MU06	Parkgate Business Park (North)		•					•	
MU07	Masbrough Street (West of Centenary Road), Rotherham		•		•	•	•	•	
MU08	Bridge Street, Rotherham	•	•				•		
MU09	Main Street, Rotherham	•		•			•	•	
MU10	Westgate, Rotherham				•	•	•		
MU11	Effingham Street (North of Centenary Way), Rotherham		•		•	•	•		
MU12	Doncaster Gate / Percy Street, Rotherham	•	•			•	•	•	
MU13	Doncaster Gate	•			•	•	•		
MU14*	Junction 33 (M1)			•					• A3 restaurant, A4 drinking establishment, sui generis car park, sui generis petrol filling station
MU15	Woodhouse Green, Thurgroft		•		•	•	•		
MU16	Bawtry Road, Hellaby		•		•	•	•		
MU17	Blyth Road, Maltby		•		•	•	•		
MU18	North of Tickhill Road, Maltby		•		•	•	•		
MU19	South of Tickhill Road, Maltby		•		•	•	•		
MU20	Land between Aldwarke Lane and Parkgate Shopping Park	Refer to Policy SP 66 'Mixed Use Area 20: Land between Aldwarke Lane and Parkgate Shopping Park' for acceptable uses							
MU21	Highfield Commercial, Waverley	Refer to Policy SP 67 'Mixed Use Area 21: Highfield Commercial, Waverley' for acceptable uses							

Ref.	Mixed Use Area	Acceptable Uses							
		B1a	B1b/c	C1	C2	C3	D1	D2	Other
MU22	Land at Aston Common, Aston	Refer to Policy SP 68 'Mixed Use Area 22: Land at Aston Common, Aston' for acceptable uses							
<p>* In the event that the extant permitted scheme does not proceed then alternative proposals will be assessed against relevant Local Plan policies and a full Transport Assessment will be required that demonstrates that any committed schemes are sufficient to deal with the additional demand generated by the site. Where committed schemes will not provide sufficient capacity or where Highways England does not have committed investment, development may need to deliver or contribute to additional schemes identified by Highways England.</p>									

Table 19 Summary of uses (based on the Use Classes Order 1987 as amended)

B1a	Offices other than those that fall within Use Class A2.
B1b/c	Research and development of products and processes, and light industry appropriate in a residential area.
C1	Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels).
C2	Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
C3	Dwellinghouses.
D1	Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court. Non residential education and training centres.
D2	Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreations (except for motor sports, or where firearms are used).
Sui Generis	Uses not falling within any Use Class. Such uses include: theatres, houses in multiple occupation, hostels providing no significant element of care, scrap yards. Petrol filling stations and shops selling and / or displaying motor vehicles. Retail warehouse clubs, nightclubs, launderettes, taxi businesses, amusement centres and casinos.

Explanation

4.385 The Core Strategy notes that there are many uses which can exist together and that mixed use areas and developments can help in creating linkages between different uses and contribute towards creating more vibrant places. This mixing of land uses, if properly controlled, can help create effective and attractive developments and areas. Whilst each Mixed Use Area is unique in terms of its character, mix of uses and other planning requirements, it is possible to describe, in general terms, the types of uses which are appropriate for each location. Policy SP 65 'Development Within Mixed Use Areas' establishes that proposals for appropriate uses will be supported where they comply with the menu of appropriate uses set out in Table 18 'Acceptable Uses Within Mixed Use Areas' and the requirements of other relevant planning policy. These uses have been identified with regard to the Use Classes Order; further explanation of the types of uses acceptable within different Use Classes is provided in Table 19 'Summary of uses (based on the Use Classes Order 1987 as amended)'.

4.386 Within Mixed Use Areas it is normally unnecessary to prescribe or precisely delineate the areas of land appropriate to each particular land-use. This flexibility allows attractive, imaginative and viable schemes to be developed. In line with other planning policy uses within Mixed Use Areas should be complementary and not result in conflict of land uses. Design and layout should address the needs of all proposed uses and provide a good standard of amenity for all existing and future occupants. Where other uses not identified as acceptable are proposed within Mixed Use Areas they will be considered on their merits.

4.387 For three particular mixed use sites it is considered necessary to provide more detail regarding the type, amount and location of new development. Policy SP 66 'Mixed Use Area 20: Land between Aldwarke Lane and Parkgate Shopping Park', Policy SP 67 'Mixed Use Area 21: Highfield Commercial, Waverley' and Policy SP 68 'Mixed Use Area 22: Land at Aston Common, Aston' provide further guidance for the development of land between Aldwarke Lane and Parkgate Shopping Park, Highfield Commercial at Waverley and Aston Common at Aston respectively.

Policy SP 66

Mixed Use Area 20: Land between Aldwarke Lane and Parkgate Shopping Park

The redevelopment of Mixed Use Area 20, as shown on the Policies Map, for a mix of uses will be supported in principle. Appropriate uses are:

- B1a, B1b, B1c (business)
- B2 (general industry)
- D1 (Non-residential institutions)
- D2 (Assembly and Leisure) excluding cinema use
- Park and Ride Facility

B1 and B2 uses should form the majority of the site area (not less than 50% of the built floorspace of any agreed masterplan for this area), with enabling elements of Use Class D1 and D2 developments, as set out above, acceptable in principle subject to other relevant planning policies. Other uses except where ancillary to the above will not be permitted.

The redevelopment of the site will seek to maximise the potential linkages with adjoining land uses and public transport infrastructure, including Tram Train.

A mixed-use masterplan for the comprehensive redevelopment of the site will be required to support any planning permission.

Explanation

4.388 This site lies beyond Parkgate Shopping Park and is bounded to the east and west by railway lines. The site is suitable for a range of uses as set out in Policy SP 66 'Mixed Use Area 20: Land between Aldwarke Lane and Parkgate Shopping Park'; however development proposals will need to respond to constraints to this site which include flood risk and also major accessibility issues.

4.389 The site is at the heart of Rotherham's urban area and well placed to provide accessible employment opportunities. As such the Policy establishes that not less than 50% of built development should comprise B1 and B2 uses. It is acknowledged that other supporting developments may be required to ensure that development of the site is viable. However, mindful of the Council's aspirations for Rotherham town centre, as set out in Core Strategy Policies CS 12 'Managing Change in Rotherham's Retail and Service Centres' and CS 13 'Transforming Rotherham Town Centre', whilst D2 assembly and leisure uses will be acceptable, the Policy specifically excludes cinema developments.

4.390 The site is close to the proposed terminus of the Tram Train pilot scheme and as such presents an opportunity to provide park and ride facilities associated with this. SYPTE is currently investigating (with the land owner) the potential for this site to accommodate a new link road which would improve public transport and also have benefits for the wider highways network. Given the potential for the site to deliver a range of new development and infrastructure opportunities the Council will require a masterplan to be prepared to support its comprehensive redevelopment.

Policy SP 67

Mixed Use Area 21: Highfield Commercial, Waverley

A major mixed-use development is proposed at Highfield Commercial as defined on the Policies Map. The development will comprise: a mixed-use local centre serving Waverley New Community and the Advanced Manufacturing Park; mixed employment development; residential development; and a range of community facilities. Development will be planned on a comprehensive basis, designed and phased to ensure maximum practical integration between the different uses within and beyond the site. The intention is to create an integrated, mixed-use area, designed to the highest practicable standard, which will become the vibrant heart of Waverley. To this end a masterplan for the area as a whole shall be prepared on a collaborative basis, and agreed in writing by the Council prior to the approval of any planning applications for the proposed developments. The development of Mixed Use Area 21, as shown on the Policies Map, for mixed employment, residential and local centre purposes to serve Waverley New Community and the Advanced Manufacturing Park will be supported in principle.

The area consists of four distinct sites and the appropriate uses in each are set out below.

1 Land north of, and including, the University of Sheffield training centre

Appropriate uses in this location are:

- B1a, B1b, B1c (business)
- C1 (hotel)
- D1 (conference centre)
- Car parking / public transport facilities

2 Land south of Mitchell Way

Appropriate uses in this location are:

- C2 (residential institutions)
- C3 (residential)

3 Land north of Mitchell Way and south of the University of Sheffield training centre

A mix of uses is required in this location. Acceptable uses will comprise:

- B1a, B1b, B1c (business)
- C1 (hotel)

- D1 (e.g. conference centre / place of worship, training centre, health centre, nursery)
- D2 (gym)
- A1 (retail)
- A2 (financial and professional services)
- A3 (restaurants and cafés)
- A4 (drinking establishments)
- A5 (hot food takeaways)
- C2 (residential institutions)
- C3 (residential)

A minimum of 0.86 hectares in this part of the mixed use area will comprise:

- B1a, B1b, B1c (business); and
- a conference centre and a hotel (should they be located in this area).

A1 retail floorspace shall not exceed 9,201 square metres gross and no more than 1,500 square metres gross of A1 retail floorspace shall be provided in a single unit, unless demonstrated by an up to date sequential and impact assessment.

This site will provide for a mix of employment uses alongside a new local centre which will be a crucial defining feature of Waverley. It will include a new retail foodstore with a range of supporting retail services, providing a key destination for both residents of Waverley New Community and employees and visitors to the Advanced Manufacturing Park. It will be a suitable location for a higher density of residential development.

4 Land north of Waverley Walk

A mix of uses is required in this location. Appropriate uses will comprise:

- D1 (community uses, e.g. school, health centre, day nursery, and place of worship)
- C2 and C3 (residential, including retirement / older persons housing)
- Green Space (play park)

This site will be developed to provide school facilities to serve the new community (unless otherwise agreed with the Local Planning Authority), along with a new park. It will also provide opportunities for new housing, which could include retirement or older persons housing. It is also suitable for supporting community uses such as a health centre, day nursery and place of worship.

Explanation

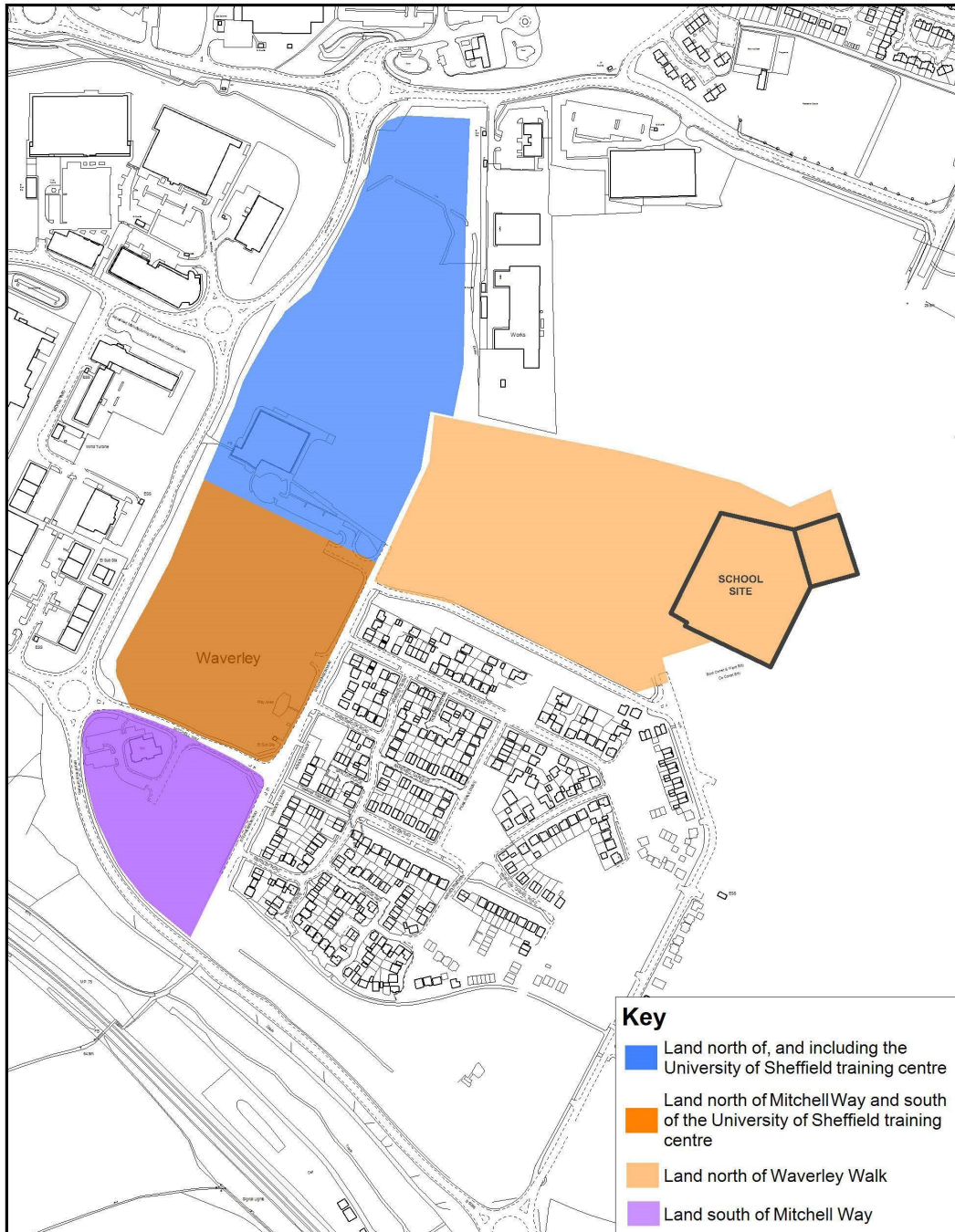
4.391 Core Strategy Policy CS 1 'Delivering Rotherham's Spatial Strategy' identifies Waverley as a Principal Settlement within Rotherham which will see the development of a new community along with supporting services and facilities. Planning permission for the new community has been granted and development is underway. Core Strategy Policy CS 9 'Transforming Rotherham's Economy' also encourages the development of an Advanced Manufacturing cluster at Waverley. This is already established as a regionally important cluster and it continues to offer opportunities for new development.

4.392 Mixed Use Area 21 will deliver the heart of the new community, with a mix of housing, employment, retail and community facilities. It will also provide a link between the new community and the Advanced Manufacturing Park.

4.393 The National Planning Policy Framework makes it clear that in order to promote healthy communities there should be opportunities for all sections of the community to interact. This requires the positive planning for the provision of and use of shared space, community facilities (such as local shops, meeting places, public houses and recreational and play facilities). The local centre at Waverley will accommodate many of these functions and provide a range of day to day retail facilities and employment uses alongside community uses which will be of a scale to help serve the people who live and work in this area

4.394 The mixed use area consists of four distinct sites, as shown in Map 7 'Mixed Use Area 21 Highfield Commercial: illustrative diagram'. The policy sets out the suitable uses within each of these areas. Further explanation is provided below.

Map 7 Mixed Use Area 21 Highfield Commercial: illustrative diagram



This map is based on the Ordnance Survey Land Line map with the sanction of the controller of Her Majesty's Stationery Office. Crown Copyright Reserved.

4.395 Land north of, and including, the University of Sheffield training centre

4.396 It is expected that this area will be used for car parking along with public transport facilities. This large area of parking should be sensitively integrated with street trees and landscaping to avoid visual dominance and should be defined and enclosed by built form to the north. The remaining area of the site is suitable for uses within Use Class B1 (including office floorspace). The area is also suitable for hotel and conference centre provision to meet the needs of the adjacent Advanced Manufacturing Park. Recognising that further masterplanning work is required to determine the most suitable location for the hotel and conference centre uses, the Policy provides flexibility which allows these uses to be delivered in this location or on land north of Mitchell Way and south of the University of Sheffield training centre.

Land south of Mitchell Way

4.397 Part of this site has been developed as a pub / restaurant. The remainder of the site is suitable for residential uses.

Land north of Mitchell Way and south of the University of Sheffield training centre

4.398 The local centre will be a crucial defining feature of Waverley providing a 'heart' to the community, residents, workers and visitors to the area. The location and design of the local centre will allow its use by local residents of Waverley and employees and visitors to the Advanced Manufacturing Park. It will need to be sufficiently served by public transport and its accessibility enhanced by clear vehicular, walking and cycling connections and a green corridor network which will adequately signpost people to the local centre.

4.399 The broad range and quantum of uses is supported by the current evidence base. A range of different uses will support activity at different times of the day. The Core Strategy identifies Waverley as providing local centres as part of the borough's hierarchy of retail centres. Recognising this, the policy limits A1 retail floorspace to no more than 9,201 square metres gross and no more than 1,500 square metres gross of A1 retail floorspace to be provided in a single unit, unless demonstrated by an up to date sequential and impact assessment carried out in line with Policy CS 12 'Managing Change in Rotherham's Retail and Service Centres'.

4.400 The scale of the supermarket proposed will meet residents' daily shopping needs and act as a key anchor and attractor to other shops and services increasing footfall in the area. To create a vibrant and balanced local centre a range of complementary retail uses A1-A5 and community uses are also proposed (e.g. café, restaurant, health centre) and the area is also suitable for a gym. It will be a suitable location for a higher density of residential development which may not be appropriate in other parts of the new community, recognising the more urban and mixed use character of the site.

4.401 Recognising the proximity of this site to the successful Advanced Manufacturing Park and its location within the emerging vision for an Advanced Manufacturing Innovation District, the Council is keen to ensure that this location continues to offer opportunities for economic development. As such a minimum of 0.86 hectares in this part of the Mixed Use Area will comprise B1 uses along with a conference centre and a hotel should they be located in this area.

Land north of Waverley Walk

4.402 This area will provide a new strategic area of Green Space in Highwall Park with new play provision. The area is also suitable for housing and other community uses such as a nursery, health centre and retirement housing. The masterplanning process will need to ensure the sensitive integration of these uses and create accessible Green Space that is overlooked and well defined by the built form and landscaping / street design. Waverley Walk will require a continuous and well defined frontage with scope for taller buildings at the junction with Stephenson Way which will form an important entrance point to the proposed Highwall Park.

4.403 It is recognised that an element of flexibility is required to be applied over the longer term. An up to date evidence base at the time of decision-making would need to support any changes to the policy approach.

Implementation

4.404 A brief setting out the detailed specification for a site wide masterplan covering the entire boundary of the mixed use policy area shall be agreed with the Council. The site wide masterplan shall be produced on a collaborative basis and subsequently agreed in writing by the Council before any planning applications are approved for the proposed developments, unless otherwise agreed.

4.405 The masterplan will need to set out the land use mix, scale, layout, massing, height, access, landscaping principles and phasing of proposals and illustrate how proposed development will successfully integrate with the wider Waverley New Community and Advanced Manufacturing Park to ensure an accessible, legible and sustainable development.

4.406 The masterplan should satisfy the following objectives:

- To set out the optimal mix, scale and distribution of uses in order to create a key destination, sustainable local centre and enhance employment provision;
- To provide a sustainable access strategy, including on and off site highway and junction improvements, a clear street hierarchy and public transport provision / bus circulation and facilities (in consultation with the SYPTE) to ensure traffic impacts are adequately mitigated and development is accessible, legible and sustainable;
- To provide clear, direct and attractive pedestrian linkages and crossing points from surrounding development to and through the development to ensure the site is well connected and accessible;
- To identify a sustainable green infrastructure network that provides a connected series of multi-functional green spaces;
- To provide a distinctive and coherent landscape strategy that provides a legible and attractive development where people are clearly signposted to key spaces and facilities;
- To provide a prominent and well-designed northern gateway at the junction of Poplar Way and Highfield Spring to create a clear sense of arrival (through the height, massing and design of buildings and distinctive landscaping);

- To provide an attractive, accessible, legible and well-designed pedestrian entrance to the site from Highfield Spring to Waverley Walk;
- To provide a high quality, well-defined, tree-lined route from Highfield Spring along Waverley Walk to the school with active frontage and pedestrian priority (wide footways);
- To provide a prominent and well-designed entrance to the site along Mitchell Way with well-defined frontage buildings, integrated with high quality landscaping and public realm (including sensitively integrated parking);
- To provide a well-designed and integrated area of public realm that will provide focal points for the local centre anchored by a foodstore and complementary ground floor active uses;
- To provide a vertical mix of uses to support vibrancy and activity;
- To provide a well-designed transitional interface with Stephenson Way, protecting residential amenity in the adjacent housing development from local centre uses;
- To ensure the optimum configuration of Highwall Park (with well-designed arrival and entrance points) so it is successfully integrated with adjacent development, provides accessible and useable Green Space for residents and clear pedestrian and cycle routes through with clear view corridors to assist legibility;
- To positively frame the park by an attractive built elevation (residential and the new school building) with a consistent and well defined building line where possible, appropriate massing, form, detailing and materials;
- Parking should be sensitively integrated with street trees and landscaping to avoid visual dominance.

Policy SP 68

Mixed Use Area 22: Land at Aston Common, Aston

The development of Mixed Use Area 22, as shown on the Policies Map, for a mix of residential and employment uses will be supported in principle.

Appropriate uses are:

- a. C3 (residential);
- b. B2 (general industry);
- c. B1b, B1c (business);
- d. B1a (offices) where Core Strategy Policy CS 12 'Managing Change in Rotherham's Retail and Service Centres' can be satisfied.

Approximately 150 dwellings shall be developed, predominantly on the eastern part of the site. Not less than 4.65 hectares (gross) of land shall be developed for employment uses, close to the existing industrial estate.

A masterplan, agreed with the Local Planning Authority, for the comprehensive development of the site will be required to support any planning permission. The masterplan and any development proposals shall have regard to the site development guidelines in Chapter 5 and in particular shall provide appropriate mitigation measures to ensure there is no detrimental impact on the amenity of either residential or employment occupiers.

Having regard to the topography of the site and to the proximity and layout of the existing Mansfield Road Industrial Estate, the Council will need to be satisfied that proposals for residential and employment uses on Mixed Use Area 22 are viable, attractive to the market and deliverable.

Explanation

4.407 This site lies between Mansfield Road and the A57. It adjoins and wraps around the existing Mansfield Road Industrial Estate. The site offers opportunity for residential development predominantly on the eastern part of the site, with land closest to the existing industrial estate offering opportunities for further economic development.

4.408 Policy SP 68 'Mixed Use Area 22: Land at Aston Common, Aston' acknowledges the site configuration and the proximity of the existing industrial estate, providing flexibility for an innovative development scheme and ensuring that amenity considerations can be taken into account at the detailed design stage to deliver both residential and employment uses.

4.409 It is considered that the site has capacity for approximately 150 dwellings.

4.410 Not less than 4.65 hectares (gross) shall be developed for employment uses. A range of business and industrial uses will be acceptable in principle, subject to satisfying any policy considerations regarding amenity. Offices are identified in national planning policy as main town centre uses and where offices falling within Use Class B1, form the main use of any proposed development, then a sequential and impact test will be required, as set out in Core Strategy Policy CS 12 'Managing Change in Rotherham's Retail and Service Centres' and the National Planning Policy Framework. Office development proposals will only be acceptable where they satisfy the requirements of these policies.

4.411 The Council will support additional land for employment use where it can be demonstrated that the remainder of the site will deliver approximately 150 homes. Flexibility is required to ensure that an appropriate and deliverable employment scheme can be achieved taking account of the site's constraints. The Council will, however, be mindful of ensuring that all development proposals are of an appropriate density and can be demonstrated to be deliverable.

4.412 Given the challenges of this site it is vitally important that a masterplan approach is taken, which will need to be agreed with the Local Planning Authority.

4.413 The site wide masterplan shall be produced on a collaborative basis and subsequently agreed in writing by the Council before any planning applications are approved for the proposed developments, unless otherwise agreed.

4.414 The masterplan should satisfy the following objectives:

- To set out the mix, scale and distribution of uses to create a sustainable development which ensures the continuing amenity of residential and employment occupiers;
- To provide quality new homes for Rotherham, through a range of distinctive market and affordable housing, to create a robust and attractive housing market;
- To provide quality and market attractive new employment uses;
- To ensure that development takes account of the topography of the site and the adjacent industrial estate to deliver residential and employment uses which are viable, market attractive and deliverable;
- To provide a sustainable access strategy, including attractive, accessible, legible and well-designed pedestrian and cycle linkages connecting to adjacent public rights of way and bridleways;
- To ensure the site is well connected and accessible through provision of crossing points from surrounding development to and through the development;
- Good quality design will be important throughout and development will respond to local site features, including topography and adjacent land uses and create landscape and townscape character;

- To identify a sustainable green infrastructure network, including formal and informal green spaces;
- To provide a distinctive and coherent landscape strategy that provides a legible and attractive development, including the sensitive integration of parking.

Policy SP 69

Utilities Infrastructure

The Council will seek to ensure the efficient provision of gas, water, drainage, electricity and telecommunication services which avoid or, where this is not possible, minimise any adverse landscape and environmental impacts.

In granting planning permission, the Council, in consultation with utility companies, will require that development proposals take into account any existing and new service infrastructure requirements, together with associated apparatus, installations and operational land and the need for access for maintenance and repair purposes.

Proposals for development close to overhead power lines should take into account the effect of the transmission towers and cables in the vicinity of the site on the amenity of the occupiers of the proposed development.

Explanation

4.415 Utilities infrastructure, such as major pipelines, transmission lines, telecommunications networks, distribution mains, sewers, sewage treatment works, land drainage systems, flood defences, scheduled washlands and surface and groundwater resources, are vital to ensure that existing and new developments are appropriately served.

4.416 Policy SP 69 'Utilities Infrastructure' seeks to ensure that development proposals have regard to the presence of existing utilities infrastructure as well taking account of any need to reinforce existing or provide new service infrastructure networks to cater for new development.

4.417 The Council will promote the efficient provision of utilities infrastructure whilst also ensuring that development takes account of associated apparatus, installations and operational land requirements and the need to ensure access for maintenance and repair purposes.

4.418 New connections and reinforcement of service networks will be subject to commercial appraisal by the utility companies and agencies. However, in some instances where service infrastructure capacity is constrained, improvements will be required before development can proceed. In such cases, planning permission will only be granted subject to conditions or agreements to preclude development or use of land until adequate provision is made. Extensive development schemes may need to be subdivided into distinct phases to enable service provision to be incrementally provided to match supply with the growing demand.

4.419 The form and scale of certain service installations and apparatus such as electricity switching stations, sub-stations and overhead power lines, can be visually obtrusive, particularly in residential areas and areas of environmental sensitivity. They can also be a potential source of danger if they are not kept secure from vandalism and trespass. However planning for utilities infrastructure at an early stage in the design and layout of new development and the effective use of design principles can eliminate or minimise these impacts.

4.420 Pylons and cables inevitably have an impact on the visual amenity of their surroundings. In particular dwellings located close to power lines, could be dominated by them and views from the properties significantly impaired. Further, under certain conditions some power lines emit noises that could harm the amenity of those occupying development nearby. The Council will therefore ensure that new development proposals take full account of overhead power lines and their associated infrastructure.

5 Site development guidelines

5.1 The Site Development Guidelines set out various and specific requirements for the development of the allocated sites and identify any necessary additional work or studies that need to be undertaken. This could include the protection and enhancement of on-site elements, the preparation of masterplans, or the submission of detailed assessments relating to such matters as transport, flood risk, heritage, archaeology, landscape and biodiversity. A small number of the guidelines, for instance those relating to geodiversity and certain on-site species, do not include precise developer requirements. In such instances the Council, together with relevant bodies, will work positively with developers in a timely manner to identify what implications such matters have for particular sites. If there is dispute as to the protection of identified on-site features or specific land use requirements, or about the need to submit particular assessments or details, it will be the responsibility of the developer to produce robust and proportionate evidence to justify a departure from the stated guidelines.

5.2 Site Development Guidelines have not been identified where sites have been granted planning permission or development has commenced, or where a site does not require specific development guidelines. The table below provides detail of the status of these sites:

Table 20 Status of sites without site development guidelines

Site	Status
Rotherham Urban Area	
H9 Land Adjoining Ferham Road and Belmont Street (LDF0152)	Specific development guidelines not required.
H10 Land Off Westfield Road, Parkgate (LDF0103)	Planning permission granted.
H17 Wentworth Road, Rawmarsh (LDF0047)	Planning permission granted. The site is under construction.
H23 Land off Godstone Road, Rotherham Town Centre (LDF0563)	Planning permission granted and partly implemented.
E5 Land Off Rotherham Road, Parkgate (LDF0031)	Planning permission granted and partly implemented.
Dinnington, Anston and Laughton Common	
R5 Littlefield Road / Constable Lane, Dinnington (LDF0831)	Specific development guidelines not required.
Maltby and Hellaby	
H67 Newland Avenue / Braithwell Road / Chadwick Drive, Maltby (LDF0294)	Planning permission granted.
H99 Land off Rotherham Road, Maltby (LDF0328)	Planning permission granted.
Aston, Aughton and Swallownest	
E30 Former Beighton Colliery Site, Park View, Swallownest (LDF0601)	Specific development guidelines not required.

Site	Status
Swinton and Kilnhurst	
H48 Brameld Road, Swinton (LDF0404)	Planning permission granted.
H50 Charnwood House, Swinton (LDF0827)	Specific development guidelines not required.
H51 Former Croda site, Swinton (LDF0397)	Planning permission granted. The site is under construction.
Wales and Kiveton Park	
H92 Off Hard Lane, Kiveton Park (LDF0547)	Planning permission granted.
E33 Waleswood (East) (LDF0599)	Specific development guidelines not required.
Catcliffe, Orgreave and Teeeton	
H53 Land West Of Sheffield Lane, Catcliffe (LDF0505)	Planning permission granted.
H100 Bluemans Way, Catcliffe (LDF0501)	Planning permission granted.
Thurcroft	
H72 South of Ivanhoe Road, Thurcroft (LDF0436)	Planning permission granted.
H73 Off Sawn Moor Road, Thurcroft (LDF0437)	Planning permission granted. The site is under construction.

5.3 A number of Evidence Base studies support the Sites and Policies Document and will be used to guide the determination of future planning applications. These studies have contributed to the preparation of development guidelines for sites where relevant:

- Rotherham Biodiversity Action Plan;
- Phase 1 Habitat Surveys and Over-Wintering Bird Surveys of a select number of sites;
- Heritage Impact Assessment of a select number of sites within or on the edge of Conservation Areas, or likely to impact on listed buildings;
- Archaeological Studies of all site allocations;
- Geodiversity Scoping Report 2015;
- Landscape Capacity and Sensitivity Study of all site allocations;
- Landscape and Visual Impact Appraisal of potentially sensitive sites;
- Surface Water Flooding - assessment of all sites.

5.4 In addition Background Papers have been prepared that identify an impact on Local Plan designations and these further investigations have also contributed key development guidelines to guide future development opportunities:

- Protected Sites and Species and designations of the Local Wildlife Sites and Regionally Important Geological Sites and Ecological Survey Results;
- Flood Risk Sequential Assessment.

Landscape Capacity and Sensitivity Study and Landscape and Visual Impact Appraisal

5.5 Detailed assessment of the landscape sensitivity and capacity of potential site allocations has been undertaken, this work builds upon the earlier Landscape Character Assessment and Landscape Capacity Study (2010) undertaken at the borough-wide scale and for the potential alternative urban extensions to support the Core Strategy. The studies provide useful advice and guidance to developers to aid their understanding of the Council's approach to emerging planning applications.

5.6 The Landscape Capacity Assessment considers the Landscape Character Sensitivity, the Visual Sensitivity and the Landscape Value, along with the possible form of development. The assessment looks at topography, existing vegetation cover, the condition or quality of the landscape, the visibility of the site from public and private vantages, and makes judgements about the scope to mitigate the development in the future, including the potential impact on landscape designations.

5.7 The assessment provides greater understanding about the quality, condition, sensitivity and value of the borough's rural landscape and provides an important benchmark against which future landscape restoration, conservation, mitigation and management can be assessed. It provides greater understanding of the significance of potential landscape and visual impacts of the site allocations.

Local Wildlife Sites Framework and Biodiversity Action Plan

5.8 The Rotherham Local Wildlife Site system consists of a framework document containing information that supports the purpose of the system, a selection criteria document that identifies how site value will be established and mapping of identified site boundaries. The Local Plan makes reference to Local Wildlife Sites as a non-statutory planning designation and includes the principles used in determining applications that may affect designated sites.

5.9 The Rotherham Biodiversity Action Plan was updated in 2012 to reflect changes to national biodiversity action plan priorities and delivery.

Geodiversity

5.10 The Rotherham Regionally Important Geological Sites (RIGS) system provides for the selection, evaluation and deselection of RIGS and work has commenced on a Local Geological Sites system incorporating RIGS. The Local Plan makes reference to Regionally Important Geological Sites as a non-statutory planning designation and includes policies which will be used in determining applications that may affect designated sites. Policy protection is also given to sites and features of geodiversity value which are not included in designated sites.

5.11 A geodiversity scoping study of possible preferred allocation sites was prepared by Sheffield Area Geology Trust in 2015. Where there may be potential geodiversity impacts arising from development the site development guidelines indicate where further geological investigation would be required. Where sites are within 250 metres of a geodiversity asset but no direct impact is expected the site development guidelines highlight where there may be opportunity to acquire knowledge about the geodiversity features of the area during the development process.

Phase 1 Habitat Survey and Over-Wintering Bird Surveys

5.12 Phase 1 Habitat Surveys and Over-Wintering Bird Surveys have been undertaken for a small number of sites. Reference to these surveys will be essential where future development is proposed.

Archaeological Scoping Studies

5.13 Scoping studies of proposed site allocations have been undertaken. These assessed the suitability of sites for allocation and possible development, based on their identified archaeological heritage constraints. Sites were then assigned one of the following categories: major archaeological objections to allocation; potential archaeological objections to allocation; uncertain archaeological objections to allocation; and little or no archaeological objections to allocation. As explained in Policy SP 43 'Conserving and Recording the Historic Environment' and the supporting explanation, these categories relate to the sites' expected archaeological potential and will help determine the supporting information that needs to be prepared and submitted with planning applications, as the sites are brought forward for development. The detailed requirements are set out in Table 17 'Heritage Statement for Archaeology Requirements'. Sites may have both archaeological and other heritage concerns (see below); this may require the production of combined supporting Heritage Statements. For works affecting archaeological features applicants should consult with the South Yorkshire Archaeology Service (www.sheffield.gov.uk/syas) before a planning application is made.

Heritage Impact Assessment

5.14 Several sites were identified where future development would involve the loss of open spaces within or immediately adjacent to the boundaries of Conservation Areas, or development would impact upon another designated heritage asset. In these cases assessment of the impact of future development has been undertaken by the Council, in consultation with Historic England. The National Planning Policy Framework clarifies that the significance of heritage assets, such as Conservation Areas, listed buildings or Registered Parks and Gardens, can be harmed through development within their setting. The potential allocations were therefore evaluated for the contribution they make to the character or setting of a Conservation Area and / or other designated heritage assets and consideration given to assessing the magnitude of any impact. Development guidelines will guide potential future development proposals; through minimising harm to the heritage asset and maximising enhancement through the identification of opportunities to enhance the heritage asset, its setting and better reveal its significance. Reference to guidance on Heritage Statements in the Council's 'Validation of Planning Applications Policy' (August 2013, or as subsequently revised), prior to submission of any planning application is advised; more site specific guidance is provided, where relevant, in the following site development guidelines.

Surface Water Flooding Assessment

5.15 Sites have also been assessed by the Council's Drainage Team in relation to the potential for surface water flooding. Utilising the Environment Agency's Flood Map for Surface Water the risk of surface water flooding has been identified. Key development guidelines have been identified to ensure that flood risk issues are considered where relevant, and appropriate mitigation secured to ensure that sites can be developed safely and without increasing the risk of flooding elsewhere.

Masterplans for development sites

5.16 Core Strategy Policy CS 2 'Delivering Development on Major Sites' identifies that masterplanning will be required to bring forward the strategic allocation at Bassingthorpe Farm and broad location for growth at Dinnington East, and will be encouraged on all large scale major sites (for dwellings this includes sites of 4 hectares or more, or 200 or more dwellings and for all other uses, more than 10,000 square metres or more than 2 hectares.) The Council also encourages masterplanning on smaller sites where they may give rise to a range of issues through their sensitive location, constraints and challenges in bringing forward development on the site or because of the scale of the proposals. Where masterplans are considered to be appropriate for specific allocations this is identified in the following site development guidelines.

5.1 Development sites in Rotherham Urban Area

5.17 Allocation Reference: E3

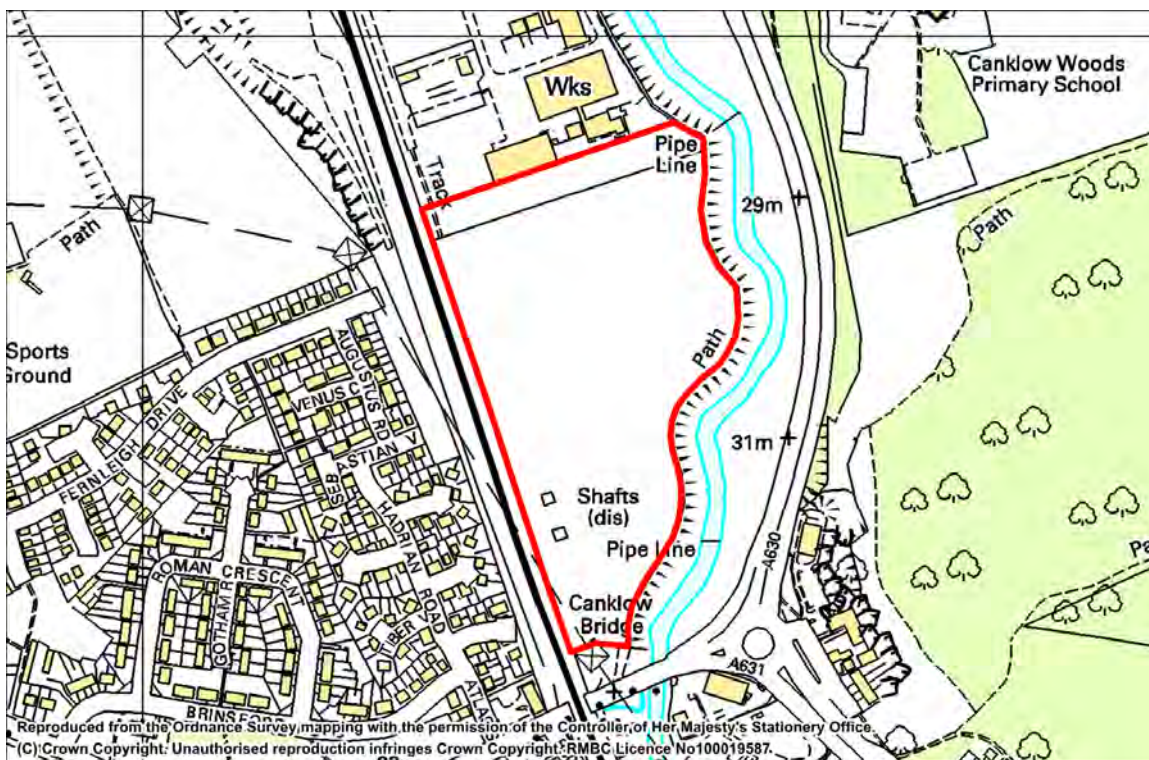
Site Name: Off Centenary Way / Bawtry Road, Canklow

Allocation: Industrial and Business Uses

Site Area: 6.65ha

Capacity: 6.65ha

Site LDF Reference: LDF0014



Site Development Guidelines

1. A new road access from Centenary Way would be unacceptable in principle. Consideration should be given to accessing via Fullerton Road although this is not ideal.
2. The risk of surface water flooding should be assessed for this site.
3. Contamination may require extensive remediation to make the site suitable for development.
4. The site is within 250 metres of a geodiversity asset. There may be the opportunity to acquire knowledge about the buried geodiversity features of the area in the course of desk studies, boreholes or excavations, including those for services and foundations before and during the construction phase and by site visits for recording and assessment of relevant features by appropriate experts. These investigations can be timed to have little or no effect on the progress of the development.

5.18 Allocation Reference: E4

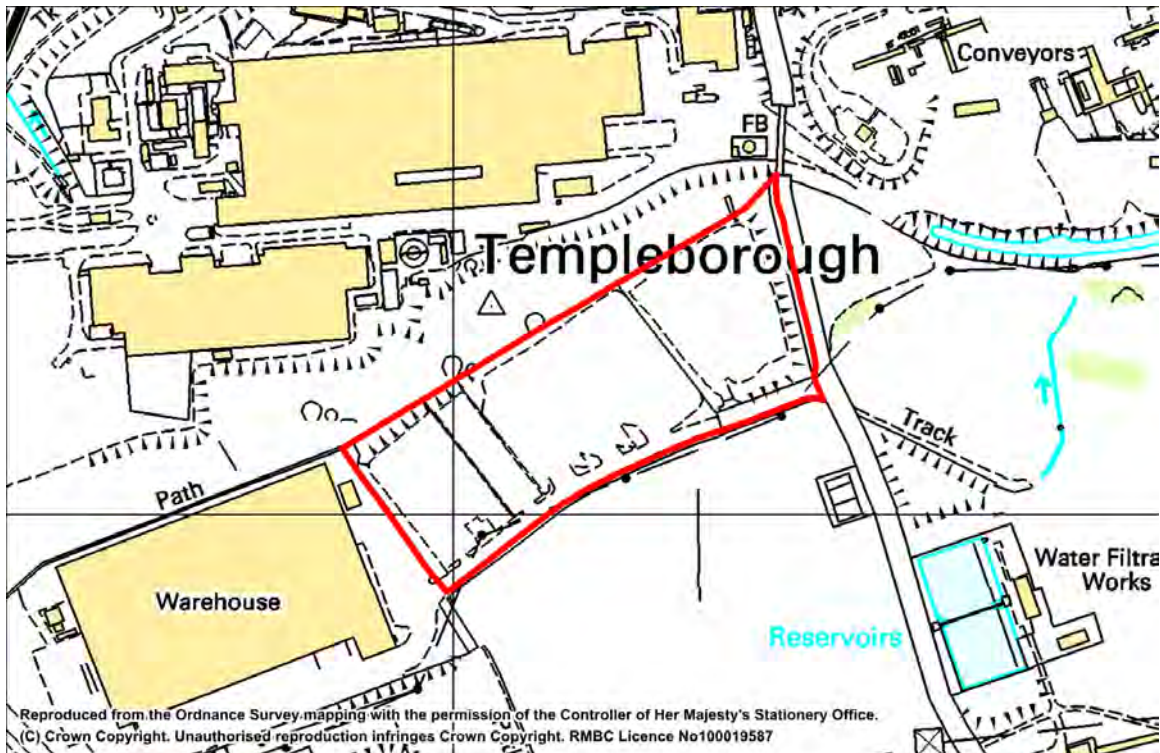
Site Name: Off Grange Lane, Templeborough

Allocation: Industrial and Business Uses

Site Area: 4.40ha

Capacity: 4.40ha

Site LDF Reference: LDF0023



Site Development Guidelines

1. Future development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 1 highlighted yellow in Table 17 'Heritage Statement for Archaeology Requirements'.
2. Existing vegetation and mature trees should be retained and enhanced, unless agreed in writing with the Local Planning Authority.

5.19 Allocation Reference: E6

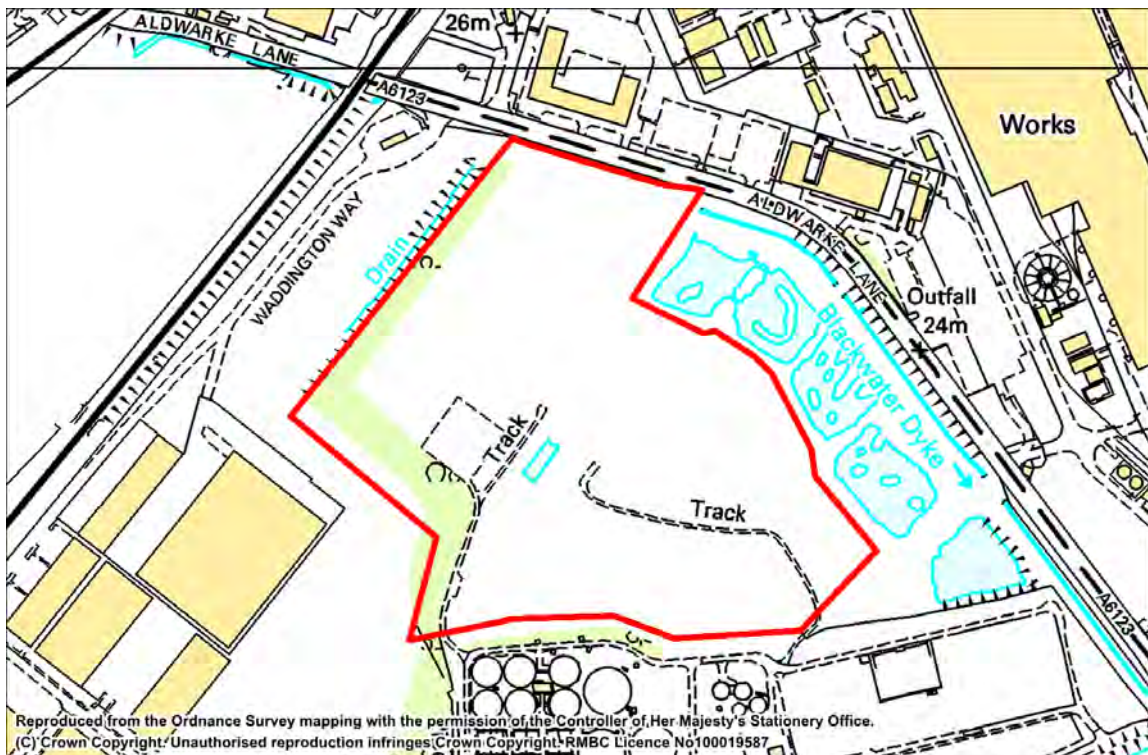
Site Name: Yorkshire Water Land, Aldwarke

Allocation: Industrial and Business Uses

Site Area: 10.22ha

Capacity: 8.62ha

Site LDF Reference: LDF0097



Site Development Guidelines

1. A 15 metre buffer around the lagoons will be required. Phase 1 Habitat, protected species and bird surveys will be required. Any development should be wildlife friendly with low noise levels, low dust levels, no oil, petrol or diesel leakage into the lagoons. Aldwarke Sewage Farm (LWS066) requires high water levels and good water quality which should not be compromised by any future development. These issues will all be required to be addressed in any future planning application.
2. There are significant accessibility issues which require mitigation, related to the capacity of Mushroom Roundabout, low railway bridges and poor public transport accessibility. A Transport Assessment will be required.
3. This site lies within the Rotherham Regeneration area as defined in Core Strategy Map 12 to which the Rotherham Flood Risk Toolkit applies (as set out in Core Strategy Policy CS 25 'Dealing with Flood Risk.'). A Flood Risk Assessment will be required.

5.20 Allocation Reference: E7

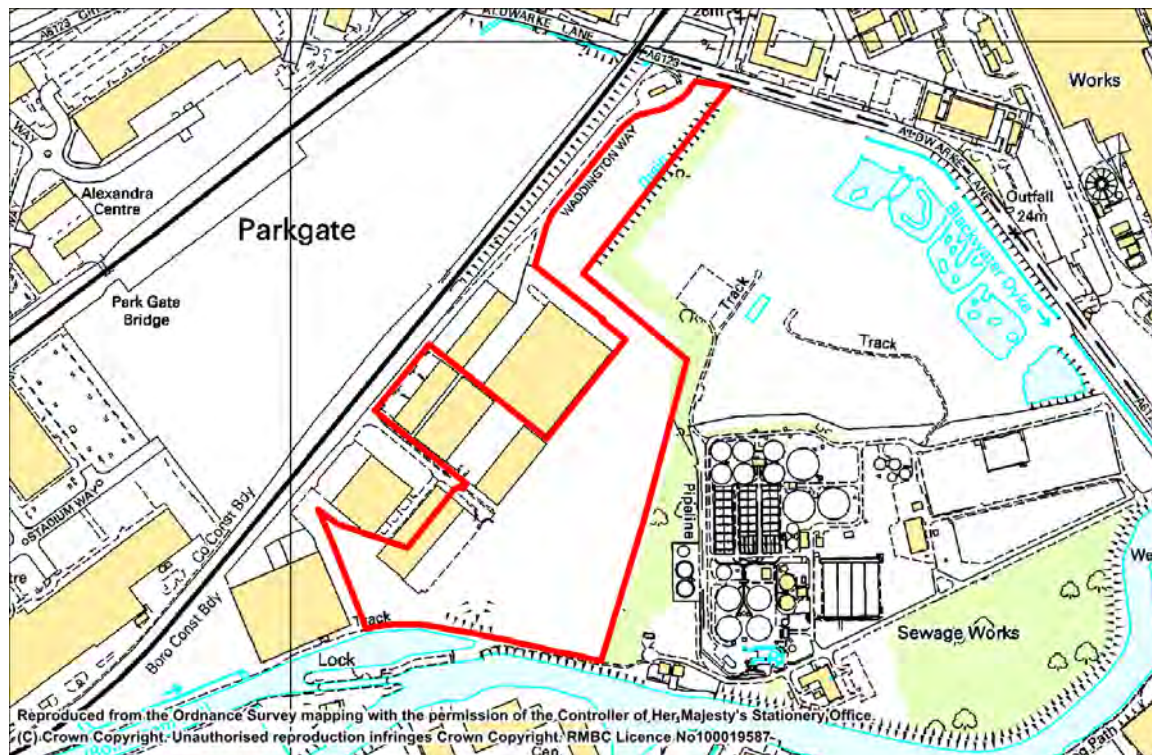
Site Name: Land Off Aldwarke Lane, Aldwarke

Allocation: Industrial and Business Uses

Site Area: 10.53ha

Capacity: 5.11ha

Site LDF Reference: LDF0098



Site Development Guidelines

1. Part of the site falls within a Local Wildlife Site (Aldwarke Sewage Farm LWS066). Phase 1 Habitat and protected species surveys will be required. Any development should be environmentally friendly with low noise levels and low dust levels.
2. This site lies within the Rotherham Regeneration area as defined in Core Strategy Map 12 to which the Rotherham Flood Risk Toolkit applies (as set out in Core Strategy Policy CS 25 'Dealing with Flood Risk.')

5.21 Allocation Reference: E8

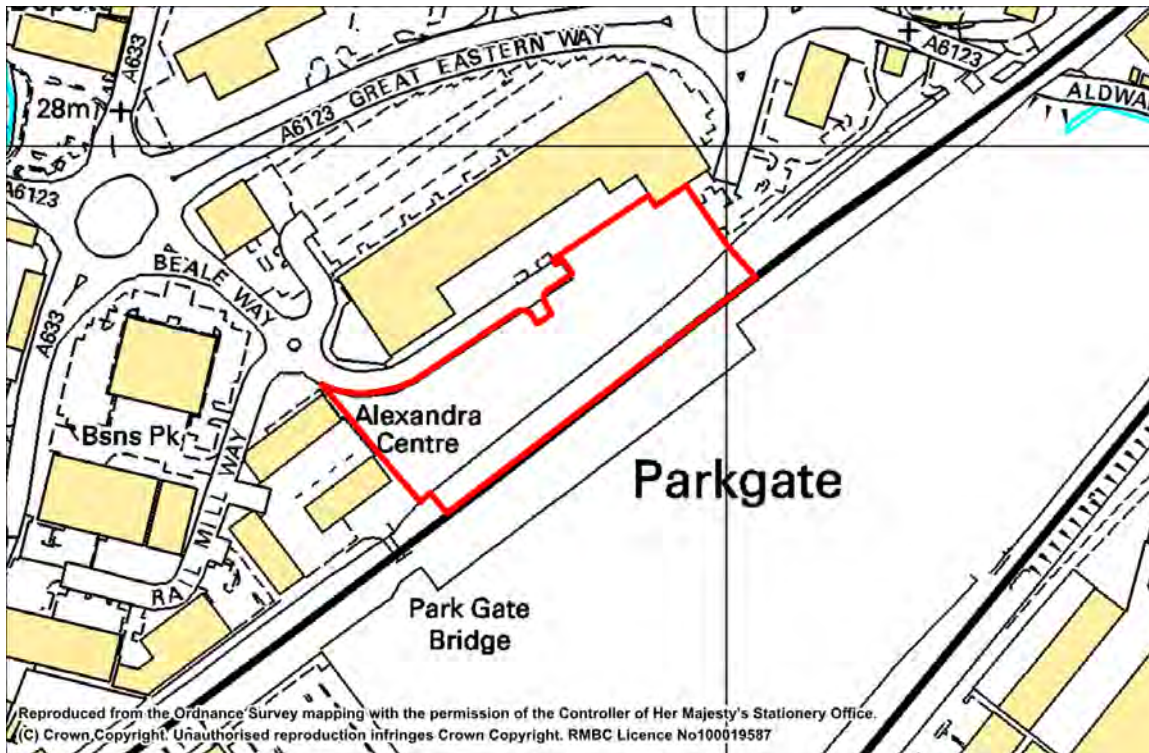
Site Name: Parkgate Business Park South

Allocation: Industrial and Business Uses

Site Area: 1.58ha

Capacity: 1.58ha

Site LDF Reference: LDF0102



Site Development Guidelines

1. Future development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 1 highlighted yellow in Table 17 'Heritage Statement for Archaeology Requirements'.
2. This site lies within the Rotherham Regeneration area as defined in Core Strategy Map 12 to which the Rotherham Flood Risk Toolkit applies (as set out in Core Strategy Policy CS 25 'Dealing with Flood Risk.'). The risk of surface water flooding should be assessed for this site.

5.22 Allocation Reference: E9

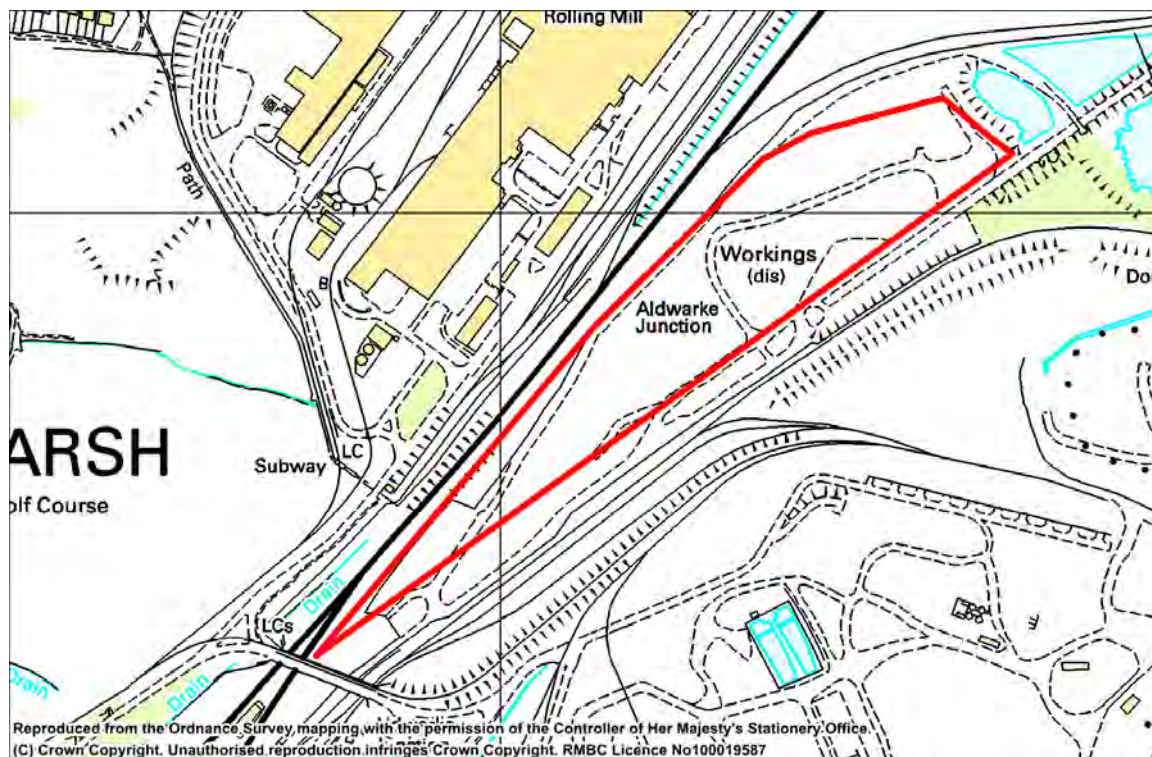
Site Name: Roundwood Colliery, Off Aldwarke Lane

Allocation: Industrial and Business Uses

Site Area: 6.16ha

Capacity: 6.16ha

Site LDF Reference: LDF0104



Site Development Guidelines

1. This site is currently undergoing reclamation and restoration to enable future development.
2. A Transport Assessment will be required to assess access issues (access is through the steel works site hence security may be a potential issue) and poor public transport accessibility.
3. This site lies within Flood Zone 2 and a Flood Risk Assessment will be required.
4. Two Local Wildlife Sites (Kilnhurst Agricultural Lettings LWS085 & Thrybergh Tip LWS079) are located a short distance to the north and any impacts on these will need to be considered through a Phase 1 Habitat survey and protected species surveys. The proximity of the oxbow, may present ecological issues and will need to be assessed.

5.23 Allocation Reference: E10

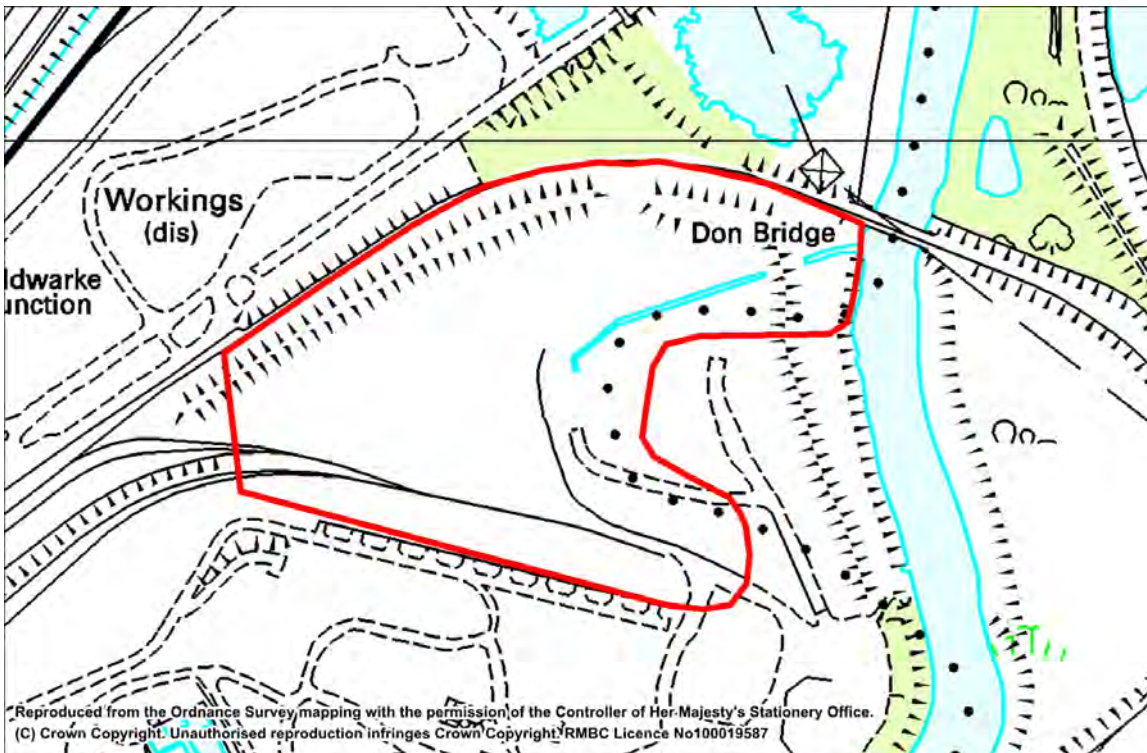
Site Name: Land Within Aldwarke Steelworks, Doncaster Road

Allocation: Industrial and Business Uses

Site Area: 7.11ha

Capacity: 7.11ha

Site LDF Reference: LDF0105



Site Development Guidelines

1. Two Local Wildlife Sites (Kilnhurst Agricultural Lettings LWS085 & Thrybergh Tip LWS079) are located a short distance to the north and any impacts on these will need to be considered through a Phase 1 Habitat survey and protected species surveys. The proximity of the oxbow, may present ecological issues and will need to be assessed.
2. A Transport Assessment will be required to assess access issues (access is through the steel works site hence security may be a potential issue) and poor public transport accessibility.
3. This site lies within Flood Zone 2 and a Flood Risk Assessment will be required.

5.24 Allocation Reference: E11

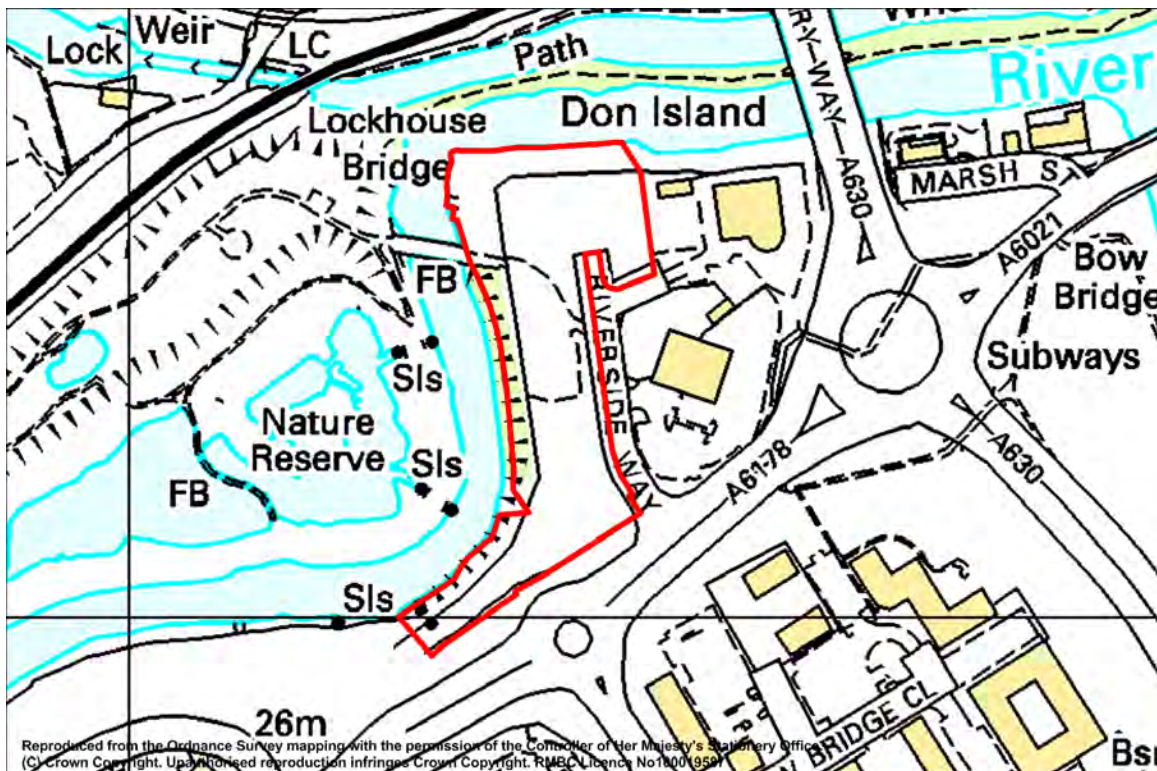
Site Name: Phoenix Business Park, Templeborough

Allocation: Industrial and Business Uses

Site Area: 1.39ha

Capacity: 1.39ha

Site LDF Reference: LDF0602



Site Development Guidelines

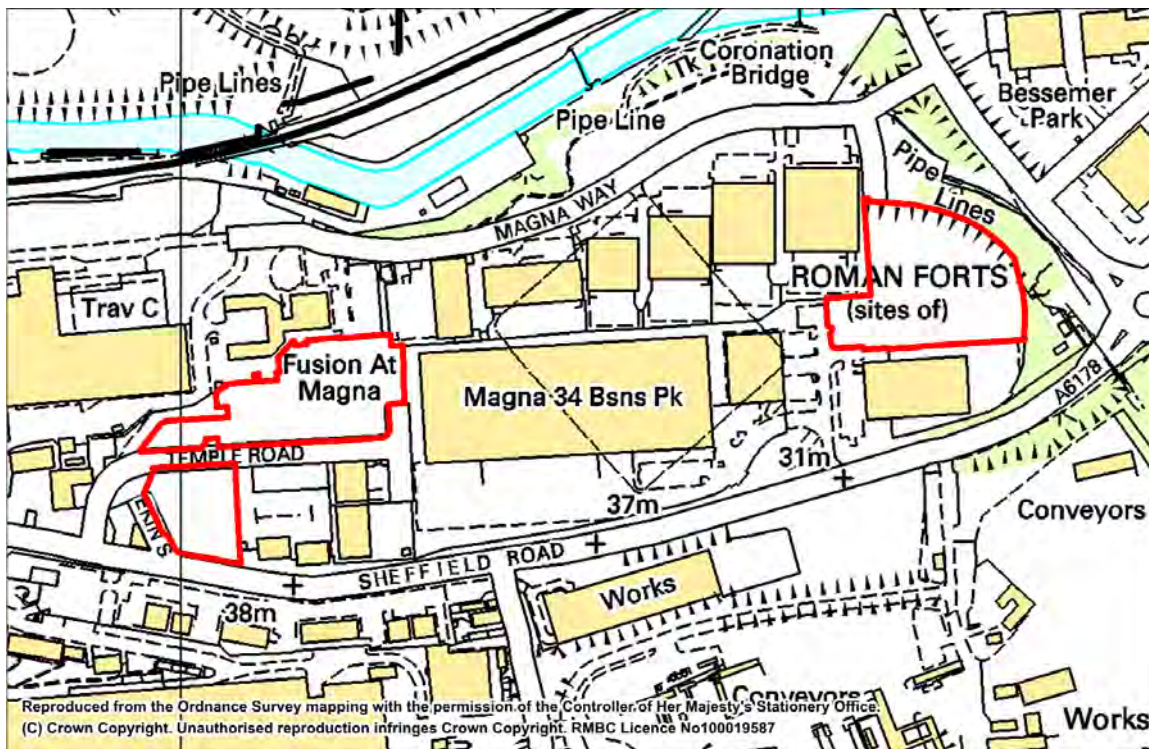
1. Future development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in Table 17 'Heritage Statement for Archaeology Requirements'.
2. There are significant ecological constraints to future development on site. The site is adjacent to Centenary Riverside Local Nature Reserve (created to act as flood storage as part of the Flood Alleviation Scheme). There is an existing agreement regarding access to the Local Nature Reserve from Riverside Way to Centenary Riverside; any future development should have regard to, and retain, this access. A Phase 1 Habitat survey and protected species surveys (bats, otters) will be required. Riparian vegetation should be retained to maintain the green corridor (except where roots may be damaging structures).
3. This site lies within the Rotherham Regeneration area as defined in Core Strategy Map 12 to which the Rotherham Flood Risk Toolkit applies (as set out in Core Strategy Policy CS 25 'Dealing with Flood Risk.') It lies within Flood Zone 3 and a Flood Risk Assessment will be required including river and surface water flood risk; however the site benefits from the Flood Alleviation Scheme, which is intended to enable development on sites such as this within the urban area.

5.25 Allocation Reference: E12

Site Name: Land Adjacent To Magna, Templeborough

Allocation: Industrial and Business Uses **Site Area:** 2.09ha **Capacity:** 2.09ha

Site LDF Reference: LDF0747



Site Development Guidelines

1. Future development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 1 highlighted yellow in Table 17 'Heritage Statement for Archaeology Requirements'.
2. The site lies within Flood Zone 2 and a Flood Risk Assessment will be required.
3. Highways access: No insurmountable highway / transportation problems although a contribution to Tinsley Link and the A1 bus service may be required.

5.26 Allocation Reference: H1, E1 and E2

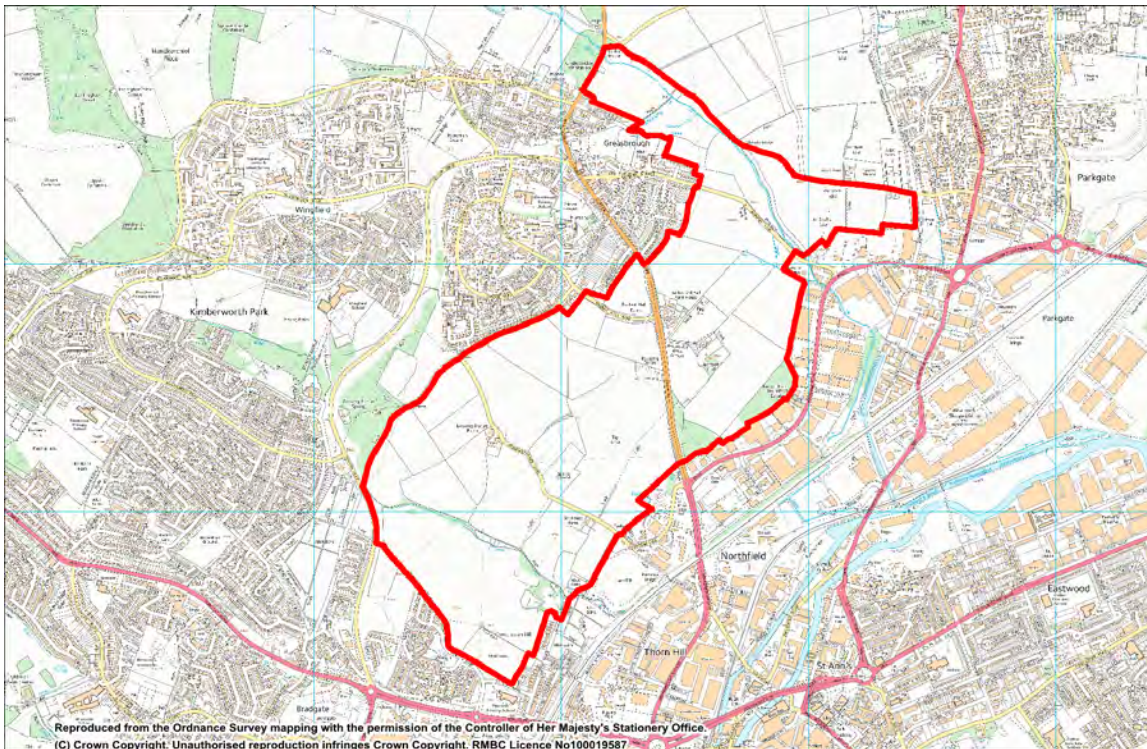
Site Name: Bassingthorpe Farm Strategic Allocation

Allocation: Residential Use, Business Use, and Industrial and Business Uses

Site Area: 204.7ha

Capacity: 2,400 dwellings (1,100 in Plan Period) and 11.04ha of employment land

Site LDF Reference: LDF0112 + LDF0157 + LDF159 + LDF160 + LDF0161 + LDF0162 + LDF0764 + LDF0765 + LDF0766 + LDF0767 + LDF0768 + LDF0769



Site Development Guidelines

1. Proposals will be required to satisfy Core Strategy Policy CS 1 'Delivering Rotherham's Spatial Strategy' part 2 Strategic Allocation.
2. Development shall provide a range of distinctive homes which would include a wide range of housing typologies, densities and tenures, to offer both market and affordable housing. It will also provide a mix of employment uses to meet market and local needs.
3. Development proposals shall ensure the creation of a range of mutually supporting uses including a primary school, neighbourhood retail uses, community facilities such as health facilities, places of worship and recreational facilities.
4. A Transport Assessment shall be required. Development proposals shall promote sustainable transport and travel, providing walkable neighbourhoods, streets and spaces for people. Streets will be designed to enable and encourage bus penetration and slow speeds of all vehicles. Proposals shall ensure that highway access to housing allocation H3 (Land northwest of Munsbrough Lane) is not precluded.
5. A network of pedestrian, cycle and green linkages, public rights of way and bridleways, shall connect the site internally and to wider destinations and facilities beyond the site particularly through the creation of links to Rotherham town centre, nearby facilities such as local schools, and the wider countryside including the Wentworth Historic Parks and Gardens and Bassingthorpe Spring Ancient Woodland.
6. Off-site highway works will be sequenced to enhance infrastructure as appropriate.
7. A Flood Risk Assessment and surface water management strategy shall be required.
8. Development proposals shall take account of the findings of ground conditions and contaminated land assessments.
9. A Landscape Assessment will be needed to assess and manage the impact of potential new development on the landscape character of the area and on natural landscape features such as trees and hedgerows which should be retained, and enhanced, unless agreed in writing with the Local Planning Authority.
10. A strong landscape structure is to be delivered early in the development, to provide an attractive setting and a distinctive identity and to ensure that the development minimises harm upon the historic environment. The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.
11. The impact of this proposal on local landscape character shall be minimised through the height and massing of new buildings, the careful use of materials and colour, architectural detailing, lighting, and planting.

12. The two primary green corridors along Clough Streamside and Greasbrough Dyke shall be protected and maintained, and new landscape corridors running to the east and south east on site shall be created.
13. A Phase 1 Habitat survey will be required and protected species surveys will need to be conducted as appropriate to support submission of any future planning applications. Trees and hedgerows should be retained and enhanced, unless agreed in writing with the Local Planning Authority, and any gaps in the landscaping planted up. Wildlife friendly lighting should be considered early on in any proposals.
14. This site includes a Local Wildlife Site at Clough Streamside (LWS0116) and abuts Bassingthorpe Spring (Ancient Woodland) and Hudson's Rough (LWS0067) a 15 metre buffer will be required to both of these Local Wildlife Sites.
15. Water resources within Clough Streamside LWS and Greasbrough Dyke should not be compromised by any development proposals.
16. Development proposals shall have regard to the mitigation measures set out in the Bassingthorpe Farm Heritage Impact Assessment and the Heritage Management Plan. Proposals will be required to demonstrate that they would minimise harm to and sensitively integrate with the heritage assets in the vicinity of this site especially Wentworth Woodhouse, Wentworth Registered Historic Parks and Gardens, Bassingthorpe Farm, Barbot Farm, Barbot Hall, East Lodge and Glossop Lodge. A Heritage Management Strategy shall be provided and agreed in writing by the Local Planning Authority.
17. The Council have prepared a masterplan for the Bassingthorpe Farm Strategic Allocation and this work will inform the progress and adoption of a Supplementary Planning Document (SPD). Public consultation will be undertaken on the SPD prior to its adoption and submission of any planning applications.
18. Development proposals shall ensure that local communities are involved in the planning, governance and ownership of the scheme and its community assets.

5.27 Allocation Reference: H2

Site Name: Land North Of Scrooby Street, Greasbrough

Allocation: Residential Use **Site Area:** 2.20ha **Capacity:** 36 dwellings

Site LDF Reference: LDF0793



Site Development Guidelines

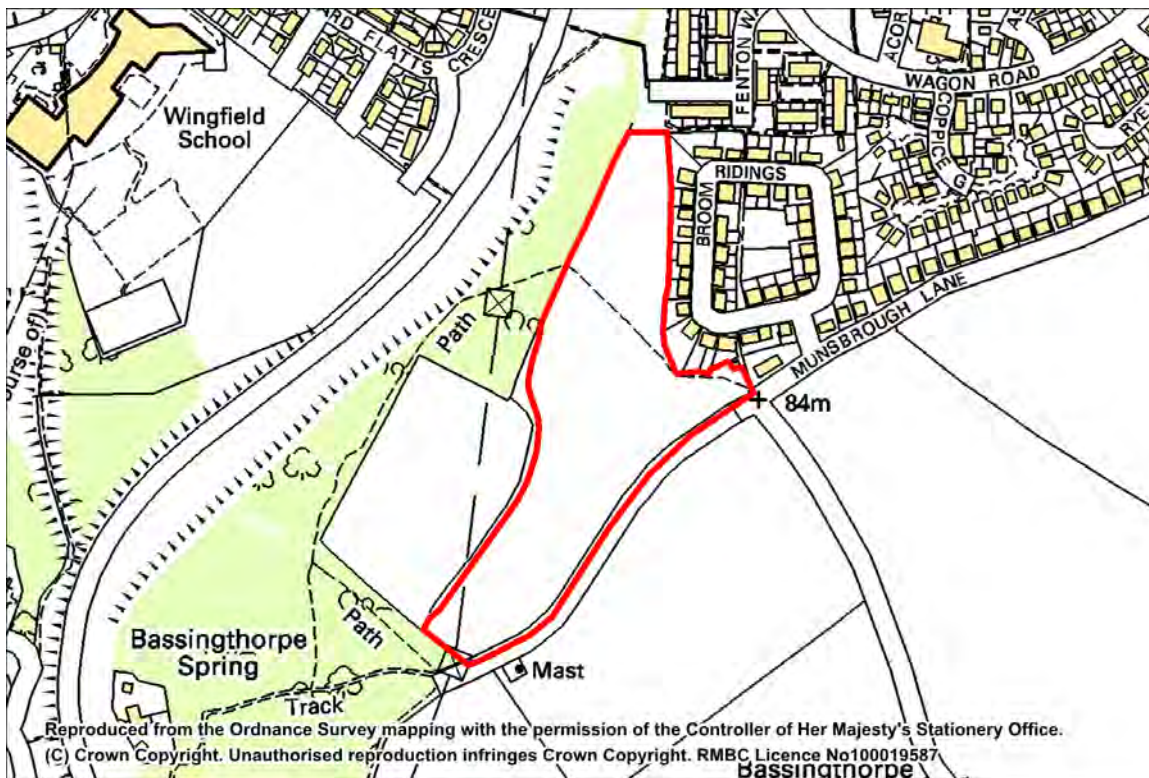
1. This site is included within the masterplan prepared for the Bassingthorpe Farm Strategic Allocation. This work will inform the progress and adoption of a Supplementary Planning Document (SPD). Public consultation will be undertaken on the SPD prior to its adoption and the submission of any planning applications.
2. In addition to the site development guidelines set out for housing allocation H1, which will also apply to allocation H2, the specific site development guidelines below shall also be adhered to.
3. To enable site development and access, development proposals which result in the loss of allotments will be required to make appropriate compensatory provision of allotments within the Bassingthorpe Farm Strategic Allocation.
4. All perimeter hedgerows including hedgerow trees should be retained, and enhanced unless agreed in writing with the Local Planning Authority. The Ochre Dike should not be negatively impacted (for example in terms of water quality, flow, discharge or depth). A Phase 1 Habitat survey and possibly protected species survey will need to be conducted.
5. The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.
6. Future development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in Table 17 'Heritage Statement for Archaeology Requirements'.
7. To reduce the impact on the adjacent Greasbrough Conservation Area the western hedgerow boundary of the site should be retained and where necessary enhanced.
8. Development proposals should have regard to the findings of the Bassingthorpe Farm Heritage Impact Assessment and heritage management strategy as required by Core Strategy Policy CS 1 'Delivering Rotherham's Spatial Strategy'.
9. A Transport Assessment will be required. Development proposals will have regard to the Junctions Modelling and Preliminary Design Study for the Bassingthorpe Farm Strategic Allocation. This identifies that off site highway mitigation measures will be required.
10. A watercourse is present on the northern boundary; a Flood Risk Assessment having regard to this watercourse and overland flows will be required. Development proposals should take account of the drainage strategy for Bassingthorpe Farm Strategic Allocation.

5.28 Allocation Reference: H3

Site Name: Land Northwest Of Munsbrough Lane

Allocation: Residential Use **Site Area:** 3.46ha **Capacity:** 100 dwellings

Site LDF Reference: LDF0158



Site Development Guidelines

1. This site is adjacent to Bassingthorpe Farm Strategic Allocation and development proposals should take account of the masterplan objectives and principles prepared for the Strategic Allocation. This masterplan will inform the progress and adoption of a Supplementary Planning Document (SPD).
2. Future development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in Table 17 'Heritage Statement for Archaeology Requirements'.
3. The site adjoins a Local Wildlife Site (Bassingthorpe Spring LWS067) which is also ancient woodland. A 15 metre buffer should be located along the western boundary. A Phase 1 Habitat survey and protected species surveys will be required. Perimeter trees and the tree-belt on the southwest boundary should be retained and enhanced, unless agreed in writing with the Local Planning Authority. The field to the west also has ecological interest and this will require a further Phase 1 Habitat Survey and appropriate mitigation measures to be prepared.
4. Development proposals shall provide a strong structural landscape framework within which this development will sit including appropriate screen planting at the southern end consistent with the findings of the Bassingthorpe Farm Heritage Impact Assessment and Heritage Management Plan. Existing vegetation should be retained, and enhanced, unless agreed in writing with the Local Planning Authority.
5. The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.
6. A Transport Assessment will be required. Significant off site highway improvements will be required to Munsbrough Lane. Linkages to the Bassingthorpe Farm Strategic Allocation shall be provided.

5.29 Allocation Reference: H4

Site Name: Land Between Fenton Road And Henley Lane

Allocation: Residential Use **Site Area:** 2.96ha **Capacity:** 90 dwellings

Site LDF Reference: LDF0156



Site Development Guidelines

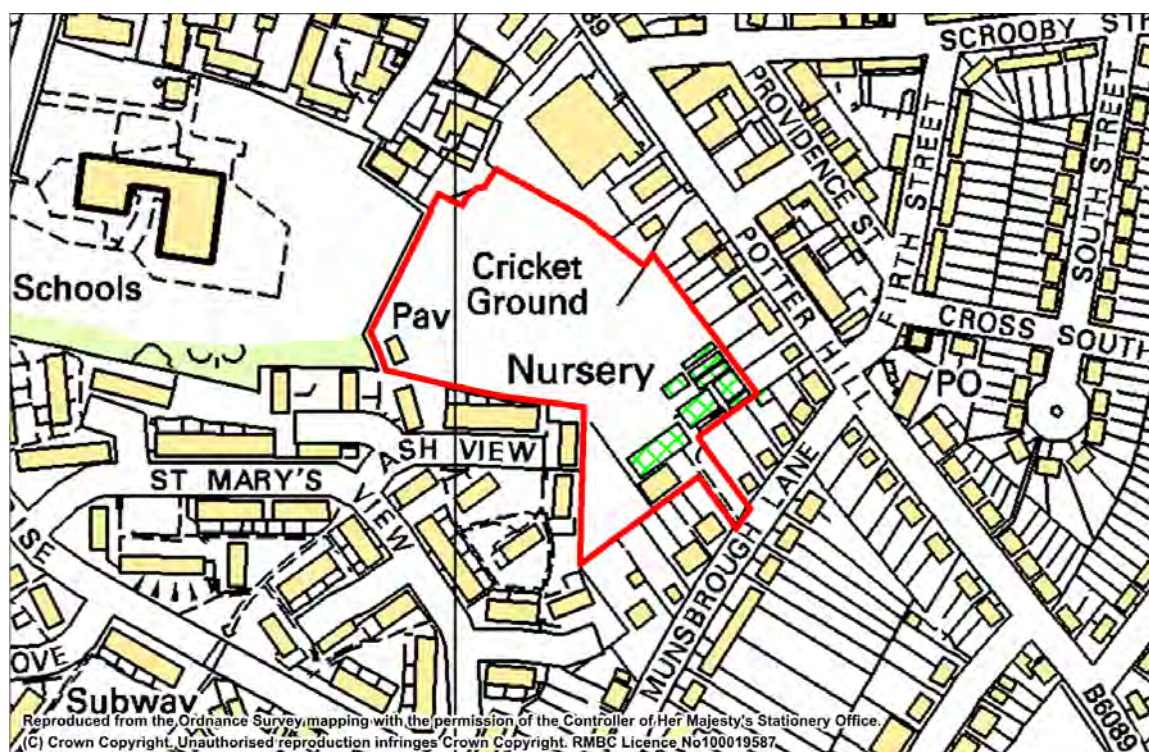
1. This site is included within the masterplan prepared for the Bassingthorpe Farm Strategic Allocation. This work will inform the progress and adoption of a Supplementary Planning Document (SPD). Public consultation will be undertaken on the SPD prior to its adoption and the submission of any planning applications.
2. In addition to the site development guidelines set out for housing allocation H1, which will also apply to allocation H4, the specific site development guidelines below shall also be adhered to.
3. Future development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in Table 17 'Heritage Statement for Archaeology Requirements'.
4. The site adjoins Bradgate Brickworks Local Wildlife Site (LWS121) and geological SSSI (Regionally Important Geological Site R15 Bradgate Brick Pits). A Phase 1 Habitat survey and protected species survey will be required.
5. Development should ensure no dumping, spreading or discharge of any materials on to the Site of Special Scientific Interest (SSSI: Bradgate Brickworks) / Regionally Important Geological Site (RIGS). Construction of any roads, tracks, walls, fences, hardstanding, ditches or other earthworks, or laying of pipelines and cables above or below ground within the SSSI site should be avoided. Landscaping close to the site boundary should be undertaken in consultation with Natural England. Access for SSSI site management shall be maintained and mitigation for local site impact considerations should include provision of a buffer zone, documentation of temporary exposures, and management considerations.
6. The site is adjacent to Regional Important Geological Site R15 Bradgate Brick Pits. Development of the site would provide an opportunity to enhance the geological asset by providing information about the lateral continuation of rock units, and increase in rock exposure. A Geodiversity Survey and Report shall be required that establishes the presence / absence, significance and condition of geodiversity assets at the site or potentially impacted by the development, assesses the impact of the specific development proposals on the geodiversity asset(s), and identifies mitigation measures. Proposals shall provide opportunity to acquire and record knowledge about the geodiversity asset during design and construction of development, and for the long term management and monitoring of any on-site geodiversity assets.
7. A Transport Assessment will be required. Development proposals will have regard to the Junctions Modelling and Preliminary Design Study for the Bassingthorpe Farm Strategic Allocation. This identifies that off-site highway mitigation measures will be required. A new junction with Fenton Road and road link through to Henley Rise should be considered.

5.30 Allocation Reference: H5

Site Name: Former Cricket Ground Off Munsbrough Lane

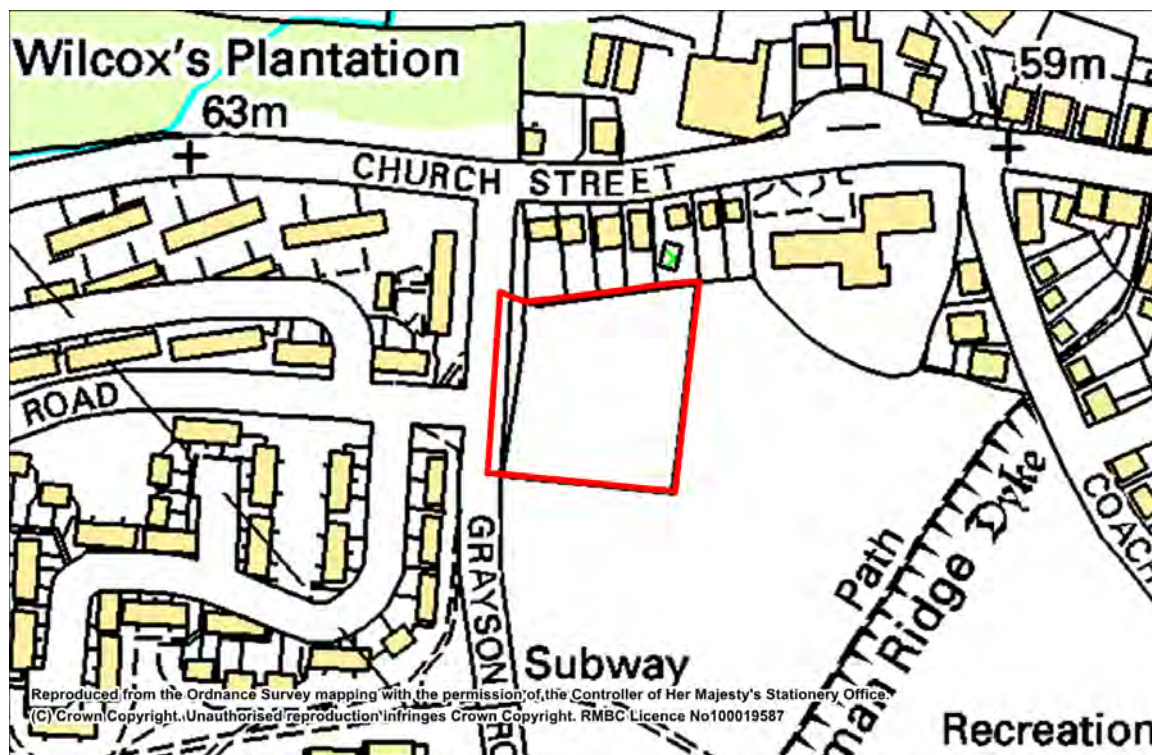
Allocation: Residential Use **Site Area:** 1.79ha **Capacity:** 57 dwellings

Site LDF Reference: LDF0822



Site Development Guidelines

1. Development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in Table 17 'Heritage Statement for Archaeology Requirements'.
2. Development proposals will need to be supported with a Heritage Statement to identify the significance of off-site historic heritage assets that may be affected and to assess the impact of development upon them and their settings.
3. The site contains a former cricket ground and development proposals which involve the loss of this facility will need to satisfy Policy SP 38 'Protecting Green Space'.
4. The provision of new Green Space will be determined through an assessment of local needs as required to satisfy Policy SP 37 'New and Improvements to Existing Green Space'.

5.31 Allocation Reference: H6**Site Name:** Land Between Grayson Road And Church Street, Greasbrough**Allocation:** Residential Use **Site Area:** 0.58ha **Capacity:** 18 dwellings**Site LDF Reference:** LDF0170**Site Development Guidelines**

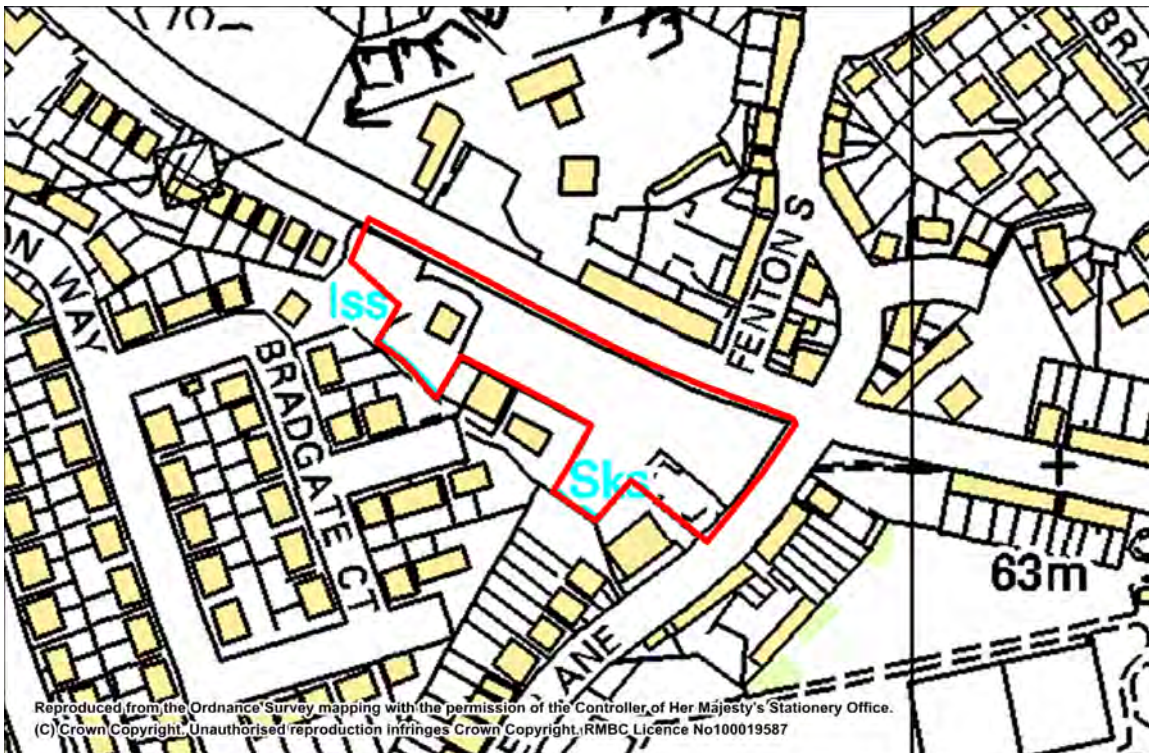
1. Future development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 1 highlighted yellow in Table 17 'Heritage Statement for Archaeology Requirements'.
2. Development of this site will need to be sensitively designed to limit the impact on the surrounding Green Space and adjacent Conservation Area.

5.32 Allocation Reference: H7

Site Name: Land Behind Bradgate Club

Allocation: Residential Use **Site Area:** 0.59ha **Capacity:** 15 dwellings

Site LDF Reference: LDF0181



Site Development Guidelines

1. Future development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 1 highlighted yellow in Table 17 'Heritage Statement for Archaeology Requirements'.
2. Highways access from the A629 to be avoided.
3. A watercourse is present on this site. A Flood Risk Assessment having regard to this watercourse and overland flows will be required. Layout, floor, and ground levels need careful consideration.
4. The site is within 250 metres of a geodiversity asset. There may be the opportunity to acquire knowledge about the buried geodiversity features of the area in the course of desk studies, boreholes or excavations, including those for services and foundations before and during the construction phase and by site visits for recording and assessment of relevant features by appropriate experts. These investigations can be timed to have little or no effect on the progress of the development.

5.33 Allocation Reference: H8

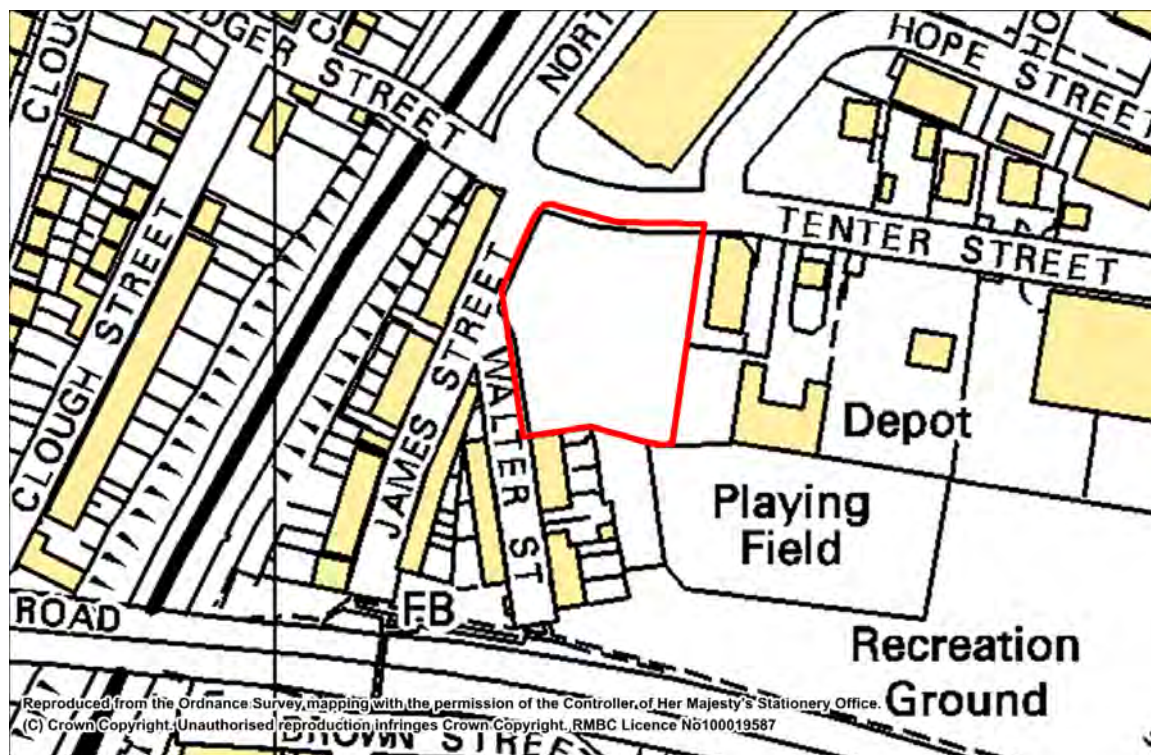
Site Name: Former Thornhill Primary School

Allocation: Residential Use

Site Area: 0.53ha

Capacity: 13 dwellings

Site LDF Reference: LDF0027



Site Development Guidelines

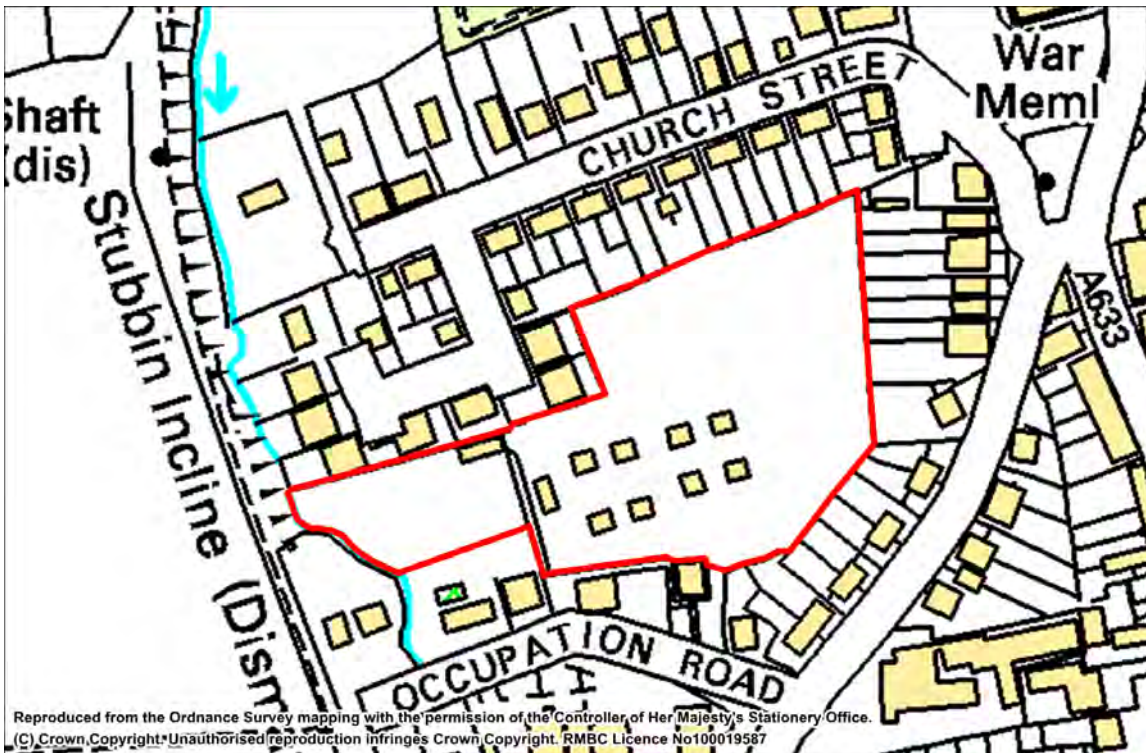
1. A Phase 1 Habitat survey should be conducted.
2. A Transport Statement will be required which assesses the junction with Greasbrough Street and the creation of a cycle / pedestrian link from the Green Space to the south-east through to the Bassingthorpe Farm Strategic Allocation.
3. The site is within 250 metres of a geodiversity asset. There may be the opportunity to acquire knowledge about the buried geodiversity features of the area in the course of desk studies, boreholes or excavations, including those for services and foundations before and during the construction phase and by site visits for recording and assessment of relevant features by appropriate experts. These investigations can be timed to have little or no effect on the progress of the development.

5.34 Allocation Reference: H11

Site Name: Rear Of Properties On Occupation Road, Rawmarsh

Allocation: Residential Use **Site Area:** 1.50ha **Capacity:** 48 dwellings

Site LDF Reference: LDF0074



Site Development Guidelines

1. Future development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in Table 17 'Heritage Statement for Archaeology Requirements'.
2. Adjacent to Local Wildlife Site (LWS75: New Stubbin Colliery); a Phase 1 Habitat survey will be required, and a 15 metre buffer to the LWS will be required.
3. A Transport Statement or Transport Assessment will be required to determine suitable access into the site.
4. A watercourse is present on the western boundary of this site. A Flood Risk Assessment having regard to this watercourse will be required.

5.35 Allocation Reference: H13

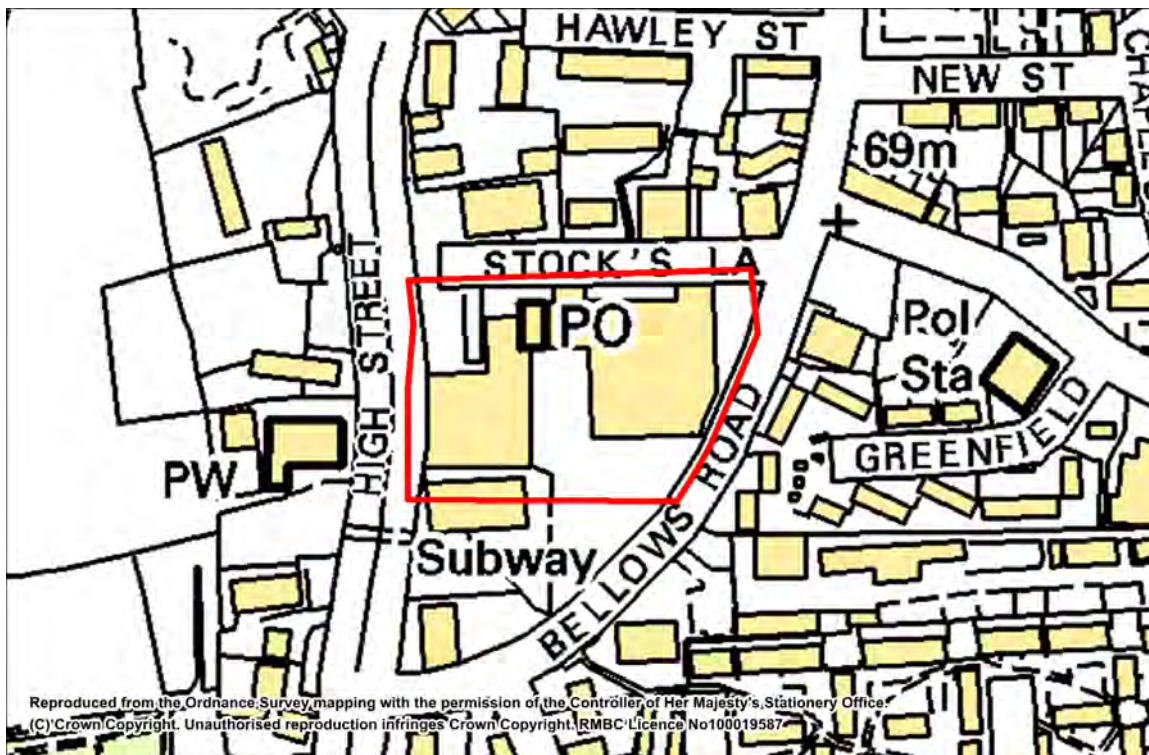
Site Name: Bellows Road Centre, Rawmarsh

Allocation: Residential Use

Site Area: 0.95ha

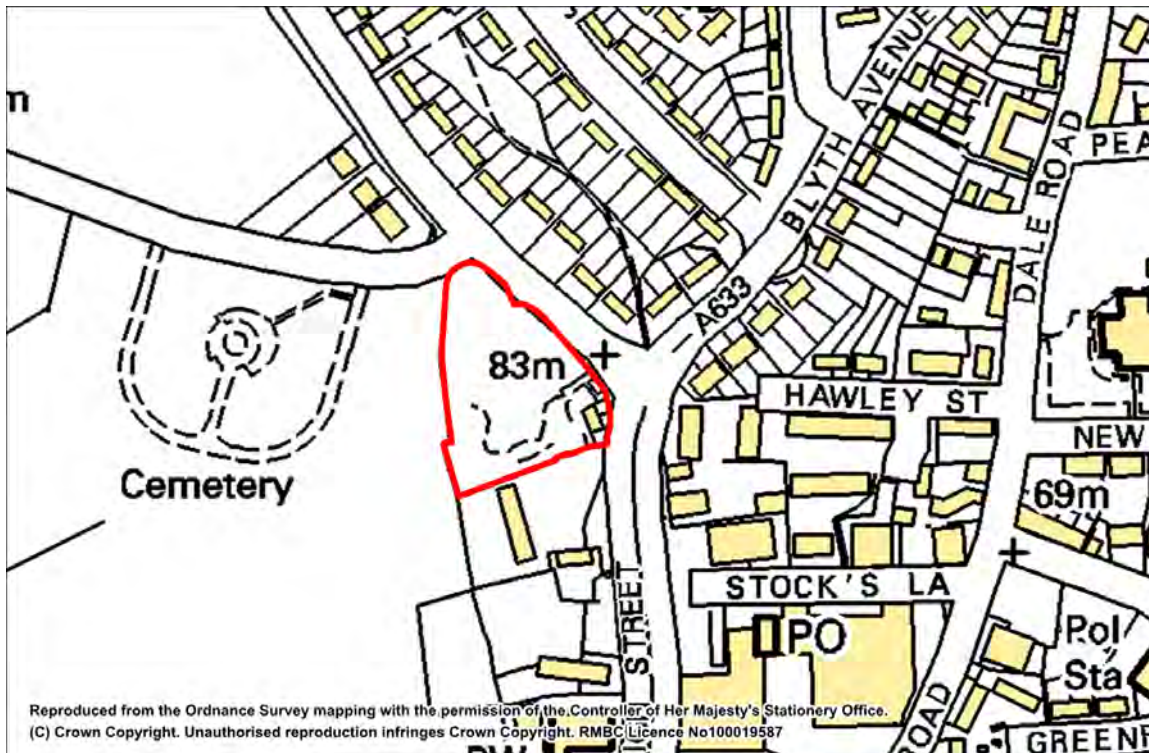
Capacity: 58 dwellings

Site LDF Reference: LDF0070



Site Development Guidelines

1. Future development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 1 highlighted yellow in Table 17 'Heritage Statement for Archaeology Requirements'.

5.36 Allocation Reference: H14**Site Name:** Land Off High Street, Rawmarsh**Allocation:** Residential Use**Site Area:** 0.51ha**Capacity:** 16 dwellings**Site LDF Reference:** LDF0060**Site Development Guidelines**

1. Future development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 1 highlighted yellow in Table 17 'Heritage Statement for Archaeology Requirements'.
2. The underground watercourse beneath the site will require investigation and mitigation as appropriate.

5.37 Allocation Reference: H15

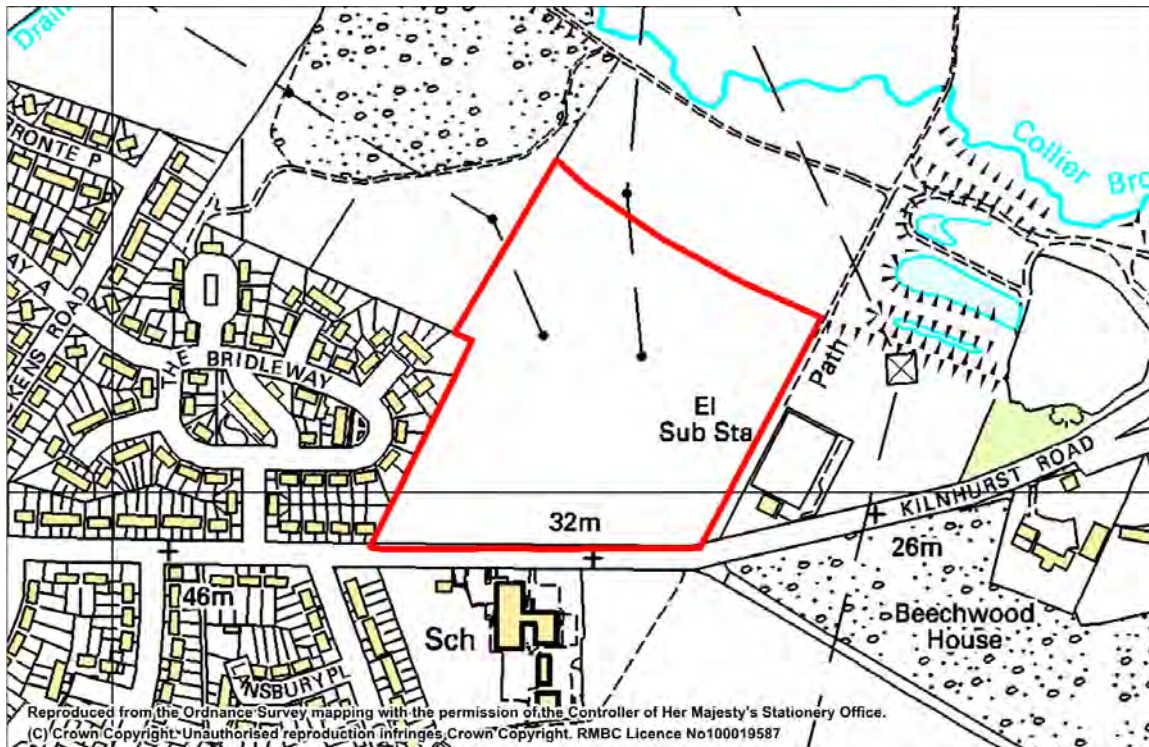
Site Name: Land North Of Kilnhurst Road, Rawmarsh

Allocation: Residential Use

Site Area: 4.63ha

Capacity: 97 dwellings

Site LDF Reference: LDF0691



Site Development Guidelines

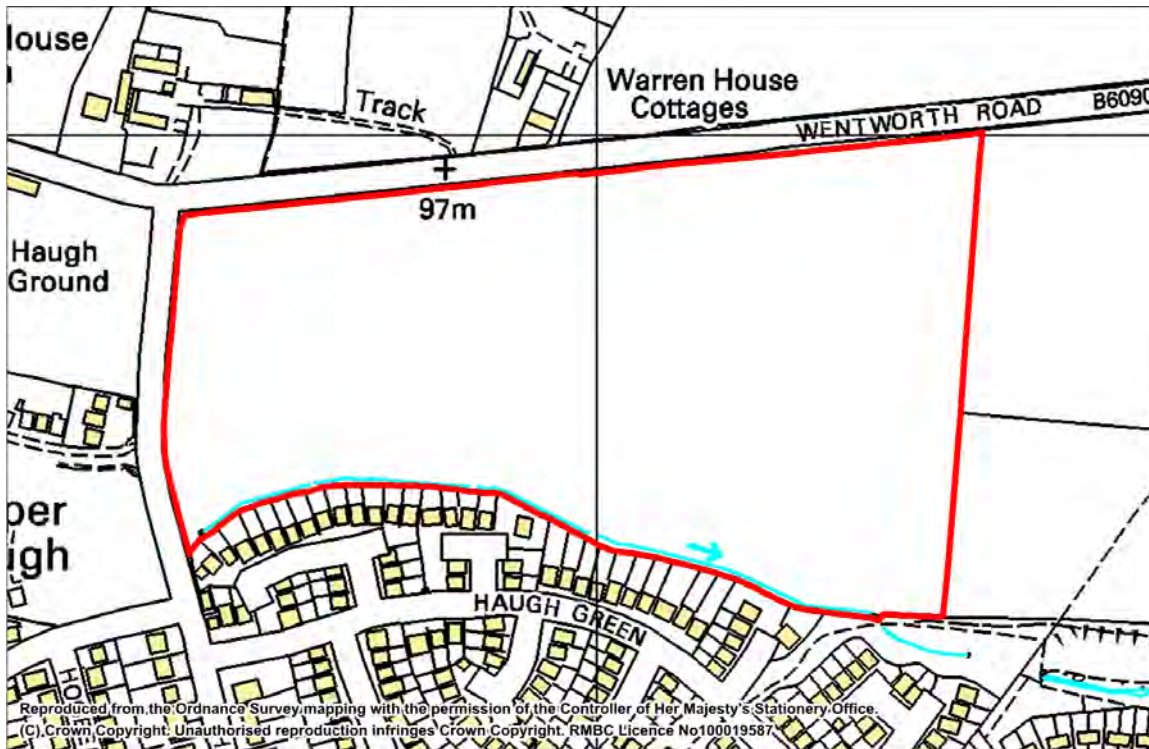
1. Future development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in Table 17 'Heritage Statement for Archaeology Requirements'.
2. The site abuts a Local Wildlife Site (Collier Brook & Marsh LWS077) and a 15 metre buffer should be put in place. Perimeter hedgerows should be retained, and enhanced, unless agreed in writing with the Local Planning Authority.
3. Site access should take account of the highway bend and school opposite.
4. A Flood Risk Assessment will be required to consider overland flood routes.
5. Development proposals shall provide a strong structural landscape framework within which this development will sit. Existing vegetation should be retained, and enhanced, unless agreed in writing with the Local Planning Authority.
6. A landscaping buffer to the Green Belt boundary and public rights of way network will be required. The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.
7. The preparation of a detailed masterplan incorporating suitable design measures is essential. Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.

5.38 Allocation Reference: H16

Site Name: Land East Of Harding Avenue, Upper Haugh

Allocation: Residential Use **Site Area:** 10.49ha **Capacity:** 291 dwellings

Site LDF Reference: LDF0761



Site Development Guidelines

1. Future development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in Table 17 'Heritage Statement for Archaeology Requirements'.
2. The site is within 250 metres of a geodiversity asset. There may be the opportunity to acquire knowledge about the buried geodiversity features of the area in the course of desk studies, boreholes or excavations, including those for services and foundations before and during the construction phase and by site visits for recording and assessment of relevant features by appropriate experts. These investigations can be timed to have little or no effect on the progress of the development.
3. The site is in close proximity (to the east) to a Local Nature Reserve (Warren Vale) and Local Wildlife Site (LWS076) and there is a watercourse to the southern boundary. A Phase 1 Habitat survey and protected species survey will be required to determine the ecological interest on site and any mitigation measures that may be required. Water resources within the LNR should not be compromised by any proposals.
4. A Transport Assessment will be required which addresses issues of constructing new accesses to the de-restricted B6090 Wentworth Road, and public transport accessibility.
5. A watercourse and attenuation pond are present on this site. A Flood Risk Assessment having regard to this watercourse will be required.
6. Landscape character impact: materials used in construction to follow the recently developed site at the Wickets (to the west). Existing boundary / roadside vegetation should be retained, and enhanced, unless agreed in writing with the Local Planning Authority. Development proposals shall provide a strong structural landscape framework within which this development will sit. The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.
7. A Landscape Assessment will be needed to assess and manage the impact of potential new development on the landscape character and on natural landscape features such as trees and hedgerows.
8. The preparation of a detailed masterplan incorporating suitable design measures will be essential. Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.

5.39 Allocation Reference: H18

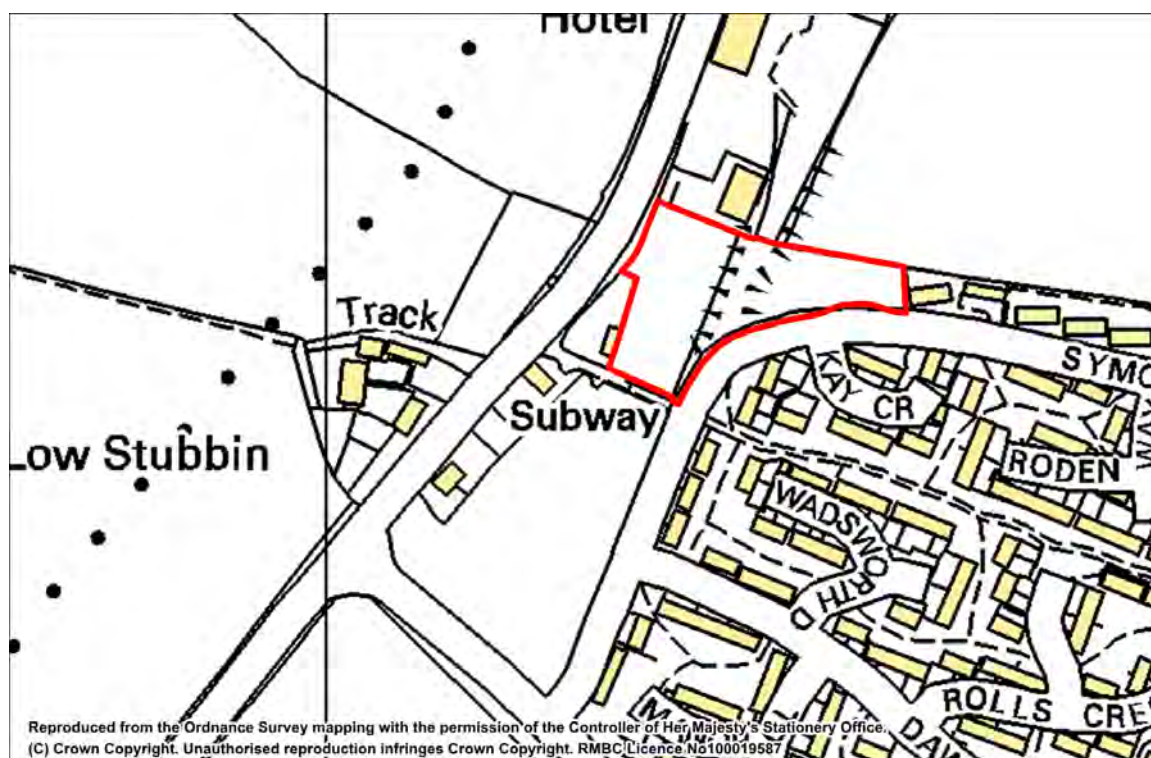
Site Name: Land Off Symonds Avenue, Upper Haugh

Allocation: Residential Use

Site Area: 0.53ha

Capacity: 13 dwellings

Site LDF Reference: LDF0046



Site Development Guidelines

1. Future development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in Table 17 'Heritage Statement for Archaeology Requirements'.
2. Some parts of this site are predicted to be at high risk of surface water flooding and a Flood Risk Assessment will be required.
3. Landscape character impact: materials used in construction to follow the recently developed site at the Wickets (to the north). Existing boundary / roadside vegetation should be retained and enhanced, unless agreed in writing with the Local Planning Authority.

5.40 Allocation Reference: H19

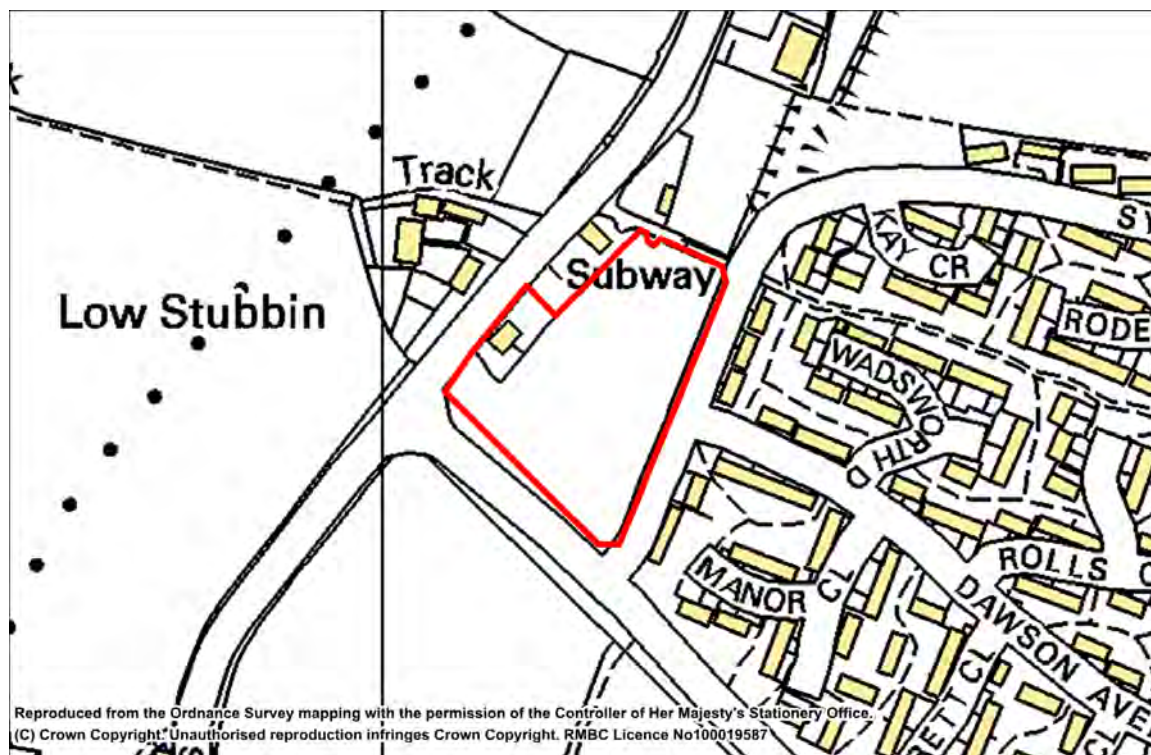
Site Name: Land Off Stubbin Road, Upper Haugh

Allocation: Residential Use

Site Area: 0.89ha

Capacity: 21 dwellings

Site LDF Reference: LDF0045



Site Development Guidelines

1. Future development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in Table 17 'Heritage Statement for Archaeology Requirements'.
2. A Phase 1 Habitat survey will be required.
3. A Flood Risk Assessment will be required to consider the risk of surface water flooding. Consideration will need to be given to design of layout, floor and ground levels to eliminate the risks.
4. Landscape character impact: materials used in construction to follow the recently developed site at the Wickets (to the north). Existing boundary / roadside vegetation including perimeter hedgerows should be retained and enhanced, unless agreed in writing with the Local Planning Authority.

5.41 Allocation Reference: H20

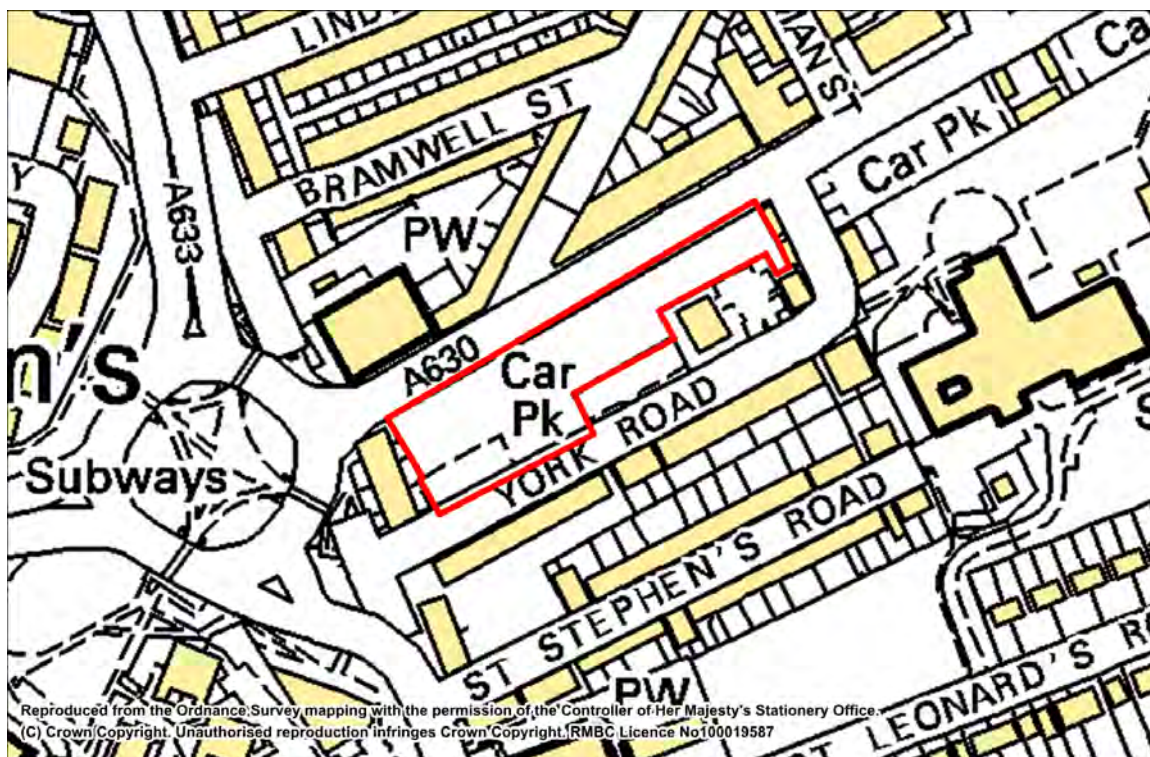
Site Name: Land Off York Road, St. Ann's

Allocation: Residential Use

Site Area: 0.47ha

Capacity: 30 dwellings

Site LDF Reference: LDF0065



Site Development Guidelines

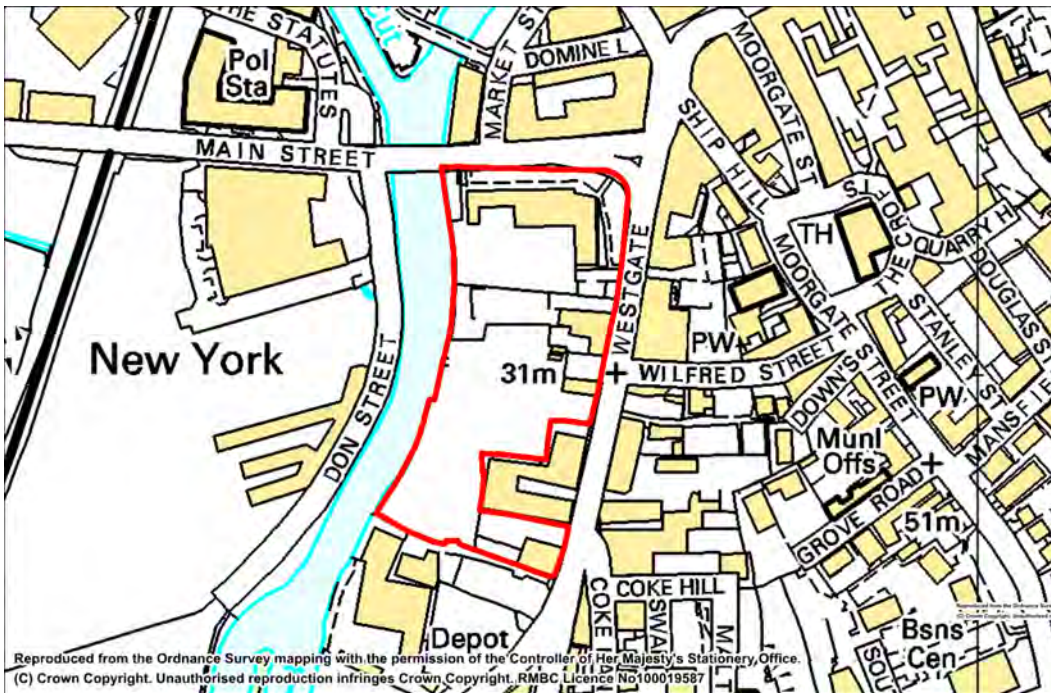
1. A Transport Statement will be required and direct vehicular access to Fitzwilliam Road shall be avoided.
2. This site is located within an Air Quality Management Area, and an Air Quality Assessment will be essential.

5.42 Allocation Reference: H21

Site Name: Land To West Of Westgate, Rotherham Town Centre

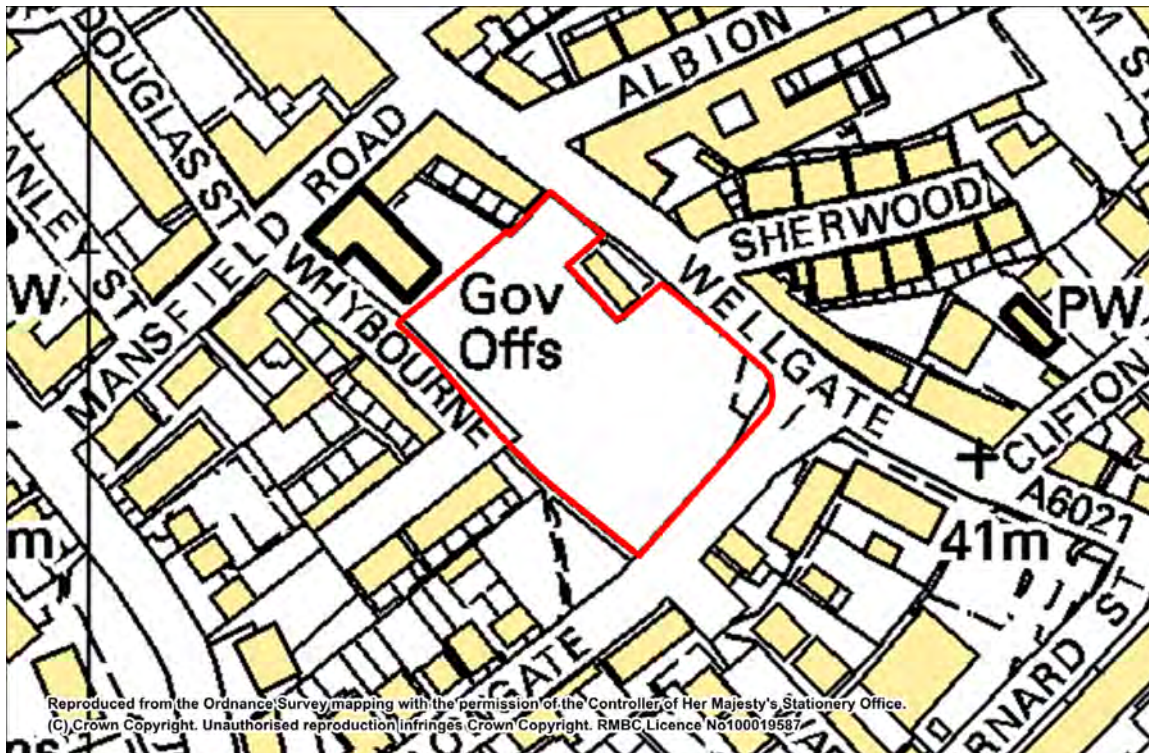
Allocation: Residential Use **Site Area:** 2.25ha **Capacity:** 143 dwellings

Site LDF Reference: LDF0575



Site Development Guidelines

1. Future development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 1 highlighted yellow in Table 17 'Heritage Statement for Archaeology Requirements'.
2. This is a highly visible site on the south western edge of the Town Centre Conservation Area and in proximity to listed buildings, including the Grade I Rotherham Minster. There will be a need for sensitive layout, design, scale, height and use of materials to ensure that development reflects the existing character and quality of the wider townscape and does not have an adverse impact on heritage assets. A Heritage Statement shall be submitted to identify the significance of on and off-site historic heritage assets that may be affected and to assess the impact of development upon them and their settings.
3. In terms of mitigating impact on the character and setting of the Cutlers Arms, Grade II listed building, development on the Westgate frontage should be restricted to no more than three storeys in height.
4. Phase 1 Habitat and protected species surveys will be required. The river is an important green corridor and riparian vegetation should be retained.

5.43 Allocation Reference: H22**Site Name:** Junction Of Wellgate / Hollowgate, Rotherham Town Centre**Allocation:** Residential Use **Site Area:** 0.65ha **Capacity:** 100 dwellings**Site LDF Reference:** LDF0565

Site Development Guidelines

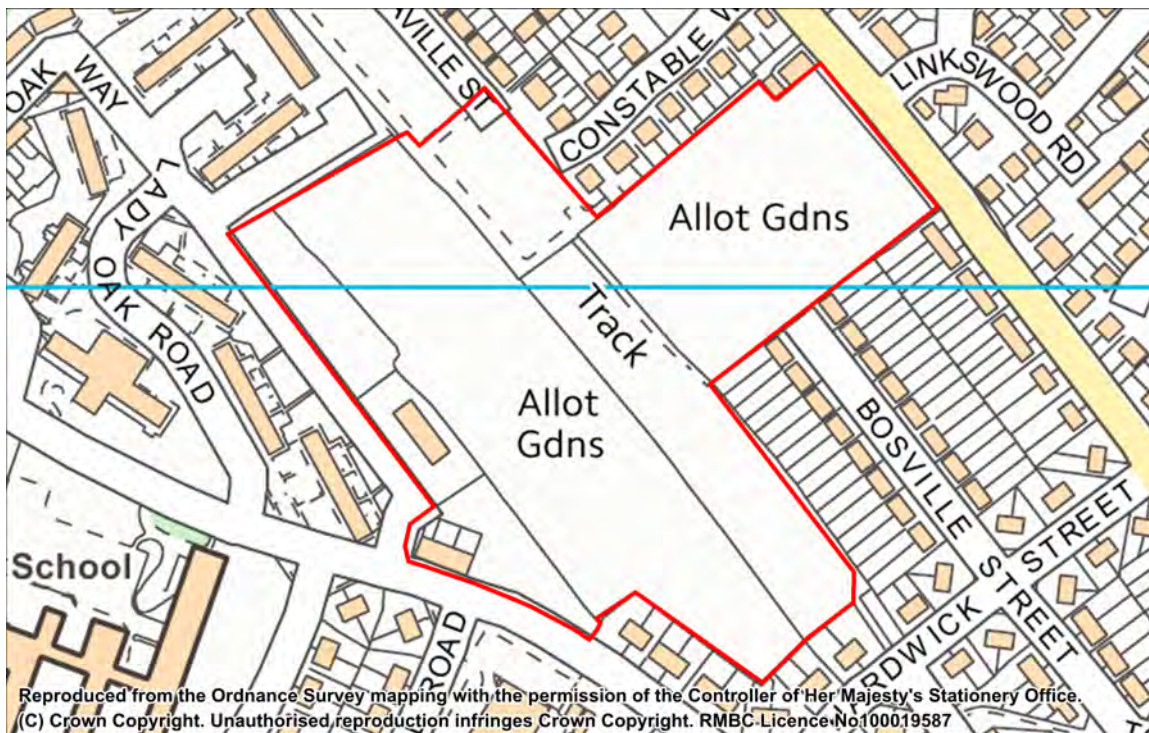
1. Development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in Table 17 'Heritage Statement for Archaeology Requirements'.
2. This is a visible site on one of the main routes into the town centre and immediately adjacent to Wellgate Old Hall, a Grade II listed building. A Heritage Statement shall be submitted to identify the significance and to assess the impact of development proposals upon the listed building and its setting. It is essential that development reflects the existing character and quality of the wider townscape to improve the historic character and sense of place.
3. On the Wellgate frontage a building line to be established, running in line with the rear elevation of Wellgate Old Hall. This area should be a visual buffer ensuring that views of the Hall along Wellgate are not obscured.
4. It is essential that development reflects the existing character and quality of the wider townscape to improve the historic character and sense of place. There is a need for careful consideration of layout, design, scale, height and use of materials to ensure development contributes positively to its location.
5. There is a risk of surface water flooding to the north east part of the site. A Flood Risk Assessment will be required which considers this. Floor and ground levels need careful consideration in any drainage attenuation scheme.
6. The site is within an Air Quality Management Area and will require an Air Quality Assessment.

5.44 Allocation Reference: H24

Site Name: Dalton Allotment Site

Allocation: Residential Use **Site Area:** 4.28ha **Capacity:** 150 dwellings

Site LDF Reference: LDF0077



Site Development Guidelines

1. Future development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in Table 17 'Heritage Statement for Archaeology Requirements'.
2. A Phase 1 Habitat survey and protected species surveys will be required. There is the potential for bat roosts in trees which should be investigated. There are several hedgerows in the western part of the site and semi-mature trees on site which should be retained and enhanced, unless agreed in writing with the Local Planning Authority.
3. A Transport Assessment will be required which includes consideration of any off site mitigation which may be required regarding Mushroom Roundabout.

5.45 Allocation Reference: H25

Site Name: Land North West Of Doncaster Road, Dalton

Allocation: Residential Use

Site Area: 0.63ha

Capacity: 38 dwellings

Site LDF Reference: LDF0134



Site Development Guidelines

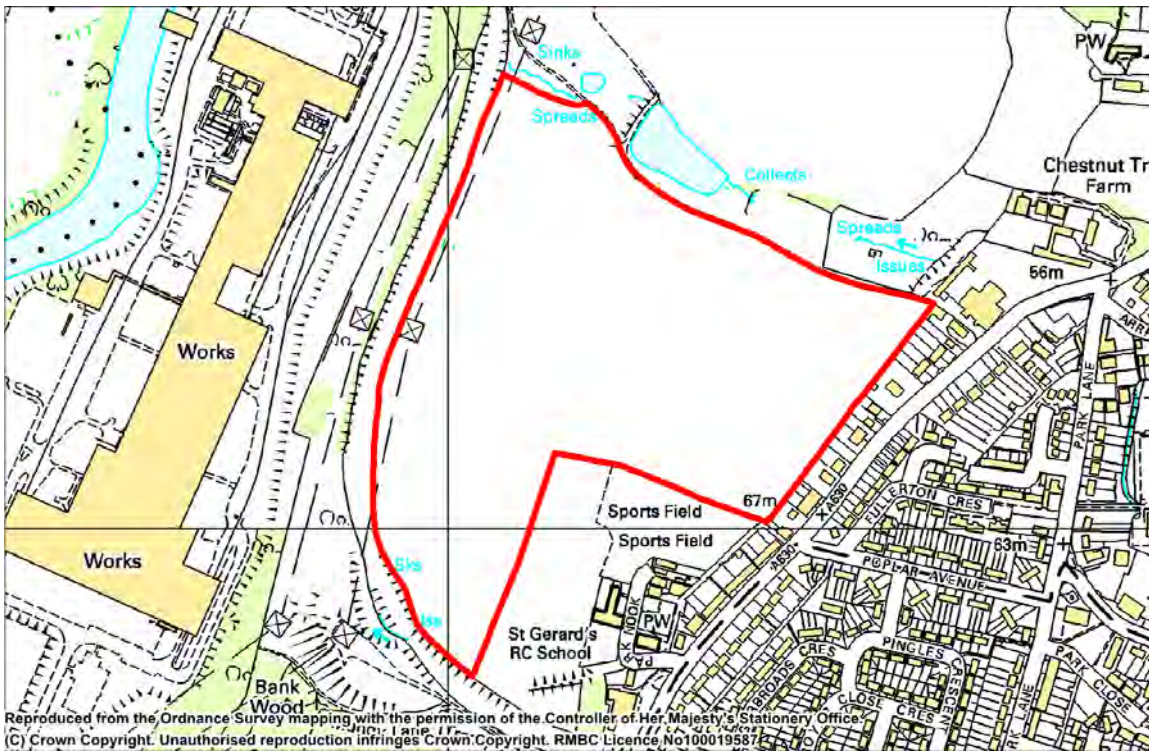
1. Future development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in Table 17 'Heritage Statement for Archaeology Requirements'.
2. The site is within 250 metres of a geodiversity asset. Development would provide the opportunity to enhance the geological asset by extending the exposure of rock. There may be the opportunity to acquire knowledge about the buried geodiversity features of the area in the course of desk studies, boreholes or excavations, including those for services and foundations before and during the construction phase and by site visits for recording and assessment of relevant features by appropriate experts. These investigations can be timed to have little or no effect on the progress of the development.
3. Opportunities to link into the Public Right Of Way on the western boundary of the site should be explored.

5.46 Allocation Reference: H26

Site Name: North Of St Gerards School, West Of Doncaster Road

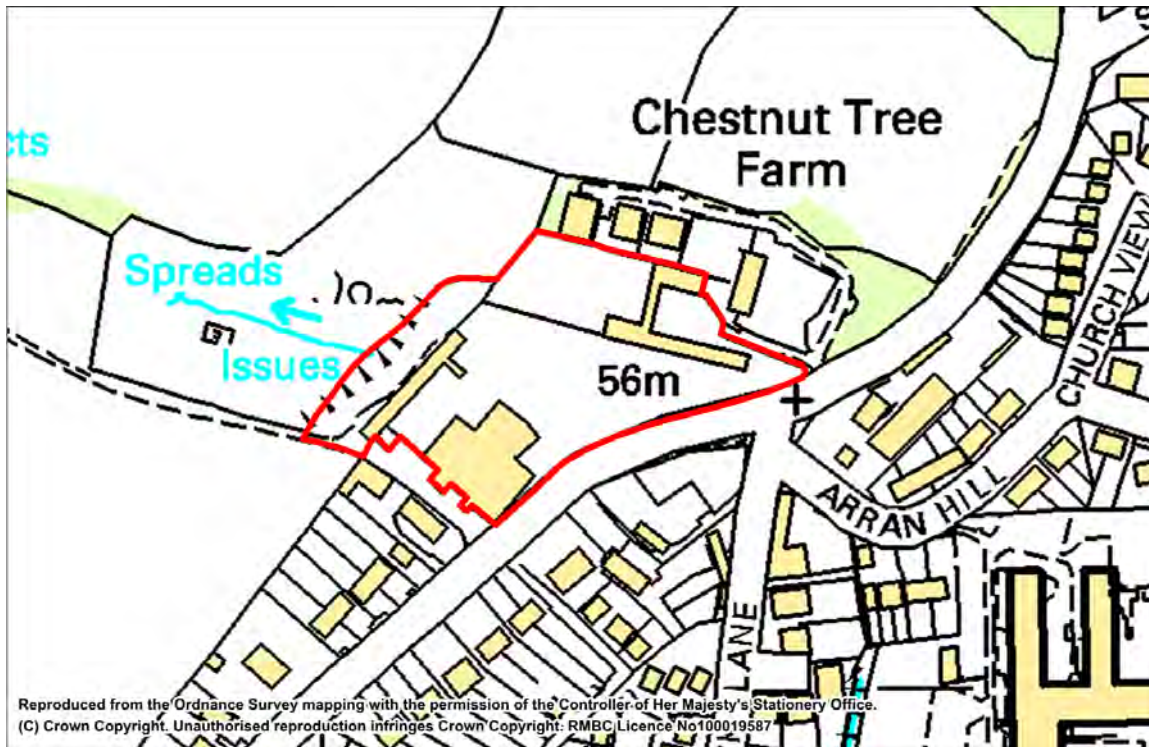
Allocation: Residential Use **Site Area:** 16.73ha **Capacity:** 351 dwellings

Site LDF Reference: LDF0192



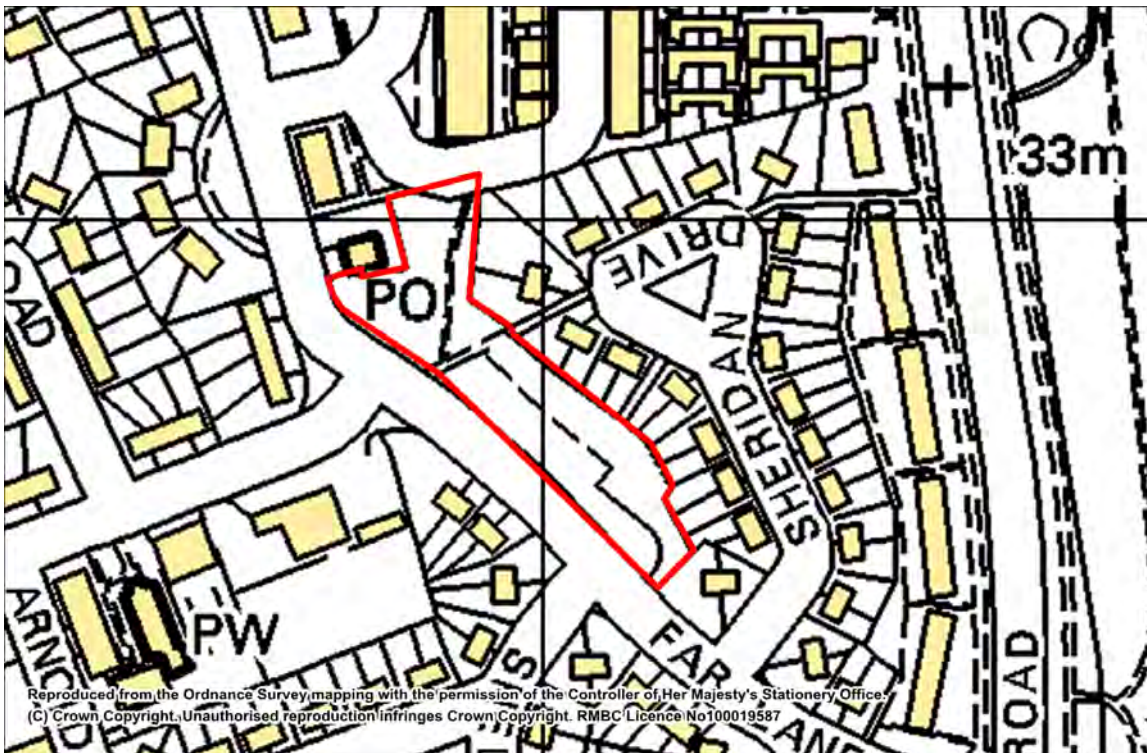
Site Development Guidelines

1. This site abuts a Local Wildlife Site (Thrybergh Tip LWS079) on its north-eastern border. A 15 metre buffer will be required here. A Phase 1 Habitat survey and protected species surveys will be required. Water resources within the LWS should not be compromised by any proposals.
2. Additional land / demolition will be required to enable construction of suitable accesses. An access at the Foster petrol filling station site could accommodate a certain number of dwellings with little traffic impact due to current turning movements. A Transport Assessment will be required.
3. Development of this site will be dependent on achieving access from the site to the north east at Fosters Garden Centre: H27.
4. Landscape character impact: the roof colour will be key to reducing visual impact; typically grey roof colours recede and red colours are more prominent.
5. A Landscape Assessment will be needed to assess and manage the impact of potential new development on the landscape character and on natural landscape features such as trees and hedgerows.
6. Development proposals shall provide a strong structural landscape framework within which this development will sit. Existing vegetation should be retained, and enhanced, unless agreed in writing with the Local Planning Authority.
7. The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.
8. The site is within 250 metres of a geodiversity asset. Development would provide the opportunity to enhance the geological asset by extending the exposure of rock. There may be the opportunity to acquire knowledge about the buried geodiversity features of the area in the course of desk studies, boreholes or excavations, including those for services and foundations before and during the construction phase and by site visits for recording and assessment of relevant features by appropriate experts. These investigations can be timed to have little or no effect on the progress of the development.
9. Given the site's proximity to the steel works to the west, a noise impact assessment will be required.
10. The preparation of a detailed masterplan incorporating suitable design measures will be essential. Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.

5.47 Allocation Reference: H27**Site Name:** Fosters Garden Centre, Doncaster Road, Thrybergh**Allocation:** Residential Use **Site Area:** 1.25ha **Capacity:** 40 dwellings**Site LDF Reference:** LDF0826

Site Development Guidelines

1. Development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 1 highlighted yellow in Table 17 'Heritage Statement for Archaeology Requirements'.
2. A Heritage Statement shall be submitted with any subsequent planning application to identify the significance of on and off-site historic heritage assets that may be affected and to assess the impact of development upon them and their settings.
3. The listed building, along with the unlisted ancillary buildings that contribute to the setting and significance of the listed building, shall be restored and enhanced for positive re-use.
4. The courtyard to the north, formed by these buildings, shall be used as curtilage for any future development thereby protecting the setting of this grouping of significant buildings. Development proposals to the south shall also respect the setting of this group of buildings.
5. The impact of any development on the adjoining LWS (Thrybergh Tip LWS079) to the west should be carefully considered. Water resources on the LWS should not be compromised. The undeveloped green strip shall be left as a buffer.
6. This site is essential to enabling development of land to the south (housing allocation H26) and a Transportation Assessment will be required to determine any future access to adjoining land as well as considering the development of this smaller site. The Council will not support the development of this site without ensuring that access to H26 can be achieved.
7. A culverted watercourse crosses this site. The risk of flooding from this watercourse should be assessed as part of a Flood Risk Assessment.
8. Landscape character impact: the roof colour will be key to reducing visual impact; typically grey roof colours recede and red colours are more prominent.
9. A detailed masterplan incorporating suitable design measures and considering the issues raised for this site and the adjacent site H26 to the south will be essential. Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.

5.48 Allocation Reference: H28**Site Name:** Off Far Lane, East Dene**Allocation:** Residential Use**Site Area:** 0.41ha**Capacity:** 13 dwellings**Site LDF Reference:** LDF0130**Site Development Guidelines**

1. Development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in Table 17 'Heritage Statement for Archaeology Requirements'.

5.49 Allocation Reference: H29

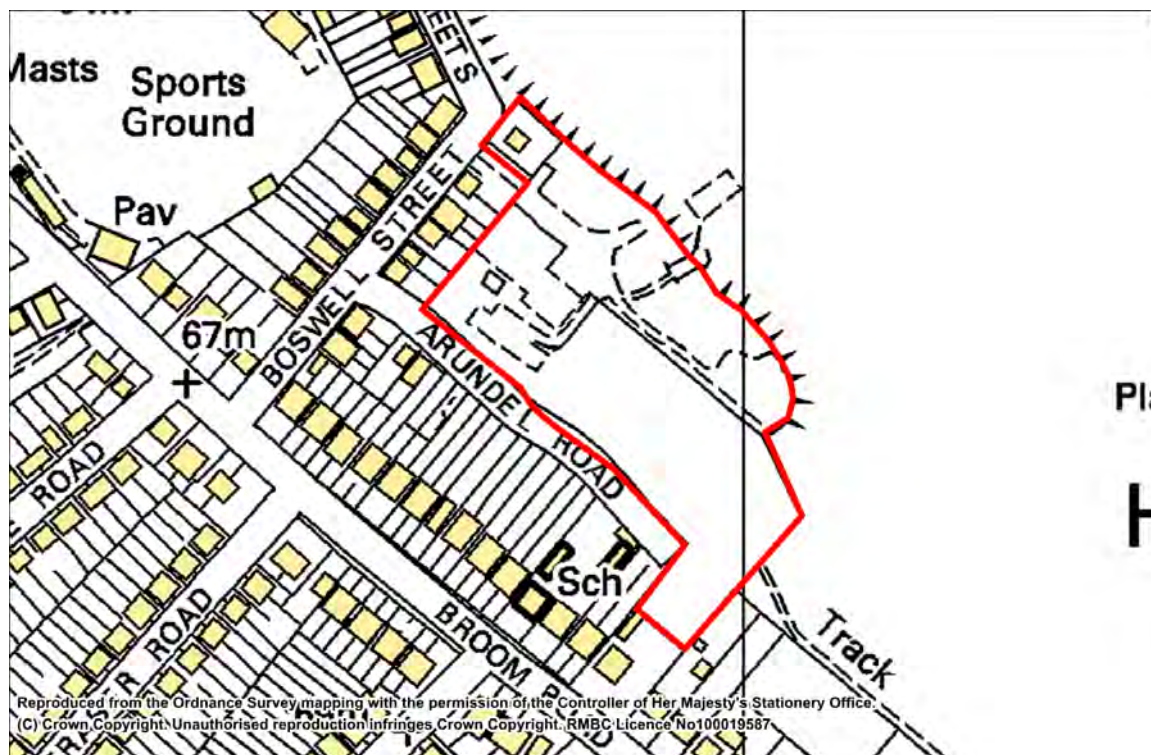
Site Name: Boswell Street / Arundel Road, Herringthorpe

Allocation: Residential Use

Site Area: 1.90ha

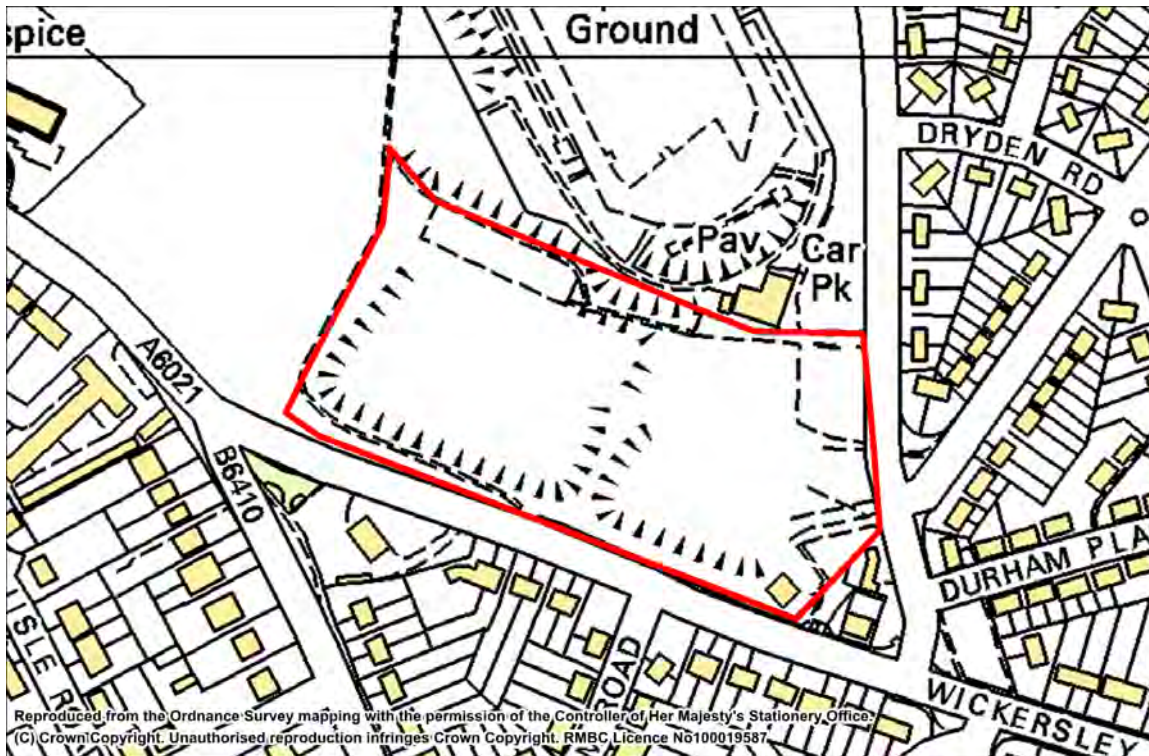
Capacity: 61 dwellings

Site LDF Reference: LDF0088



Site Development Guidelines

1. A Phase 1 Habitat survey and protected species surveys shall be conducted. There is the potential for bat roosts in trees which shall also be investigated. There are significant hedgerows in the western part of the site and semi-mature trees which shall be retained in any future development, unless agreed in writing with the Local Planning Authority.
2. A Transport Statement will be required which addresses concerns with providing an adoptable access.
3. Development proposals will need to be sensitively designed to limit the impact on the surrounding Green Space.
4. The provision of new Green Space and community facilities will be determined through an assessment of local needs as required to satisfy Policy SP 37 'New and Improvements to Existing Green Space' and Policy SP 64 'Access to Community Facilities'.

5.50 Allocation Reference: H30**Site Name:** Site Of Former Herringthorpe Leisure Centre**Allocation:** Residential Use**Site Area:** 3.04ha**Capacity:** 97 dwellings**Site LDF Reference:** LDF0089**Site Development Guidelines**

1. A Flood Risk Assessment will be required which includes consideration of overland flow routes.
2. Development proposals will need to be sensitively designed to limit the impact on the surrounding Green Space.
3. The provision of new Green Space and community facilities will be determined through an assessment of local needs as required to satisfy Policy SP 37 'New and Improvements to Existing Green Space' and Policy SP 64 'Access to Community Facilities'.

5.51 Allocation Reference: H31

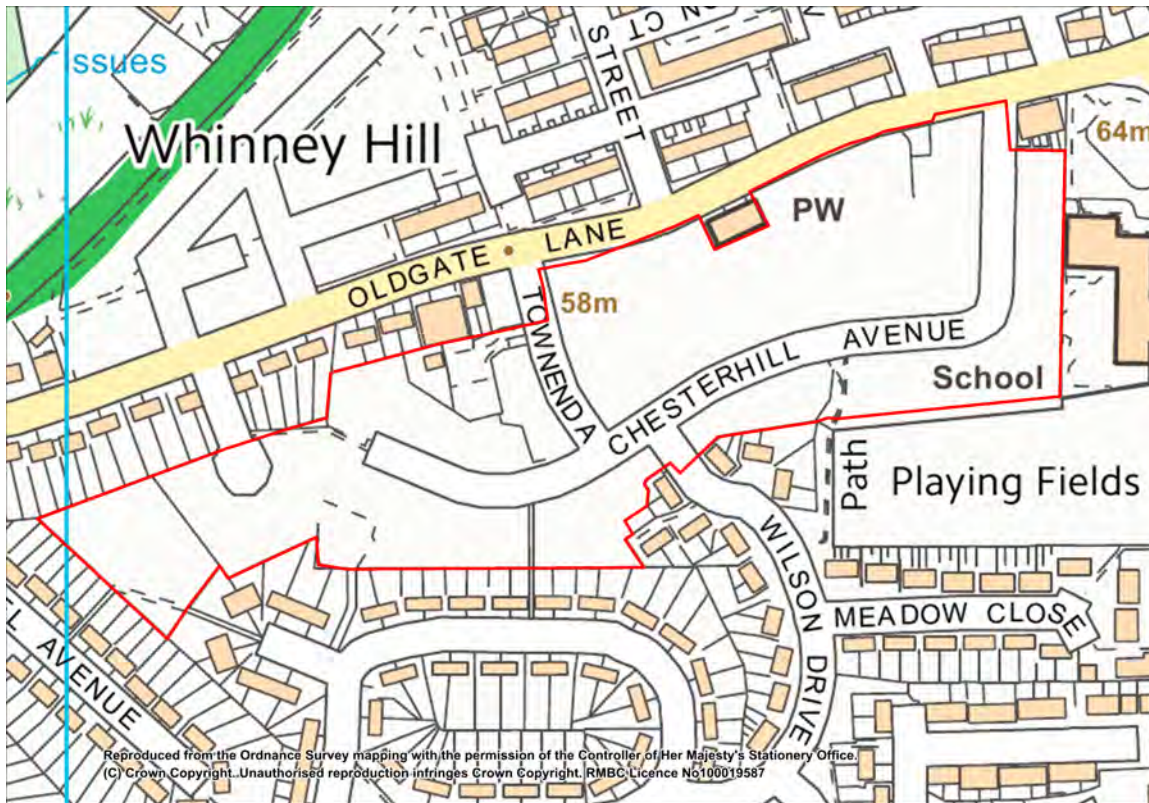
Site Name: Chesterhill Avenue, Thrybergh

Allocation: Residential Use

Site Area: 4.75ha

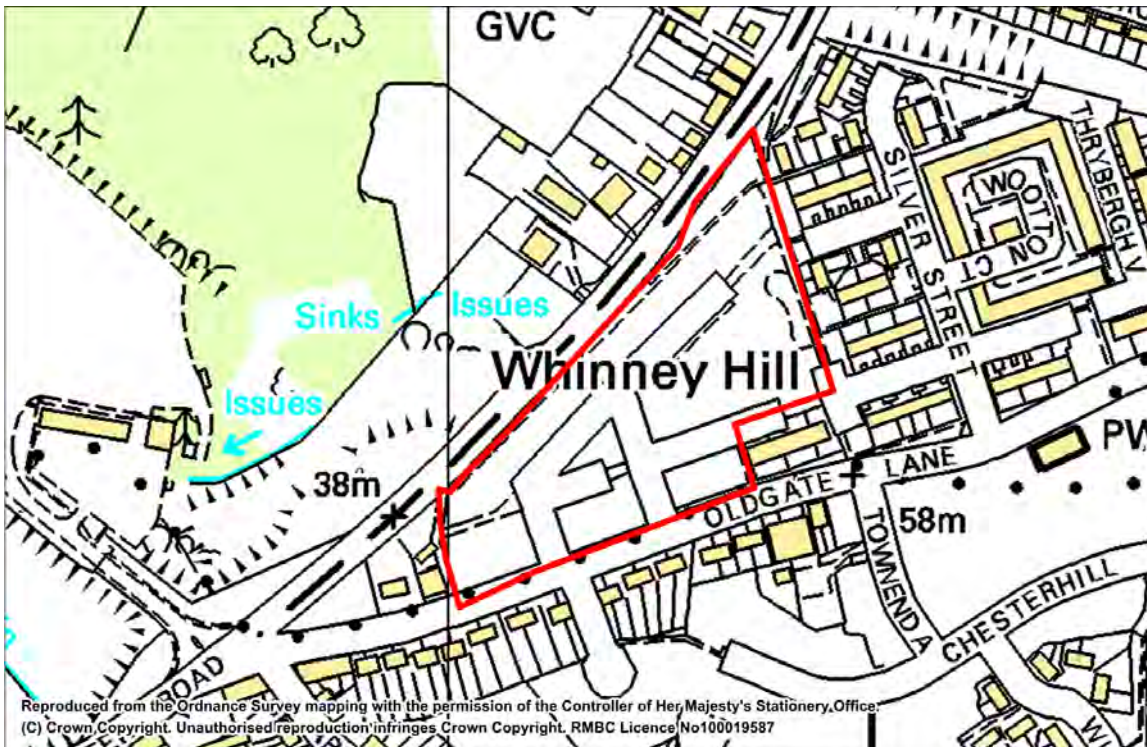
Capacity: 148 dwellings

Site LDF Reference: LDF0198 + LDF0199 + LDF0200



Site Development Guidelines

1. A watercourse is present on this site. A Flood Risk Assessment having regard to this watercourse and overland flows will be required.

5.52 Allocation Reference: H32**Site Name:** Whinney Hill, Thrybergh**Allocation:** Residential Use**Site Area:** 2.08ha**Capacity:** 75 dwellings**Site LDF Reference:** LDF0185**Site Development Guidelines**

1. To support development proposals, exploratory investigation and appropriate remediation is required in respect of the shallow abandoned mine workings and the potential risk of surface instability.

5.53 Allocation Reference: H33

Site Name: East Of Brecks Lane, Rear Of Belcourt Road

Allocation: Residential Use **Site Area:** 2.95ha **Capacity:** 70 dwellings

Site LDF Reference: LDF0110



Site Development Guidelines

1. Development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in Table 17 'Heritage Statement for Archaeology Requirements'.
2. The site is in proximity to two Local Wildlife Sites (Gibbing Greave and Herringthorpe Wood LWS064 to the west of Brecks Lane and Listerdale Wood LWS063 to the east of the site). A Preliminary Ecological Appraisal survey was conducted in October 2015; this should be kept up to date and refreshed at the time of the submission of any future planning applications. Hedgerows and trees should be retained where possible. The northern hedgerow, in particular, should be retained in any future development proposals.
3. A Transport Assessment will be required to assess access issues and the need for improvement to Brecks Lane including a footpath and address poor public transport accessibility. The Assessment should investigate the potential to link into the adjacent estate; third party land will be required to achieve such a link.
4. A Landscape Assessment will be needed to assess and manage the impact of potential new development on the landscape character of the adjacent open countryside and on natural landscape features such as trees and hedgerows.
5. Development proposals shall provide a strong structural landscape framework within which this development will sit. Existing vegetation should be retained and enhanced. The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.
6. A detailed masterplan incorporating suitable design measures will be essential. Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.

5.54 Allocation Reference: H34

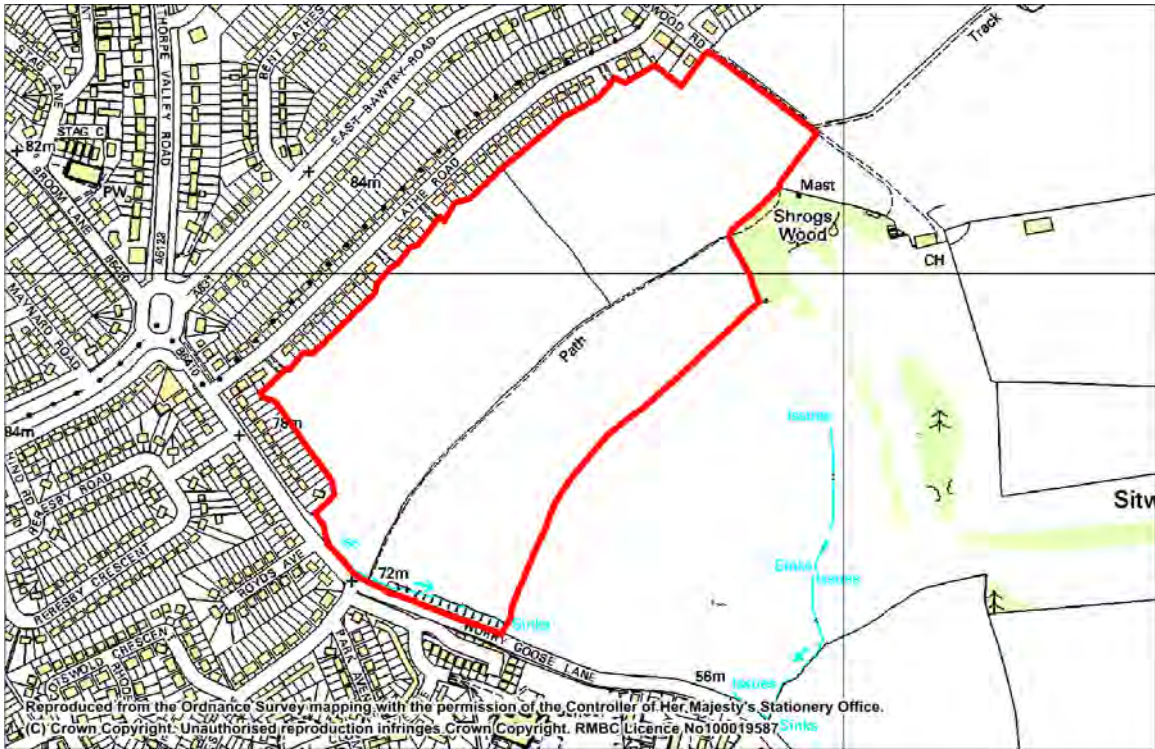
Site Name: Off Lathe Road / Worry Goose Lane, Whiston

Allocation: Residential Use

Site Area: 20.02ha

Capacity: 450 dwellings

Site LDF Reference: LDF0233



Site Development Guidelines

1. Development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in Table 17 'Heritage Statement for Archaeology Requirements'.
2. A Transport Assessment is essential to determine the most suitable accesses into the site and to creating links through the site and to housing site allocation H35 to the north-east where possible. Capacity issues at Worrygoose Roundabout will require further investigation and a scheme prepared to mitigate the impact of increased development arising from delivery of this site.
3. A watercourse is present on the southern boundary, on-site flood risk from this watercourse and overland flows shall be assessed in preparing development proposals. The areas downstream of this site are known to be at very high risk from surface water flooding and a Flood Risk Assessment will be required for any development on site; additional restrictions may be imposed on discharge rates.
4. A Landscape Assessment will be needed to assess and manage the impact of potential new development on the landscape character of the area and on natural landscape features such as trees and hedgerows which should be retained and enhanced, unless agreed in writing with the Local Planning Authority.
5. The impact of this proposal on local landscape character shall be minimised. The use of light coloured materials, that are more visually prominent, shall be restricted along the boundary with the Green Belt; and the height of buildings restricted on higher ground to minimise visual impact. A no build zone of 15 metres shall be promoted along the edge of the Green Belt boundary. No build zones are measured from building elevation to Green Belt boundary. Other forms of infrastructure such as roads, drainage, footways, Public Rights of Way, landscape buffers and appropriate boundary treatments are acceptable within this zone. Consideration shall be given to the re-routing of Public Rights of Way (PROW) along this edge. Small scale informal groupings of properties overlooking the Green Belt edge should be considered in preference to a single uniform building line.
6. The creation of a strong structural landscape framework within which this development will sit, will be essential. The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.
7. The preparation of a detailed masterplan incorporating suitable design measures and addressing the issues highlighted in these development guidelines, will be essential. Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.
8. The site is within 250 metres of a geodiversity asset. Development would provide the opportunity to enhance the geological asset by increasing the extent of rock exposures and along any road cuttings. There may be the opportunity to acquire knowledge about the

buried geodiversity features of the area in the course of desk studies, boreholes or excavations, including those for services and foundations before and during the construction phase and by site visits for recording and assessment of relevant features by appropriate experts. These investigations can be timed to have little or no effect on the progress of the development.

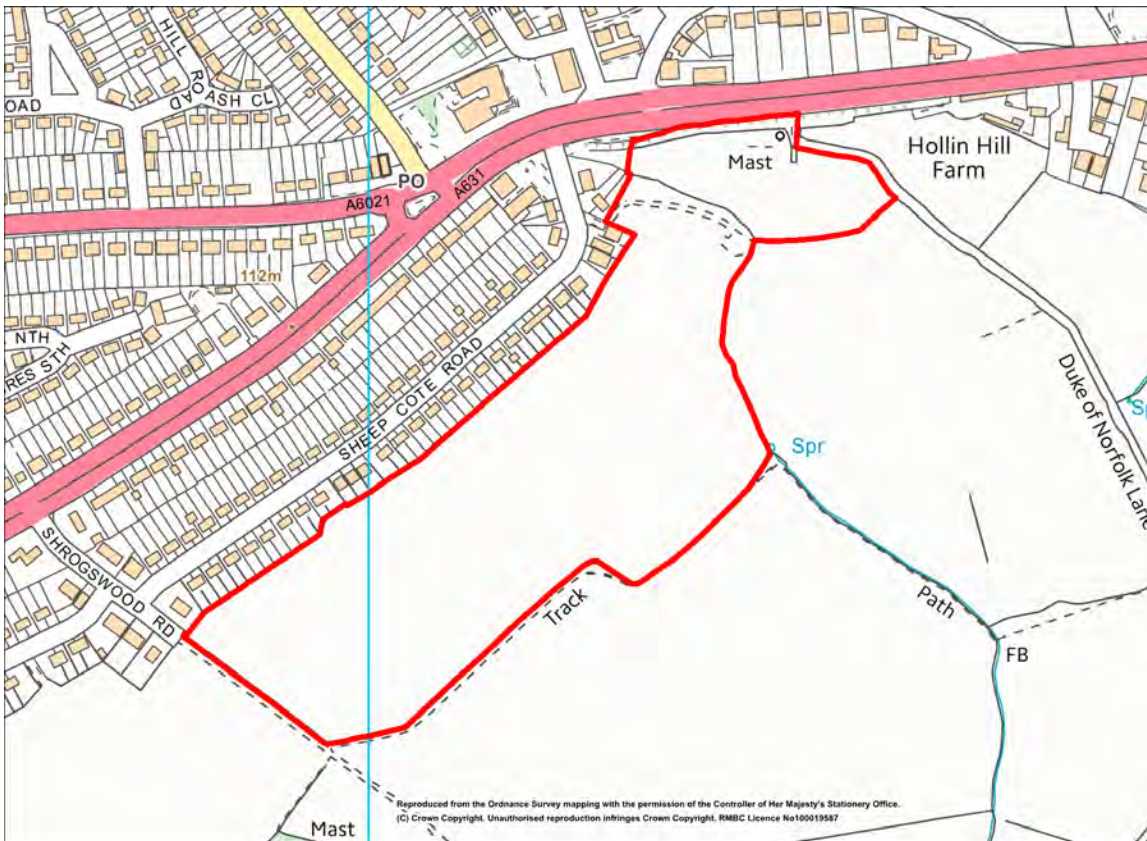
9. A Phase 1 Habitat survey will be required and protected species (bats and badgers) will need to be surveyed. Trees and the boundary hedgerows should be retained, unless agreed in writing with the Local Planning Authority. Wildlife friendly lighting should be considered early on in any proposals. A Preliminary Ecological Appraisal survey was conducted to support preparation of the Local Plan; this should be kept up to date and refreshed at the time of the submission of any future planning applications.

5.55 Allocation Reference: H35

Site Name: Off Shrogswood Road, Whiston

Allocation: Residential Use **Site Area:** 10.22ha **Capacity:** 217 dwellings

Site LDF Reference: LDF0237 + LDF0838



Site Development Guidelines

1. Development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 1 highlighted yellow in Table 17 'Heritage Statement for Archaeology Requirements'.
2. A Phase 1 Habitat survey will be required and protected species (bats and badgers) will need to be surveyed. Trees should be retained, unless agreed in writing with the Local Planning Authority including the tree-belt / hedgerows on the eastern and north-eastern boundary. Wildlife friendly lighting should be considered early on in any proposals. A Preliminary Ecological Appraisal survey was conducted to support preparation of the Local Plan; this should be kept up to date and refreshed at the time of the submission of any future planning applications.
3. A Transport Assessment is essential to determine the most suitable accesses into the site and to creating links through the site and to housing site allocation H34 to the south-west where possible. The creation of a new junction with the A631 Bawtry Road will also require further detailed investigation. Capacity issues at Worrygoose Roundabout will require further investigation and a scheme prepared to mitigate the impact of increased development arising from delivery of this site.
4. A watercourse is present on the north east boundary, on-site flood risk from this watercourse and overland flows shall be assessed in preparing development proposals. The areas downstream of this site are known to be at very high risk from surface water flooding, and a Flood Risk Assessment will be required for any development on this site; additional restrictions may be imposed on discharge rates.
5. A Landscape Assessment will be needed to assess and manage the impact of potential new development on the landscape character of the area and on natural landscape features such as trees and hedgerows which should be retained and enhanced.
6. The impact of this proposal on local landscape character shall be minimised. The use of light coloured materials, that are more visually prominent, shall be restricted along the boundary with the Green Belt; and the height of buildings restricted on higher ground to minimise visual impact. A no build zone of 15 metres shall be promoted along the edge of the Green Belt boundary. No build zones are measured from building elevation to Green Belt boundary. Other forms of infrastructure such as roads, drainage, footways, Public Rights of Way, landscape buffers and appropriate boundary treatments are acceptable within this zone. Consideration shall be given to the re-routing of Public Rights of Way (PROW) along this edge. Small scale informal groupings of properties overlooking the Green Belt edge should be considered in preference to a single uniform building line.
7. The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.

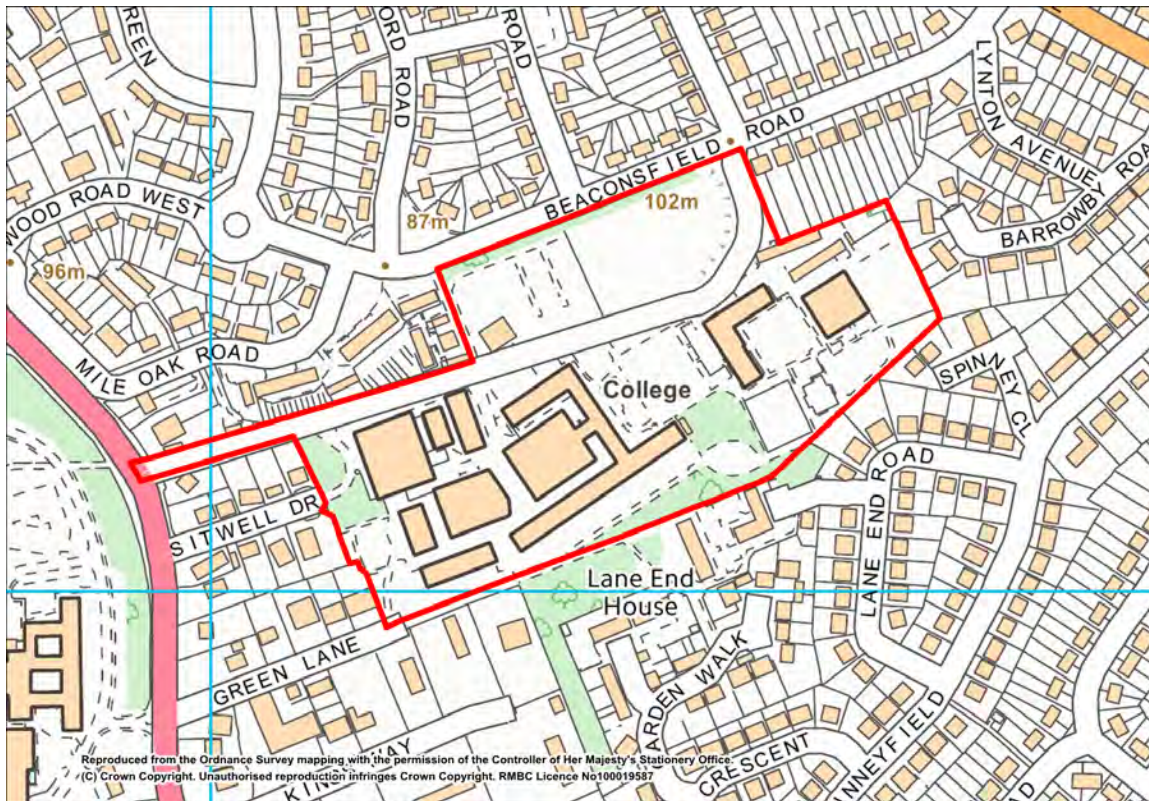
8. Residential development of land north of the existing tree line and east of number 5 Sheep Cote Road (LDF0838) shall only take place in conjunction with the delivery of a new road access from Bawtry Road to serve the wider allocation; the development of dwellings in this location in the absence of the access road will not be permitted.
9. The preparation of a detailed masterplan incorporating suitable design measures and addressing the issues highlighted in these development guidelines, will be essential. Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.

5.56 Allocation Reference: H96

Site Name: Swinden Technology Centre, Moorgate

Allocation: Residential Use **Site Area:** 6.7ha **Capacity:** 219 dwellings

Site LDF Reference: LDF0835



Site Development Guidelines

1. Development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in Table 17 'Heritage Statement for Archaeology Requirements'.
2. It is essential that development takes account of the existing character and quality of the area including the Listed Building. There will be a need for sensitive layout, design, scale, height, materials and landscaping to ensure it contributes positively to the location and does not have an adverse impact on heritage assets.
3. Key historic and other features which contribute to the site's existing character shall be retained: principally the Listed Swinden House, and the lodge building and historic gate posts and walls off Beaconsfield Road (which are curtilage structures to the Listed Building), Sitwell House and the tree lined boulevard.
4. Opportunities should be taken to enhance or better reveal the elements which contribute to their significance. Consideration should also be given to the reuse and adaptation of the 1950s office blocks to the west of Swinden House. The Heritage Assessment submitted with a Planning Application should include consideration of the significance of these office buildings and their contribution to the significance of Swinden House.
5. A Phase 1 Habitat survey and protected species survey (including bats) should be conducted. This site contains mature trees which should be retained.
6. Consideration will need to be given to creating a strong structural landscape framework within which this development will sit. The site contains many trees. Those trees of amenity and historic value shall be retained unless it can be shown that their future prospects are limited. The open spaces to the east south-east and west of Swinden House and to the west of Sitwell House shall be retained. The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.
7. A significant gap in play provision is identified in this locality. A new children's play area should be provided on site and proposals for its long term management and maintenance will need to be explored and funded.
8. A Flood Risk Assessment will be required. Environment Agency flood maps indicate some flood risk from surface overland flow.
9. It will be important that the site integrates with the surrounding neighbourhood, including cycle and pedestrian links. In particular a footpath link to Green Lane and Sitwell Drive should be considered.
10. There is potential for contamination to exist on site. Therefore a Phase 1 site assessment report will be required with any application.

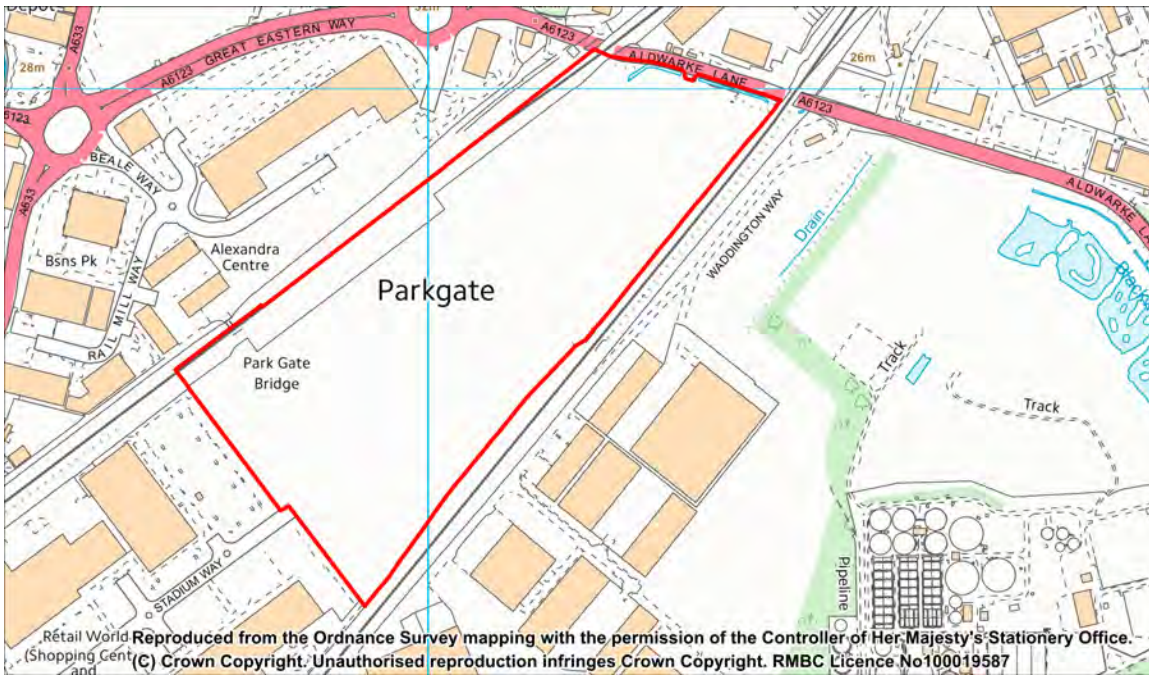
11. The preparation of a detailed masterplan incorporating suitable design measures will be essential. Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.

5.57 Allocation Reference: MU20

Site Name: North-east Of Parkgate Retail Park, Parkgate

Allocation: Mixed Use **Site Area:** 15.79ha **Capacity:** 15.79ha

Site LDF Reference: LDF0099



Site Development Guidelines

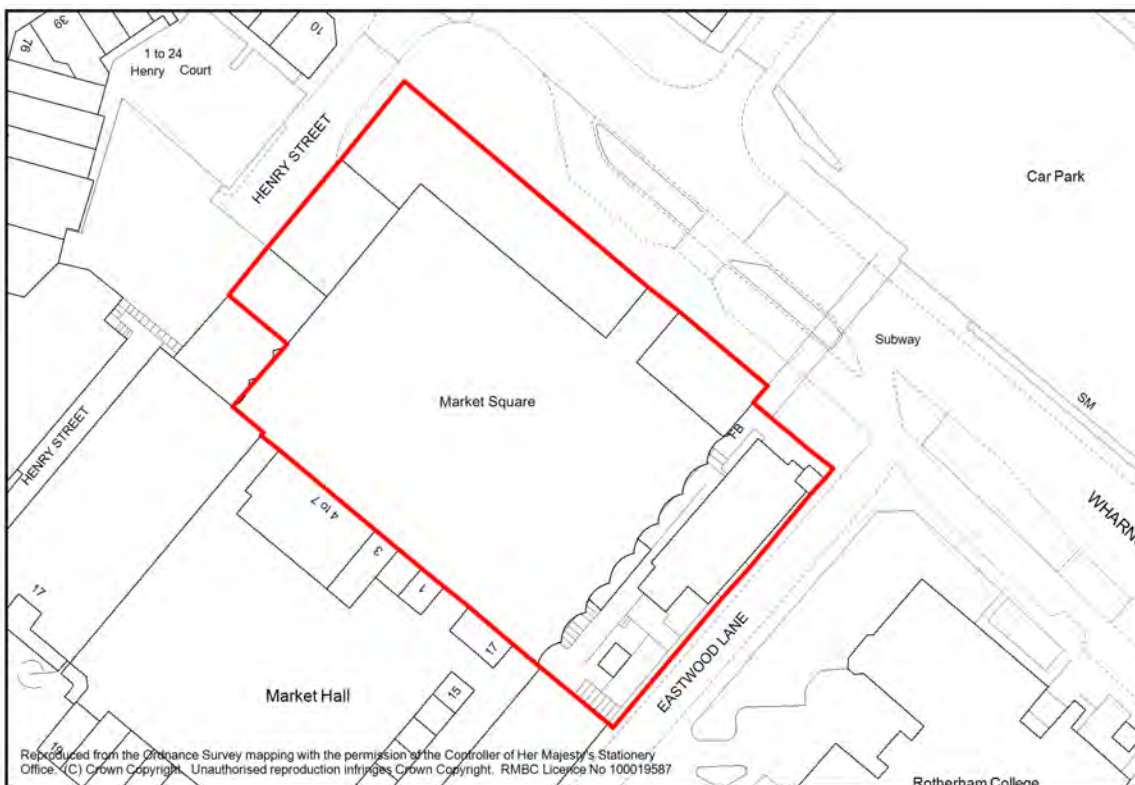
1. This site is allocated for mixed use, with at least 50% of the site to be developed for employment uses in line with Policy SP 66 'Mixed Use Area 20: Land between Aldwarke Lane and Parkgate Shopping Park'.
2. A Phase 1 Habitat survey will be required. Hedgerows and trees should be retained, unless agreed in writing with the Local Planning Authority. A Local Wildlife Site (Aldwarke Sewage Farm LWS066) lies 65 metres to the east and any potential impacts on this should be considered.
3. To enable development it is considered that a new link road from Aldwarke Lane into Stadium Way would provide the most viable option with significant network benefit to address localised traffic congestion. SYPTe are currently investigating the potential funding options for a new access road on part of this site which would address site accessibility issues.
4. The site is close to the Tram-Train pilot scheme station, and offers potential for supporting uses, such as a park and ride facility.
5. This site lies within the Rotherham Regeneration area as defined in Core Strategy Map 12 to which the Rotherham Flood Risk Toolkit applies (as set out in Core Strategy Policy CS 25 'Dealing with Flood Risk.' The site is within Flood Zone 3 and a Flood Risk Assessment will be required. It is most likely that a comprehensive scheme to mitigate flooding will be required and compensatory flood storage provided.
6. The preparation of a detailed masterplan is required by Policy SP 66 'Mixed Use Area 20: Land between Aldwarke Lane and Parkgate Shopping Park'. This should incorporate suitable design measures. Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.

5.58 Allocation Reference: R1

Site Name: Outdoor Markets Complex, Rotherham Town Centre

Allocation: Retail Use **Site Area:** 0.48ha **Capacity:** 0.48ha

Site LDF Reference: LDF0824



Site Development Guidelines

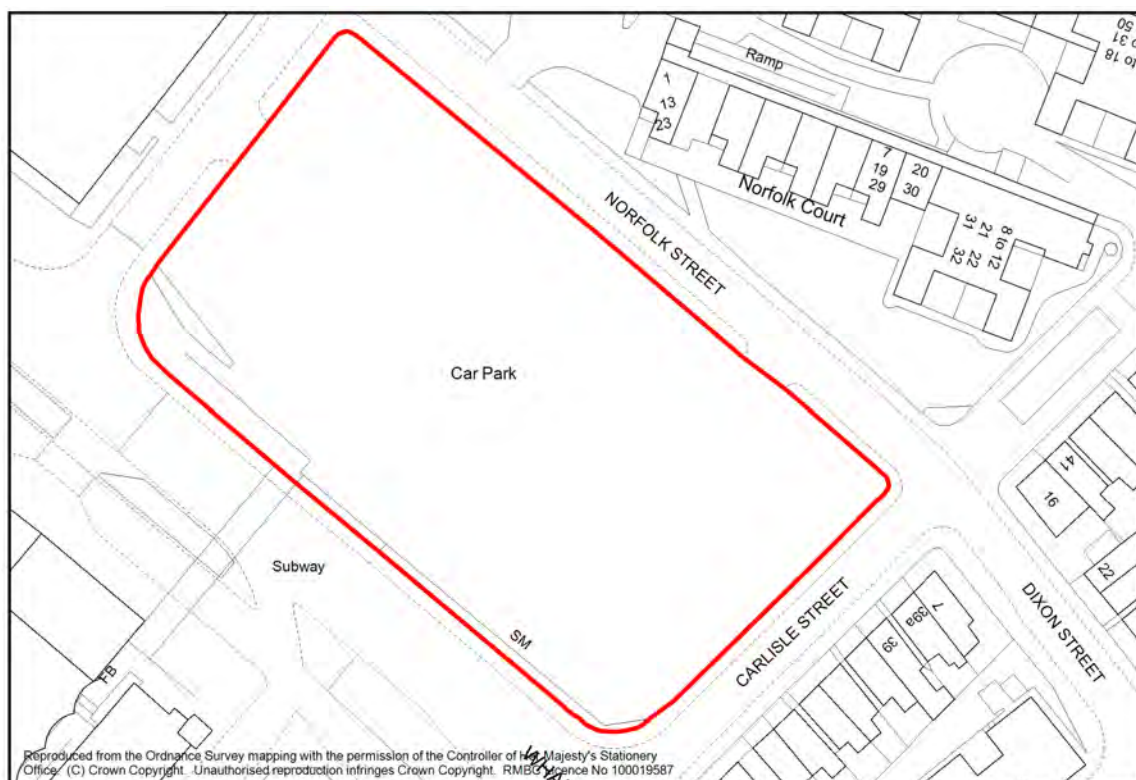
1. The markets are an important asset in Rotherham town centre however the outdoor market is under-utilised and there is potential for these stalls to be relocated should a redevelopment opportunity come forward.
2. Any new development should enhance the overall market complex and its linkages with adjoining parts of the town centre.

5.59 Allocation Reference: R2

Site Name: Drummond Street Car Park, Rotherham Town Centre

Allocation: Retail Use **Site Area:** 0.54ha **Capacity:** 0.54ha

Site LDF Reference: LDF0570



Site Development Guidelines

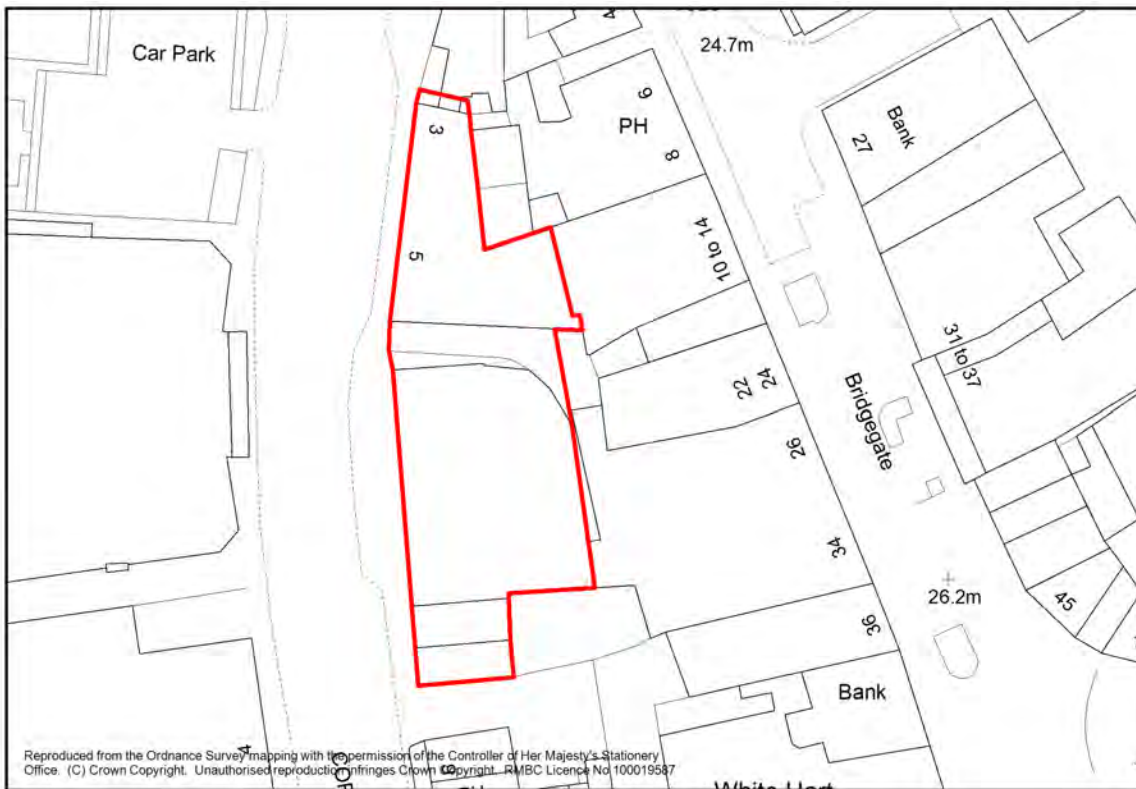
1. Development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in Table 17 'Heritage Statement for Archaeology Requirements'.
2. The site is currently a strategically important car park for the town centre, and any future redevelopment would require the Council to consider the implications for parking provision and the need for replacement town centre car parking.
3. Development should ensure that the site is well integrated with the town centre taking account of Drummond Street / Wharncliffe Street, and have regard to the amenity of neighbouring residential areas.

5.60 Allocation Reference: R3

Site Name: Corporation Street, Rotherham Town Centre

Allocation: Retail Use **Site Area:** 0.11ha **Capacity:** 0.11ha

Site LDF Reference: LDF0823



Site Development Guidelines

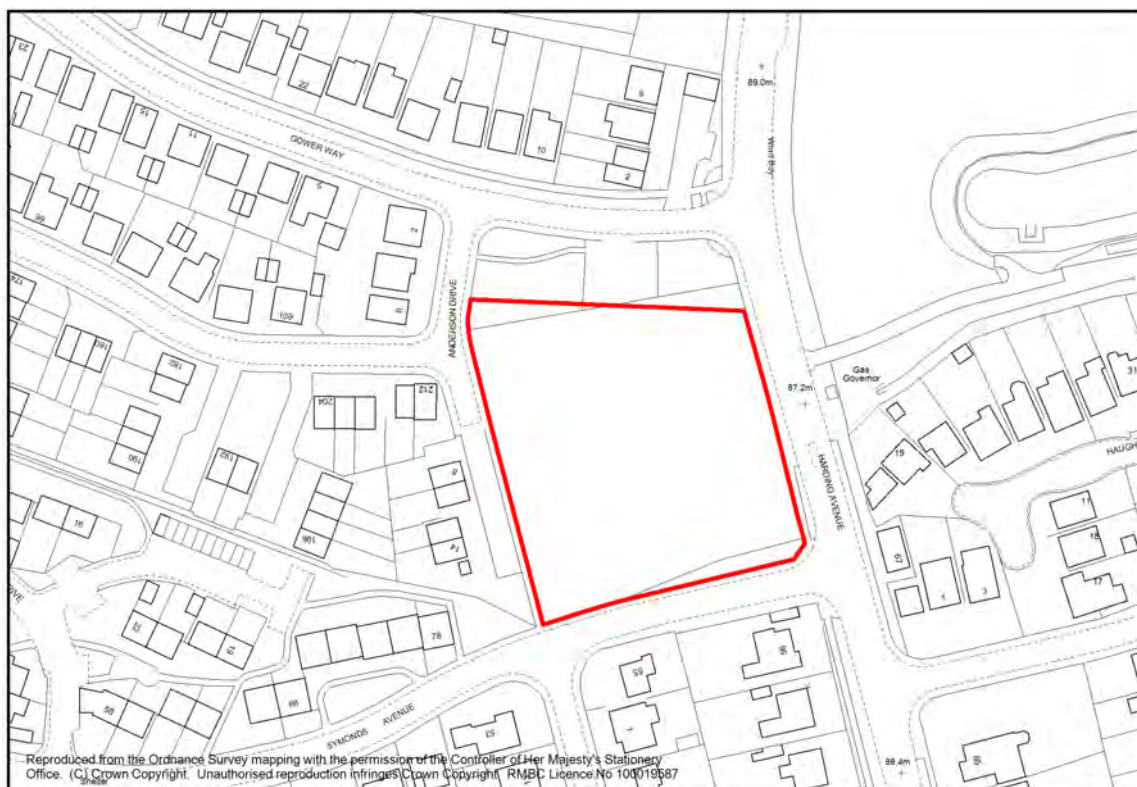
1. This site lies within the Rotherham Regeneration area as defined in Core Strategy Map 12 to which the Rotherham Flood Risk Toolkit applies (as set out in Core Strategy Policy CS 25 'Dealing with Flood Risk.' This site lies within Flood Zone 2 and a Flood Risk Assessment will be required including river and surface water flood risk.
2. Although not assessed in the Council's Archaeology Scoping Studies, South Yorkshire Archaeology Service advise that development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in Table 17 'Heritage Statement for Archaeology Requirements'.
3. A Heritage Statement shall be submitted with any subsequent planning application to identify the significance and to assess the impact of development upon nearby listed buildings, in particular Rotherham Minster, the Chapel of Our Lady, and Rotherham Bridge and their wider settings. All three of these buildings / structures are Grade I listed and, therefore, of national significance. In addition, the Chapel of Our Lady and Rotherham Bridge are both Scheduled Ancient Monuments.
4. As a highly visible site within the Rotherham Town Centre Conservation Area and its proximity to the listed buildings referred to above, it is essential that development reflects existing character and quality of the wider townscape. There will be a need for sensitive layout, design, scale, height and materials to ensure it contributes positively to its location and does not have an adverse impact on heritage assets. In particular, the height of any new development shall not exceed three storeys in height.

5.61 Allocation Reference: R6

Site Name: Harding Avenue / Symonds Avenue, Rawmarsh

Allocation: Retail Use **Site Area:** 0.47ha **Capacity:** 0.47ha

Site LDF Reference: LDF0048



Site Development Guidelines

1. This site is allocated as a local centre to provide for the needs of the local community. Proposals should comply with planning policy relevant to local centres, in particular Policy SP 19 'Development Within Town, District and Local Centres' and Policy SP 22 'Hot Food Takeaways'.
2. Development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in Table 17 'Heritage Statement for Archaeology Requirements'.
3. Some parts of this site are predicted to be at high risk of surface water flooding which will require consideration and mitigation prior to any development. A Flood Risk Assessment will be required.

5.2 Development sites in Dinnington, Anston and Laughton Common

5.62 Allocation Reference: E13

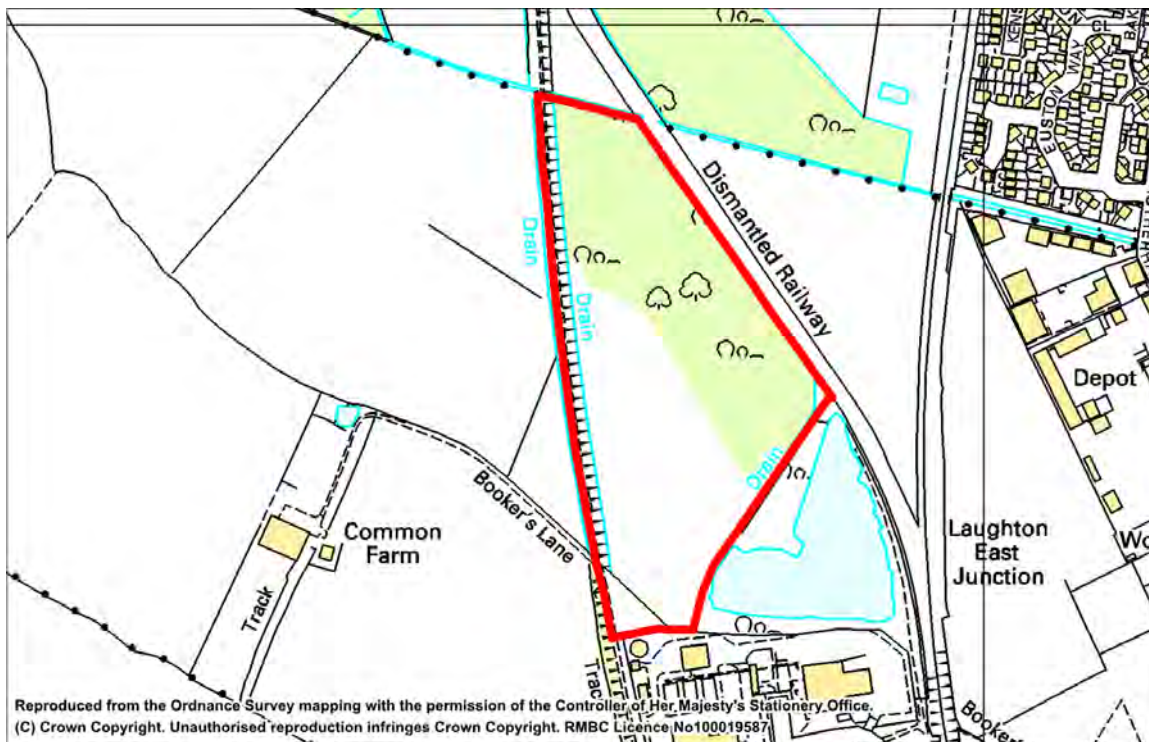
Site Name: Land Off Bookers Way

Allocation: Industrial and Business Uses

Site Area: 6.94ha

Capacity: 6.94ha

Site LDF Reference: LDF0229



Site Development Guidelines

1. This site together with the adjacent Green Space, including the fishing pond, are identified as a Local Wildlife Site Dinnington Marsh (LWS026). Development proposals will need to be accompanied by Phase 1 Habitat and protected species surveys and ensure the protection of, or mitigation of any impacts on, the biodiversity interest (including a 15 metre buffer to the adjacent fishing pond). There is the potential for bat roosts in trees to be present.
2. Development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in Table 17 'Heritage Statement for Archaeology Requirements'.
3. The site is within 250 metres of a geodiversity asset. There may be the opportunity to acquire knowledge about the buried geodiversity features of the area in the course of desk studies, boreholes or excavations, including those for services and foundations before and during the construction phase and by site visits for recording and assessment of relevant features by appropriate experts. These investigations can be timed to have little or no effect on the progress of the development.
4. Consideration will need to be given to securing an acceptable access to the northern part of the site given the existing industrial estate layout and proximity of the pond.
5. A watercourse is present on the northern boundary of this site. Flood risk from this watercourse should be assessed.
6. There is an aspiration by the Council to undertake flood alleviation works in this area and therefore there may potentially be overlap between this site and any flood alleviation works; however no flood alleviation scheme is in place as yet.

5.63 Allocation Reference: E14

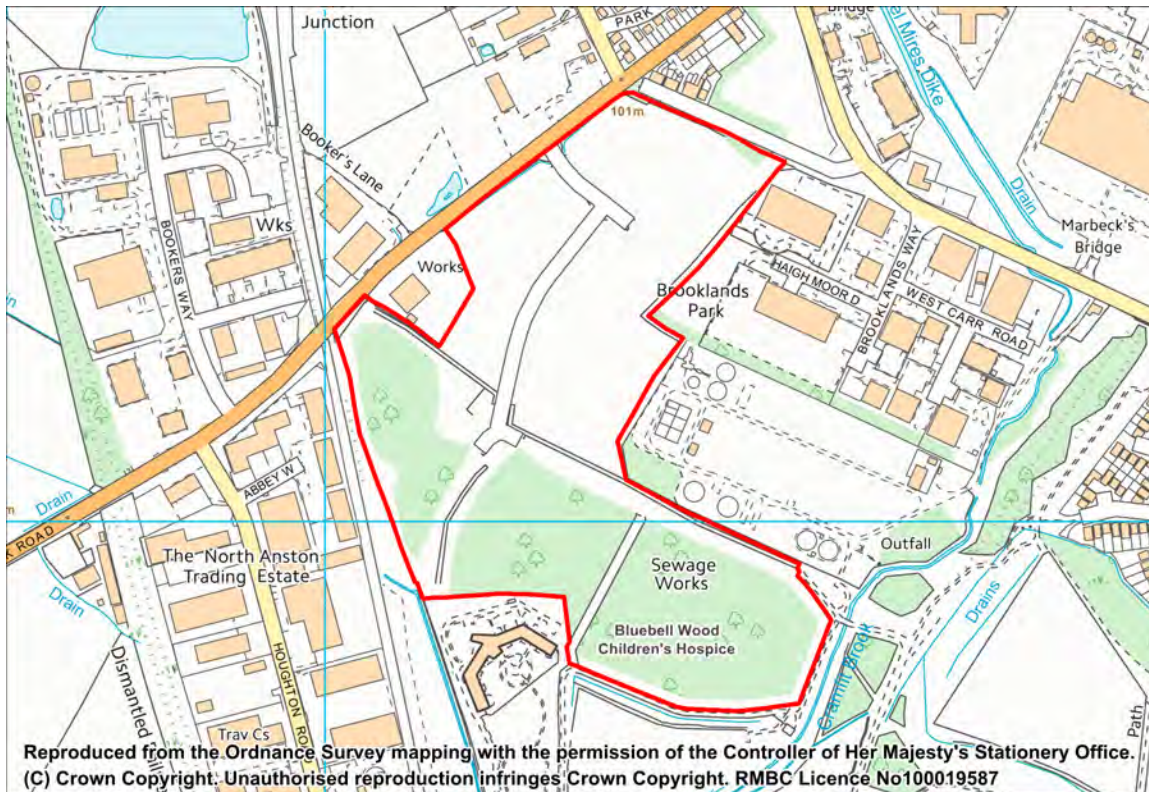
Site Name: Land To The South Of Monksbridge Road

Allocation: Industrial and Business Uses

Site Area: 17.03ha

Capacity: 17.03ha

Site LDF Reference: LDF0235



Site Development Guidelines

1. Development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in Table 17 'Heritage Statement for Archaeology Requirements'.
2. This site abuts a Local Wildlife Site (LWS016, Dinnington Colliery Tip). A 15 metre buffer should protect the LWS and water quality in Cramfit Brook should not be compromised by the development.

5.64 Allocation Reference: E15

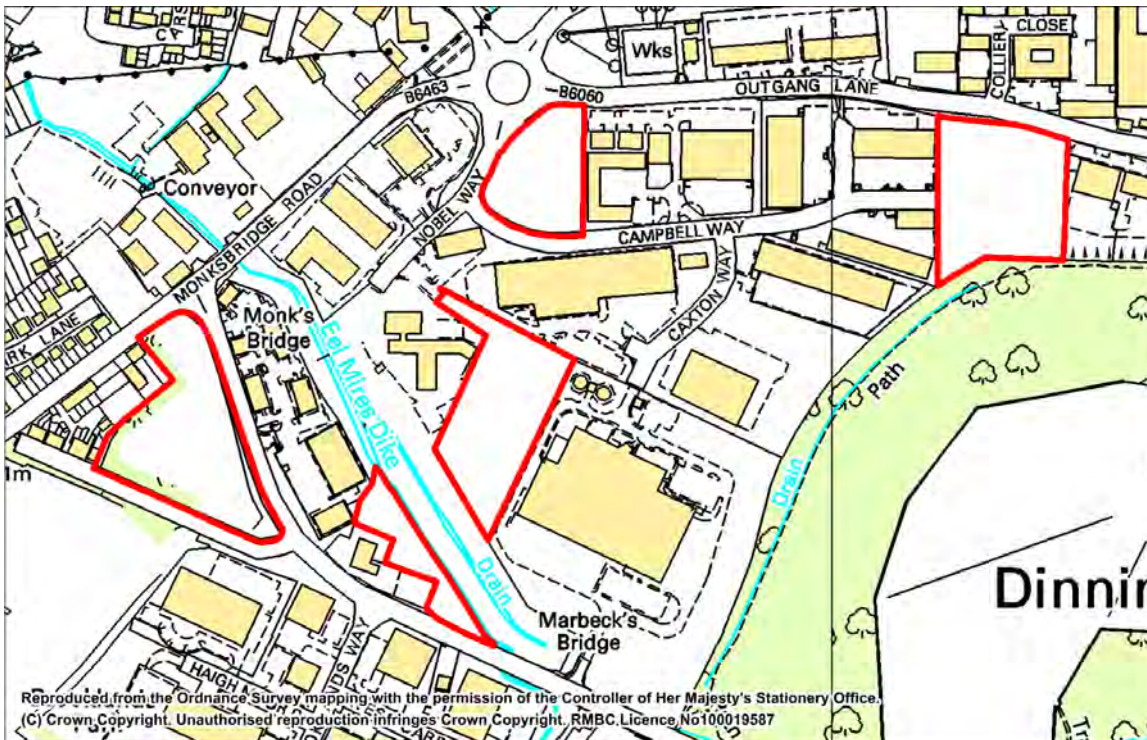
Site Name: Dinnington Colliery Site Phase 1 (Remainder)

Allocation: Industrial and Business Uses

Site Area: 4.83ha

Capacity: 4.18ha

Site LDF Reference: LDF0598



Site Development Guidelines

1. The plots are close to a Local Wildlife Site (LWS018, Dinnington Public Open Space). Whilst development would have little direct impact on the LWS there will be a need to maintain / increase buffers.
2. Existing boundary vegetation should be retained and enhanced, unless agreed in writing with the Local Planning Authority.

5.65 Allocation Reference: H75

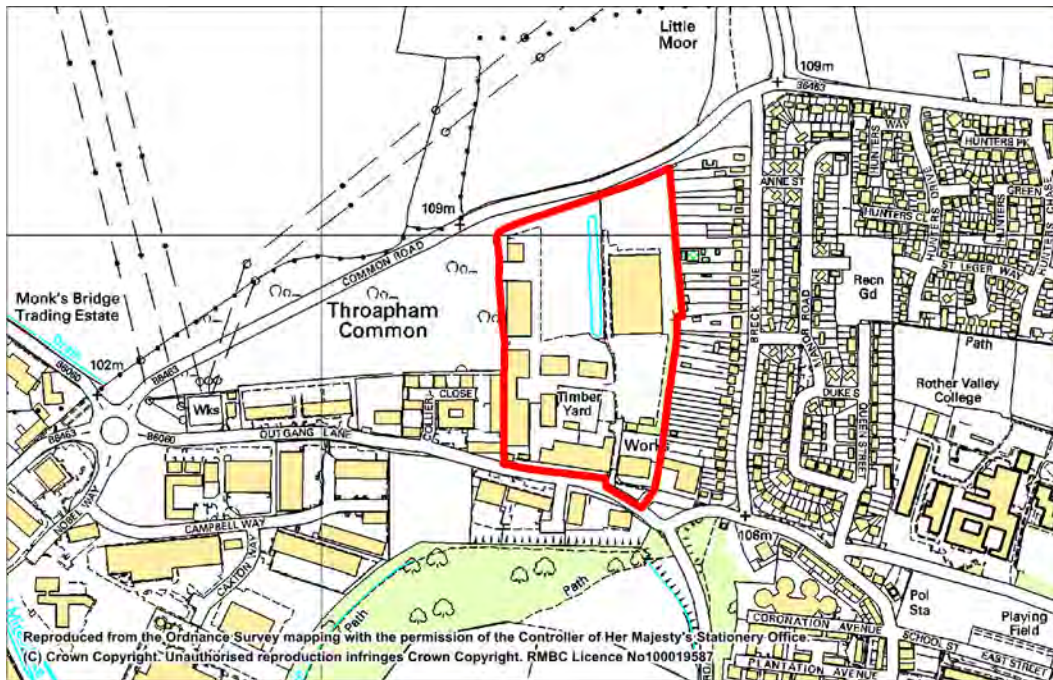
Site Name: Timber Yard Off Outgang Lane

Allocation: Residential Uses

Site Area: 7.96ha

Capacity: 271 dwellings

Site LDF Reference: LDF0238



Site Development Guidelines

1. The site is close to a Local Wildlife Site (LWS25 Little Moor) to the north, and immediately adjacent to Throapham Common to the west. The site has some semi-natural characteristics to its northern and western boundaries, and these will require consideration in any future planning application.
2. Some parts of this site are predicted to be at risk of surface water flooding; there is a linear pond on site running north south; layout, floor and ground levels will all need careful consideration. A Flood Risk Assessment will be required for any development on this site.
3. Landscape character impact: mitigation will require strong roadside planting, particularly along boundaries which face Green Belt. A no-build buffer along the northern and western boundaries will screen and separate the development from industrial uses to the west and provide habitat links from Throapham Common to Little Moor adjacent to St. Johns Road junction. Infrastructure such as roads, drainage, footways, Public Rights of Way, landscape buffers and appropriate boundary treatments are acceptable within this zone.
4. The preparation of a detailed masterplan incorporating suitable design measures will be essential. Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.

5.66 Allocation Reference: H76

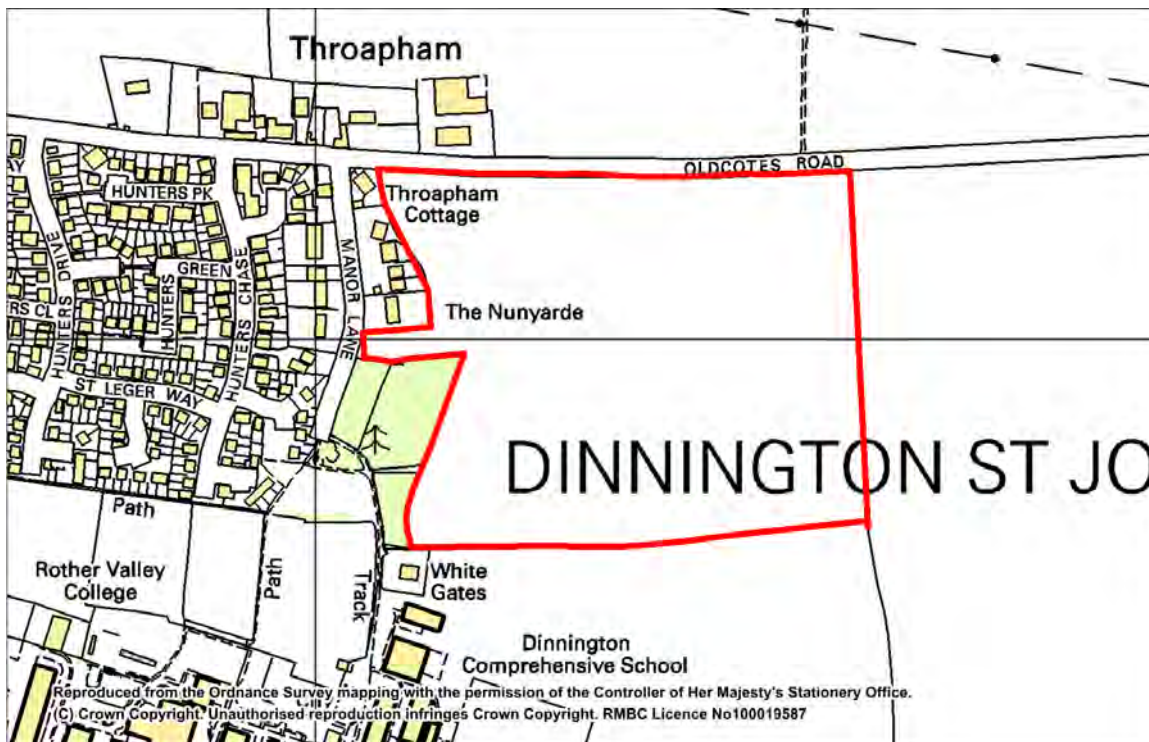
Site Name: Land Off Oldcotes Road (West)

Allocation: Residential Use

Site Area: 11.11ha

Capacity: 311 dwellings

Site LDF Reference: LDF0498



Site Development Guidelines

1. Development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in Table 17 'Heritage Statement for Archaeology Requirements'.
2. A 15 metre buffer to Throapham orchard should be incorporated within the design. Appropriate surveys and mitigation will be required to ensure that the protected species within Throapham orchard, are not negatively impacted by the development. The northern hedgerow to the site should be retained, unless agreed in writing with the Local Planning Authority.
3. A link road between Oldcotes Road and Leys Lane including improvements to both will be required. Lordens Hill crossroads would need assessing. A Transport Assessment will be required.
4. Landscape character impact: key mitigation measures include strengthening the roadside vegetation along Oldcotes Lane, with hedgerow and trees. Development should avoid long runs of housing of the same types - mixed groupings will be a more sympathetic built form.
5. A Landscape Assessment will be needed to assess and manage the impact of potential new development on landscape character and on natural landscape features such as trees and hedgerows.
6. Development proposals shall provide a strong structural landscape framework within which this development will sit. The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.
7. The preparation of a detailed masterplan incorporating suitable design measures will be essential. Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.
8. Consideration will need to be given to a suitable Soils Strategy with part of the site (approximately one third) being grade 2 agricultural land.

5.67 Allocation Reference: H78

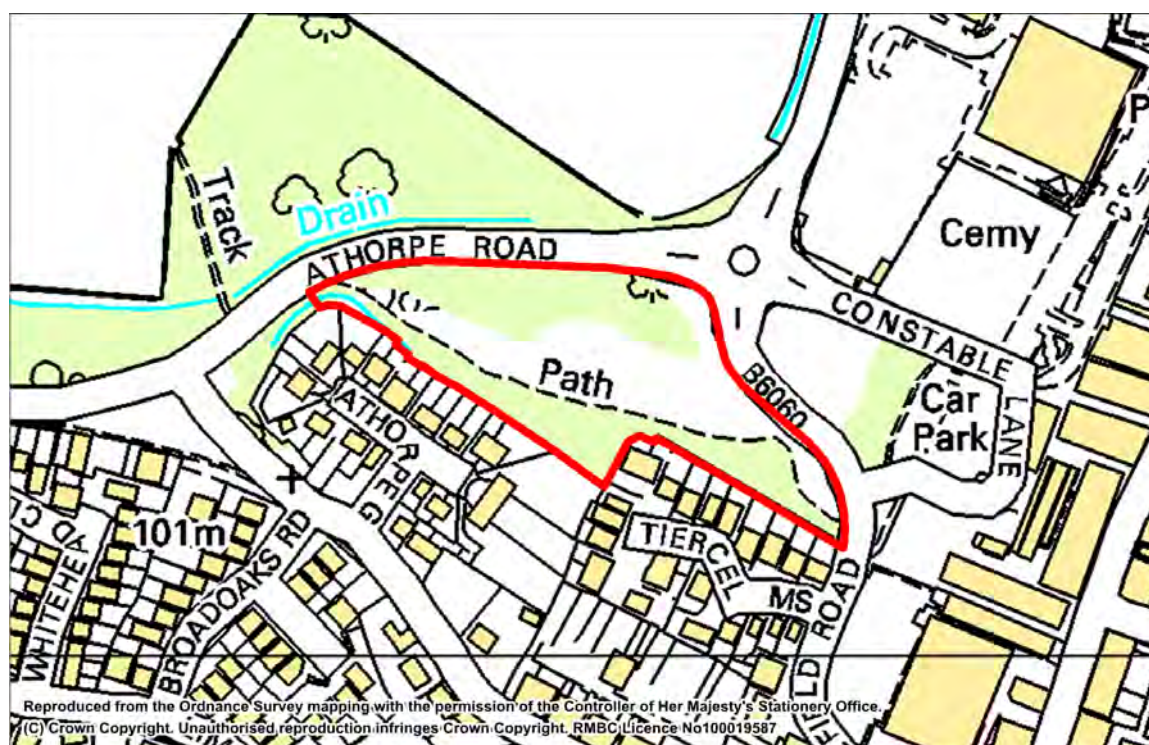
Site Name: Land Off Athorpe Road

Allocation: Residential Use

Site Area: 1.42ha

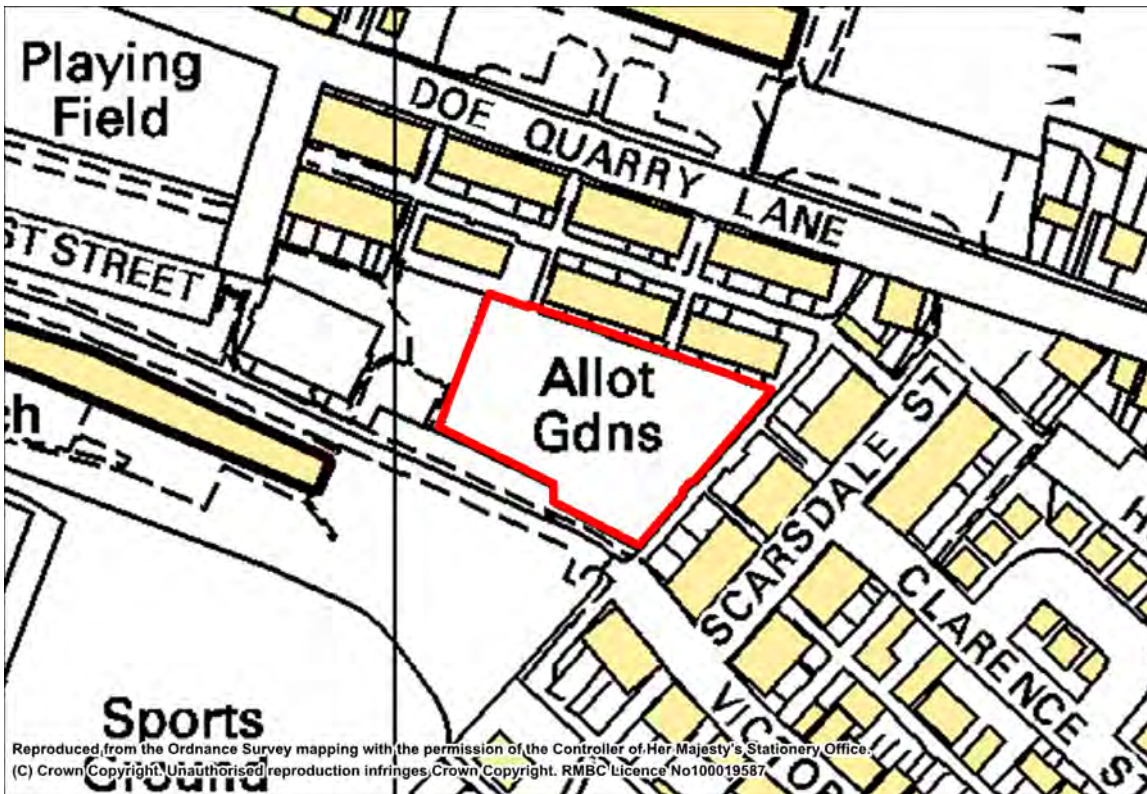
Capacity: 28 dwellings

Site LDF Reference: LDF0242



Site Development Guidelines

1. This site is adjacent to Local Wildlife Site (Dinnington Public Open Space, LWS018) but is separated by Athorpe Road. The site has immature woodland on it but the reasonably mature trees adjoining the current development to the south should be retained where possible. Whilst development would have little direct impact on the LWS, its habitat is semi-natural and future development should be informed by Phase 1 Habitat and protected species surveys to provide any necessary protection / mitigation. Boundary vegetation should be retained unless agreed in writing with the Local Planning Authority.

5.68 Allocation Reference: H79**Site Name:** Allotment Land Off East Street**Allocation:** Residential Use**Site Area:** 0.47ha**Capacity:** 15 dwellings**Site LDF Reference:** LDF0207**Site Development Guidelines**

1. Development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in Table 17 'Heritage Statement for Archaeology Requirements'.
2. An assessment of available allotments within the wider area and any potential enhancements / mitigation to nearby provision will be required. Usage of on-site allotments is currently minimal; any allotment holders will need to be re-located.
3. Key principle of design should be to enhance a visually unattractive neighbourhood through re-development.
4. Existing vegetation should be retained and enhanced, unless agreed in writing with the Local Planning Authority.

5.69 Site Allocation Reference: H80

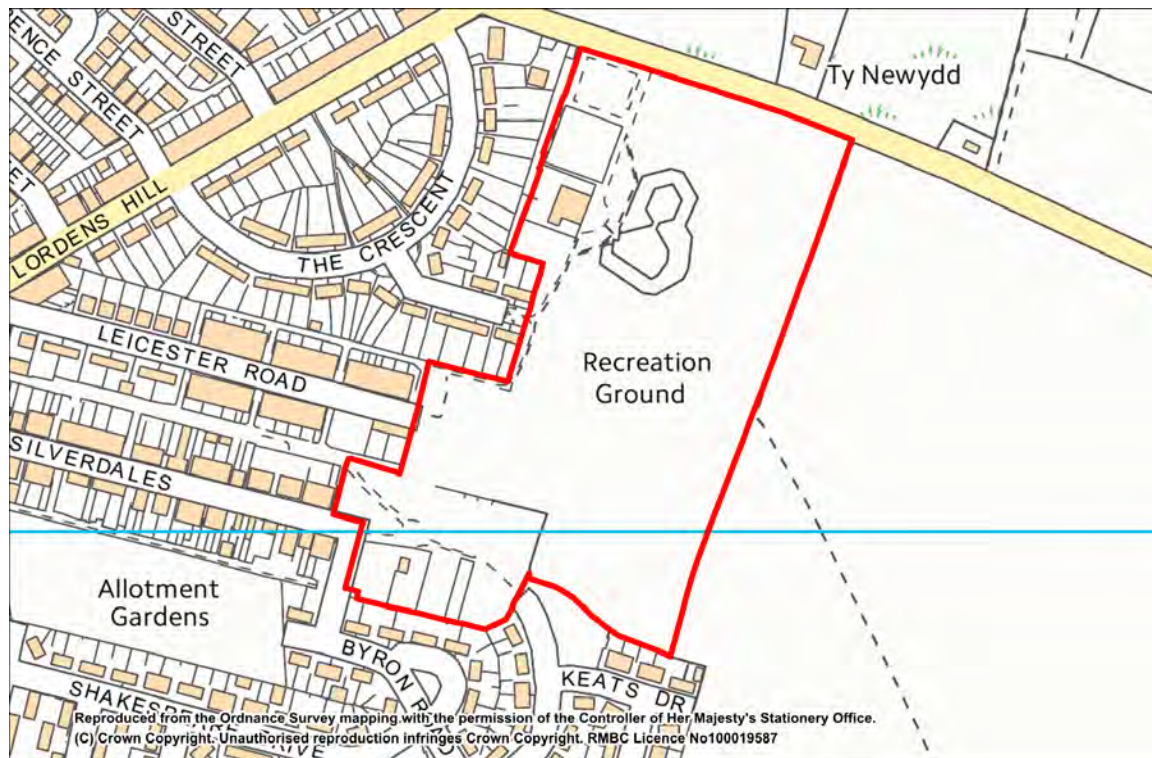
Site Name: Land Off Lodge Lane / Silverdales

Allocation: Residential Use

Site Area: 6.35ha

Capacity: 131 dwellings

LDF Reference: LDF0221 + LDF0222



Site Development Guidelines

1. Part of the site has been formerly used for recreational purposes, but is currently vacant. Development proposals involving the loss of open space will need to satisfy Policy SP 38 'Protecting Green Space'.
2. The provision of new Green Space and community facilities will be determined through an assessment of local needs as required to satisfy Policy SP 37 'New and Improvements to Existing Green Space' and Policy SP 64 'Access to Community Facilities'.
3. Development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in Table 17 'Heritage Statement for Archaeology Requirements'.
4. Additional land is required to enable suitable highways access. Consideration should be given to extending High Nook Road and connecting to Silverdales, and Leicester Road could be extended to serve part of the site.
5. A Landscape Assessment will be needed to assess and manage the impact of potential new development on landscape character and on natural landscape features such as trees and hedgerows. Existing boundary vegetation including notable mature trees shall be retained, unless agreed in writing with the Local Planning Authority. This will offer screening and setting for the development.
6. Development shall provide a strong structural landscape framework within which this development will sit. The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.
7. The preparation of a detailed masterplan to enable comprehensive development of the allocation and incorporating suitable design measures will be essential. Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.

5.70 Allocation Reference: H81

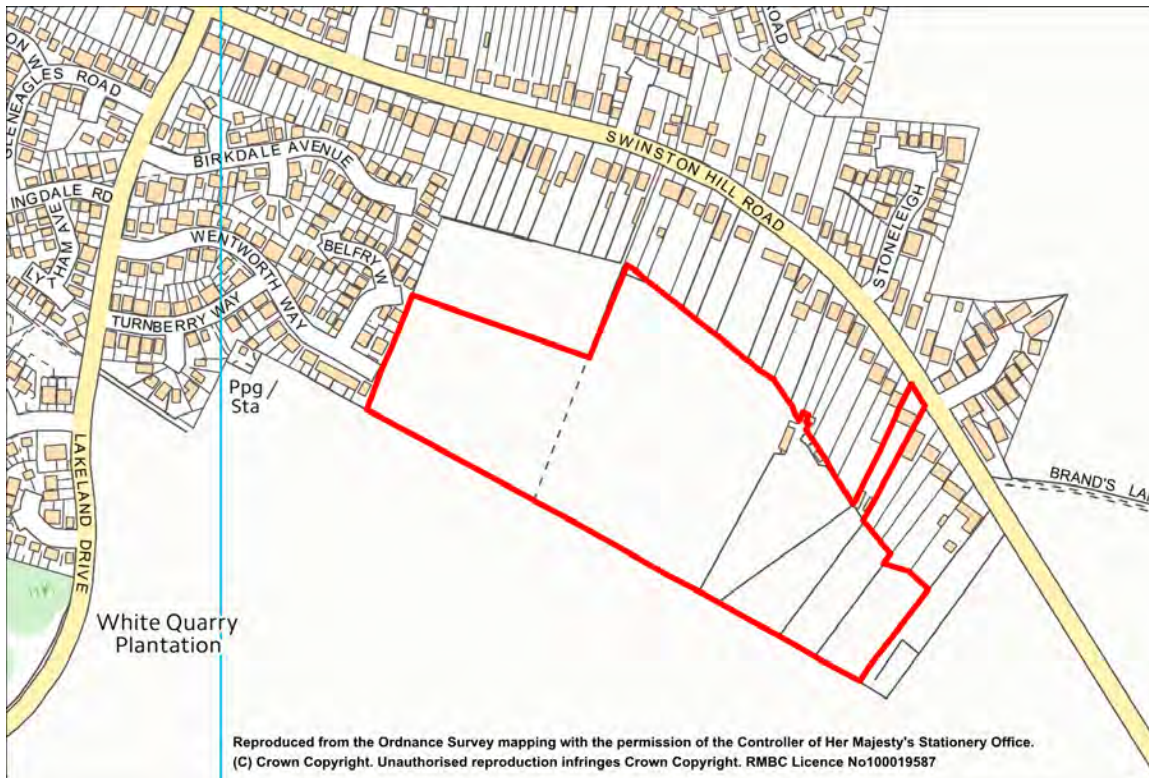
Site Name: Land Off Wentworth Way

Allocation: Residential Use

Site Area: 7.45ha

Capacity: 243 dwellings

Site LDF Reference: LDF0219



Site Development Guidelines

1. Development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in Table 17 'Heritage Statement for Archaeology Requirements'.
2. A Phase 1 Habitat survey should be conducted. Retain perimeter hedgerows. The more mature trees in the south-east should be checked for roosting bats.
3. The areas downstream of this site are known to be at high risk from surface water flooding. A Flood Risk Assessment will be required for any development on this site and additional restrictions may be imposed on discharge rates. On-site flood risk from overland flows should be assessed.
4. Landscape character impact: the retention of existing boundary vegetation will offer screening and setting for the development.
5. A Landscape Assessment will be needed to assess and manage the impact of potential new development on landscape character and on natural landscape features such as trees and hedgerows.
6. Development proposals shall provide a strong structural landscape framework within which this development will sit. The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.
7. The preparation of a detailed masterplan incorporating suitable design measures will be essential. Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.

5.71 Allocation Reference: H82

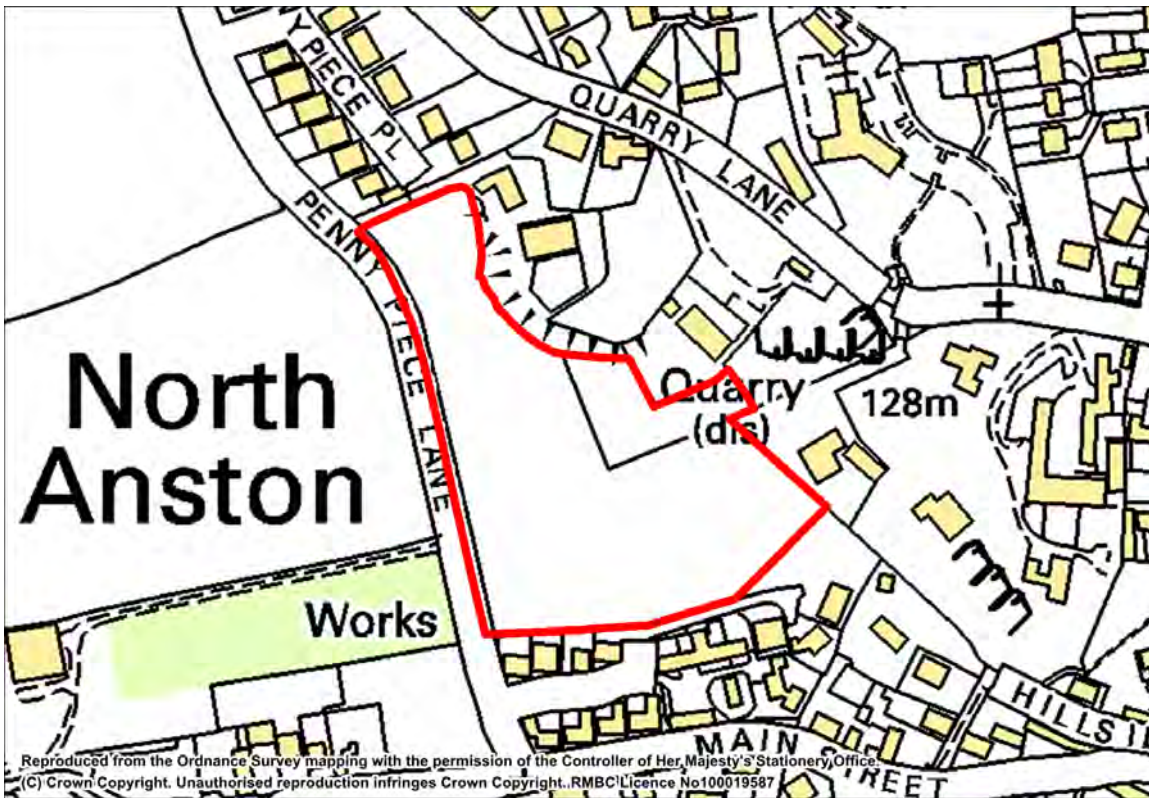
Site Name: Land To The East Of Penny Piece Lane

Allocation: Residential Use

Site Area: 1.88ha

Capacity: 38 dwellings

Site LDF Reference: LDF0208



Site Development Guidelines

1. Development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in Table 17 'Heritage Statement for Archaeology Requirements'.
2. A Heritage Statement shall be submitted with any subsequent planning application to identify the significance of on and off-site historic heritage assets that may be affected, to assess the impact of development upon them and their settings, and identify appropriate mitigation.
3. This is a highly visible site, partially within the North Anston Conservation Area, with a number of trees that are covered by a tree preservation order. A tree survey will be required. It is also in close proximity to listed buildings. As such it is essential that development reflects the existing character and quality of the surrounding area. There will be a need for sensitive layout, design, scale, height, materials and landscaping to ensure it contributes positively to the location and does not have an adverse impact on heritage assets.
4. With the exception of the requirement for highway access, the original field boundary wall adjacent Penny Piece Lane shall be retained.
5. A bat survey will be required given the presence of mature trees on site and the adjacent disused quarry.
6. A Transportation Assessment or Statement will be required to identify suitable access to the highway network and promote accessibility by non car modes.
7. Development proposals shall provide a strong structural landscape framework within which this development will sit. The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.
8. The site is within 250 metres of a geodiversity asset. There may be the opportunity to acquire knowledge about the buried geodiversity features of the area in the course of desk studies, boreholes or excavations, including those for services and foundations before and during the construction phase and by site visits for recording and assessment of relevant features by appropriate experts. These investigations can be timed to have little or no effect on the progress of the development.
9. The preparation of a detailed masterplan incorporating suitable design measures will be essential. Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.

5.72 Allocation Reference: H83

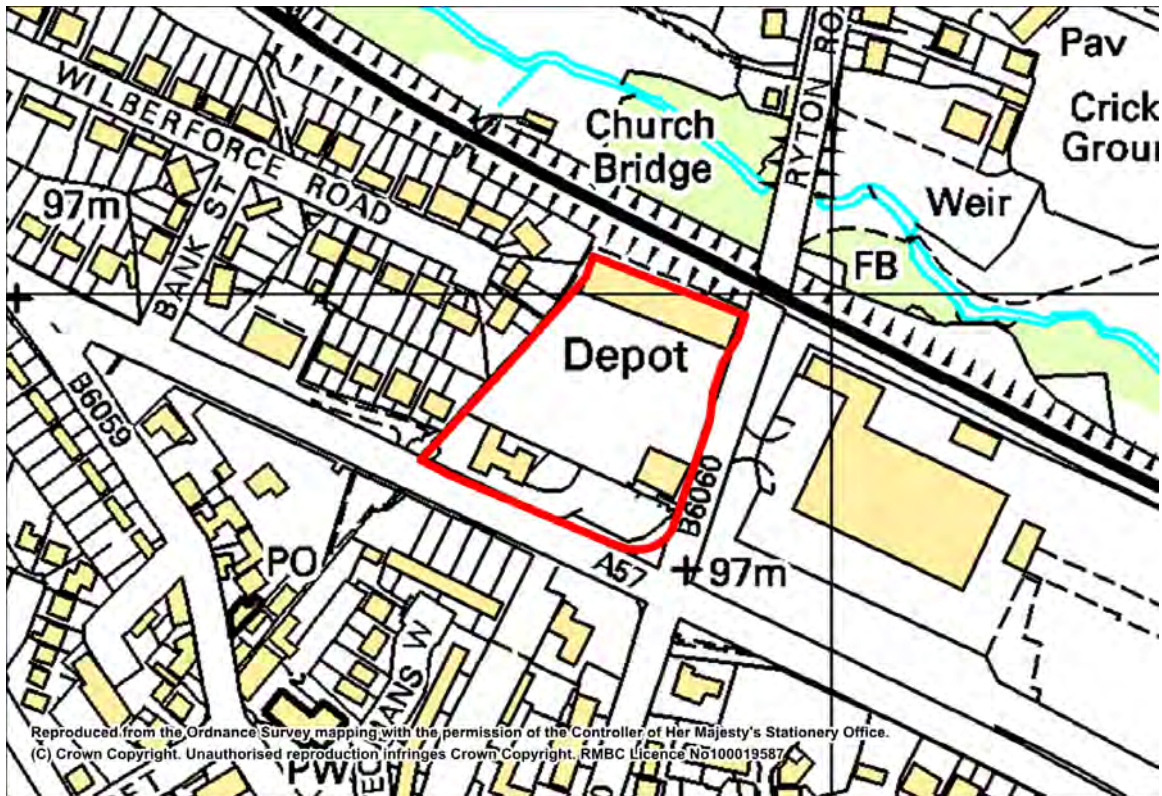
Site Name: Land Between Sheffield Road And Mineral Railway

Allocation: Residential Use

Site Area: 1.04ha

Capacity: 30 dwellings

Site LDF Reference: LDF0209



Site Development Guidelines

1. A Local Wildlife Site (Anston Stones Wood LWS010) is less than 40 metres from the site boundary whilst Anston Stones Wood SSSI is further downstream. There should be no impacts on either the LWS or SSSI at Anston Stones Wood, or on Anston Brook which connects these interests with the allocation site.
2. The construction of any roads, tracks, walls, fences, hardstanding, ditches or other earthworks, or laying of pipelines and cables above or below ground within the SSSI boundary must be undertaken in consultation with Natural England. Recreational disturbance can be an issue for the site - appropriate provision of on / off site open space must be sufficient to offset any potential disturbance issues and ensure that development does not facilitate access by recreational vehicles. Natural England should be consulted on any planning application.
3. The site is within 250 metres of a geodiversity asset. There may be the opportunity to acquire knowledge about the buried geodiversity features of the area in the course of desk studies, boreholes or excavations, including those for services and foundations before and during the construction phase and by site visits for recording and assessment of relevant features by appropriate experts. These investigations can be timed to have little or no effect on the progress of the development.
4. Additional highways access to the A57 should be avoided.
5. Some parts of this site are predicted to be at high risk of surface water flooding. A Flood Risk Assessment will be required for any development on this site.
6. Development proposals should ensure that contamination associated with redevelopment of the petrol filling station is investigated and mitigation measures introduced as appropriate.

5.3 Development sites in Wath-upon-Dearne, Brampton Bierlow and West Melton

5.73 Allocation Reference: E17

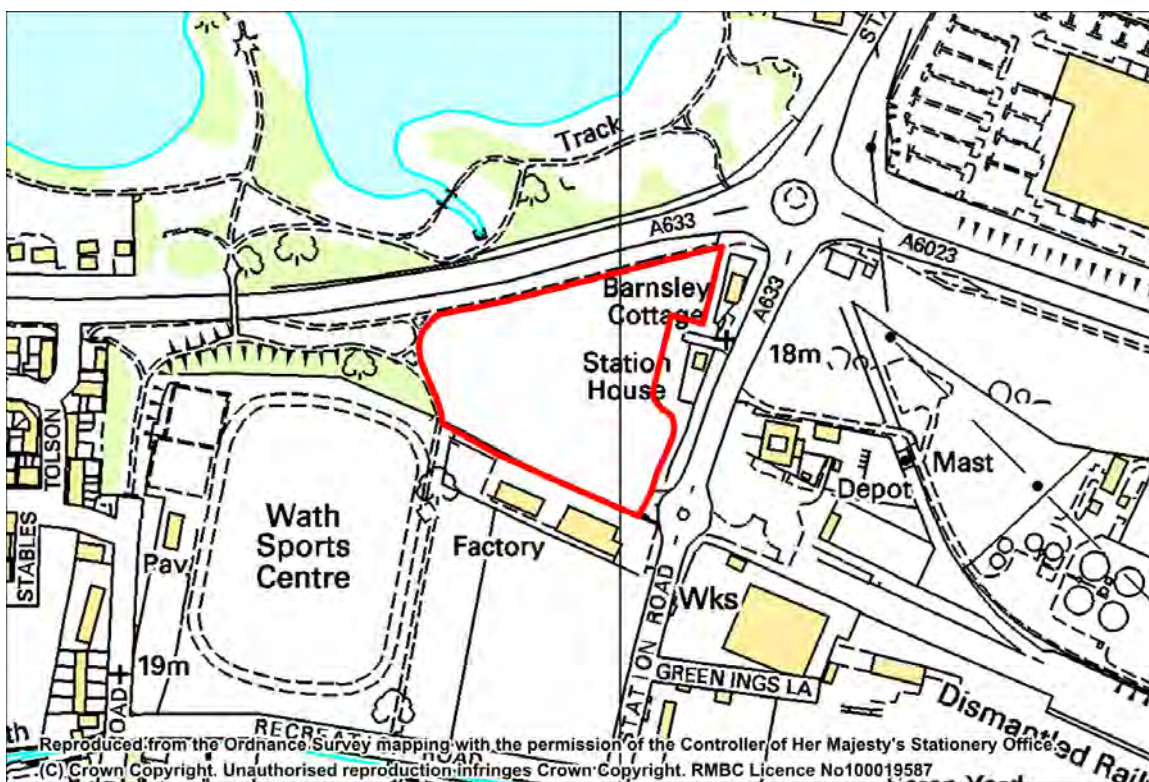
Site Name: Manvers Way / Station Road

Allocation: Industrial and Business Uses

Site Area: 1.92ha

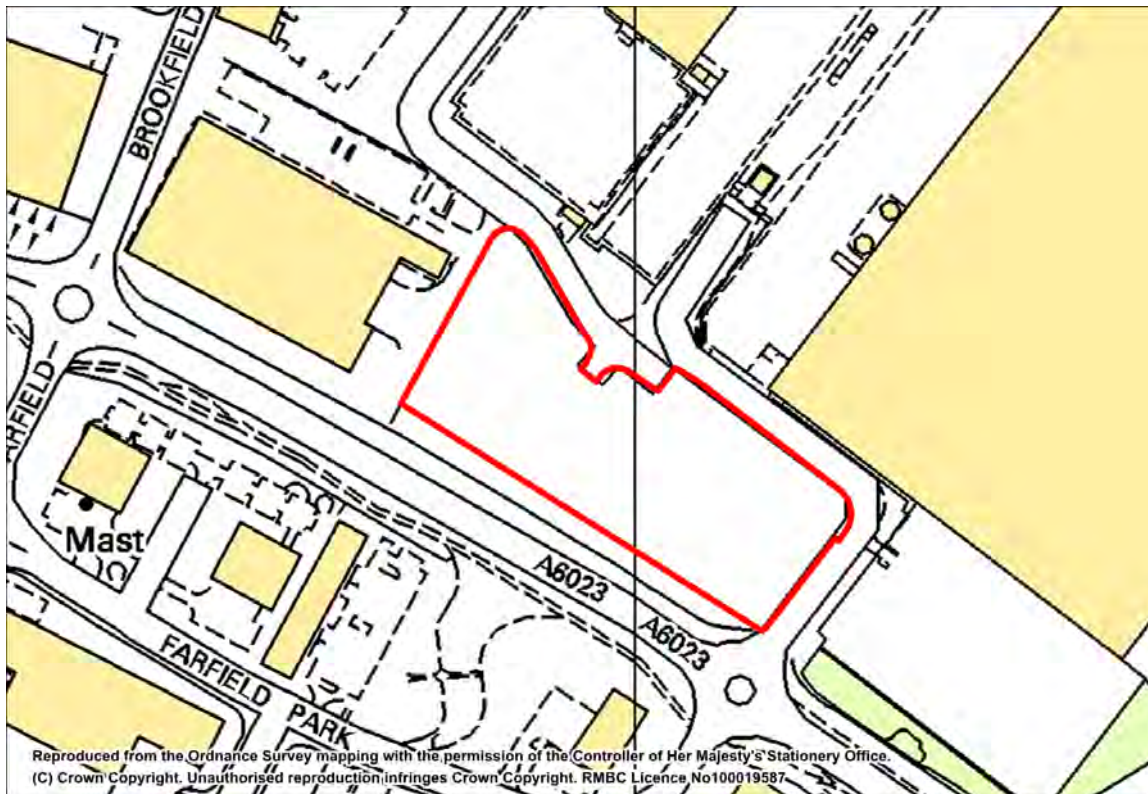
Capacity: 1.92ha

Site LDF Reference: LDF0308



Site Development Guidelines

1. This site lies within Flood Zone 2, and partly within Flood Zone 3, and a Flood Risk Assessment will be required including surface water flood risk.
2. Existing vegetation along the site boundary should be retained. In particular this will contribute towards ensuring an appropriate amenity buffer to existing properties immediately to the east of the site and protect the botanically rich Manvers Way verge.

5.74 Allocation Reference: E18**Site Name:** Brookfield Way**Allocation:** Industrial and Business Uses**Site Area:** 1.83ha**Capacity:** 1.83ha**Site LDF Reference:** LDF0345**Site Development Guidelines**

1. Existing structural vegetation to the A6023 Manvers Way should be retained, and enhancements made to vegetation on other boundaries.

5.75 Allocation Reference: E19

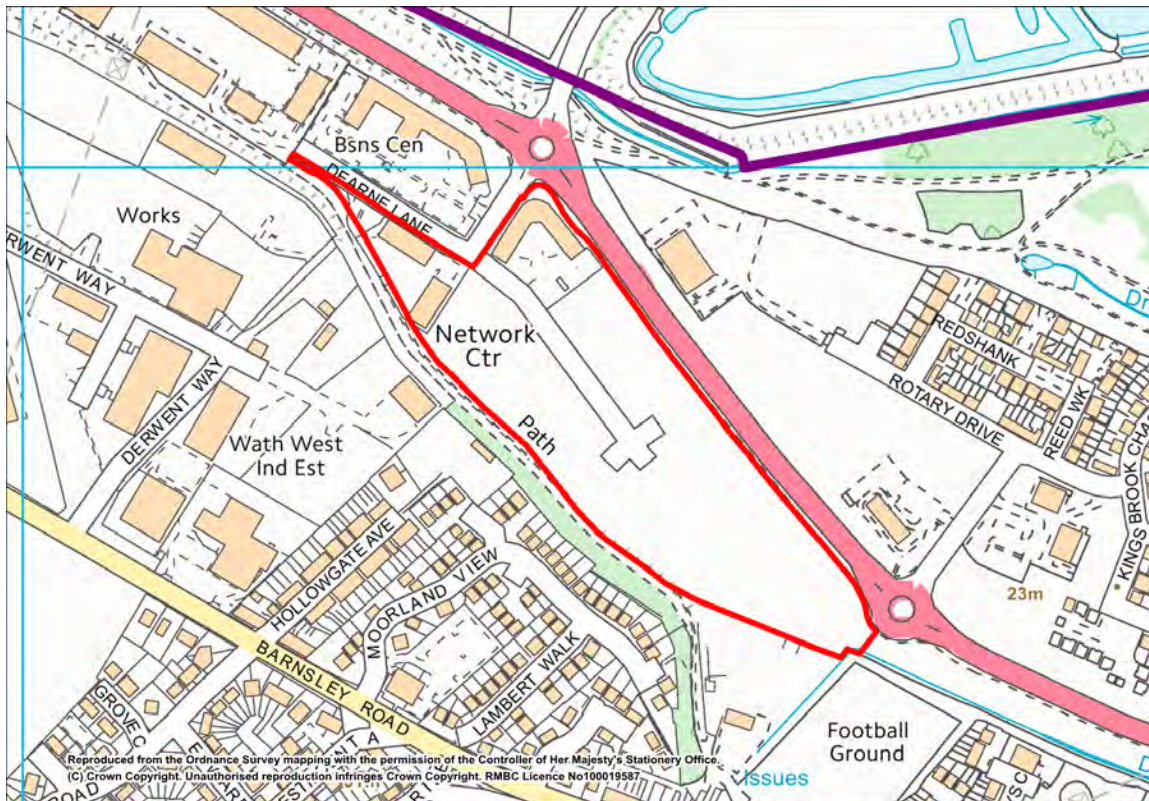
Site Name: Manvers Way / Dearne Lane, Brampton

Allocation: Industrial and Business Uses

Site Area: 3.74ha

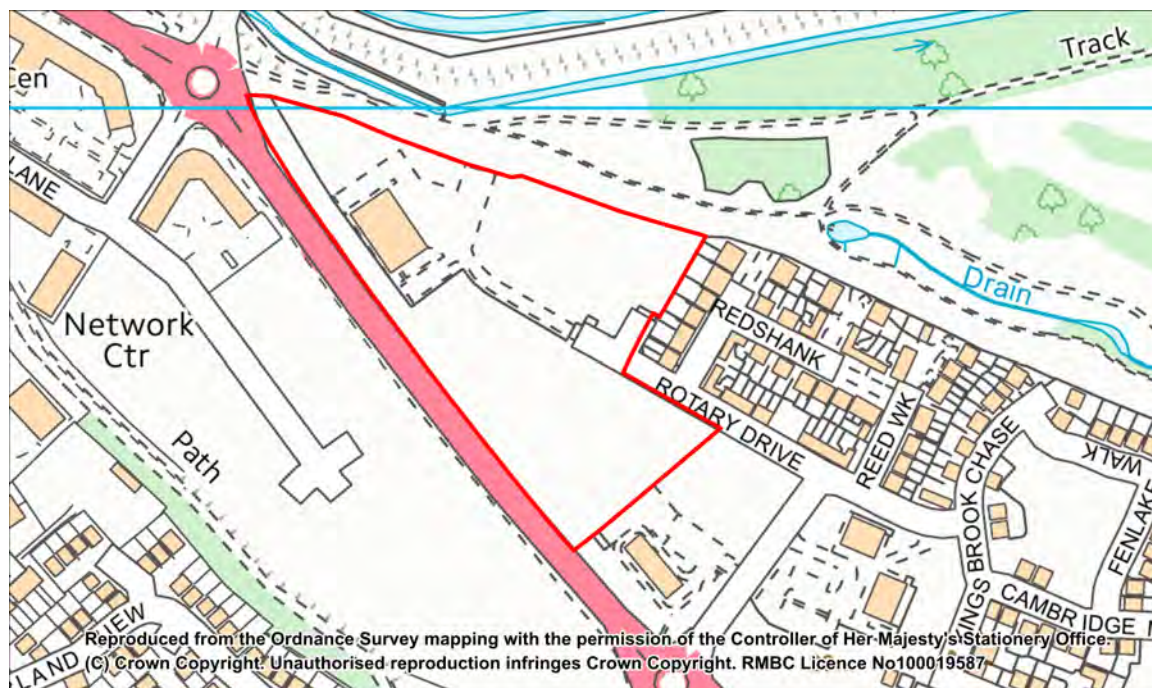
Capacity: 3.74ha

Site LDF Reference: LDF0348



Site Development Guidelines

1. Existing structural vegetation to the A6023 Manvers Way should be retained, and enhancements made to vegetation to other boundaries.
2. There is a public right of way along the south-west boundary of the development site and appropriate landscaping and links from within this allocation should be provided to the footpath. The orientation of new buildings will need careful consideration to ensure that the footpath is integrated within the development and natural surveillance enhanced.

5.76 Allocation Reference: E20**Site Name:** Manvers Way**Allocation:** Industrial and Business Uses**Site Area:** 3.09ha**Capacity:** 3.09ha**Site LDF Reference:** LDF0351**Site Development Guidelines**

1. Potential negative effects on the adjacent RSPB reserve and any subsequent mitigation need to be considered at design stage.
2. A Phase 1 Habitat survey should be conducted. A bird survey will also be required given the proximity of the adjacent RSPB (Old Moor) reserve. There should be no negative impacts on the latter or on the botanically rich Manvers Way verge arising from new development.
3. The site lies within Flood Zone 2 and a Flood Risk Assessment will be required.

5.77 Allocation Reference: E21

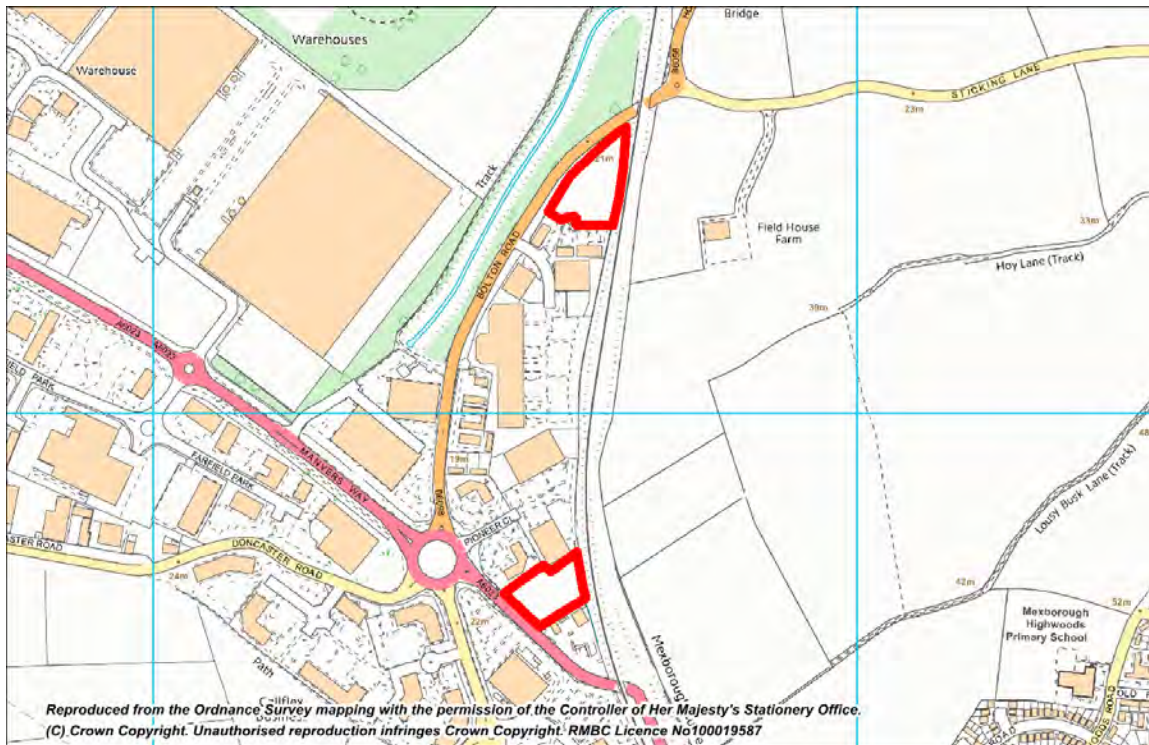
Site Name: Bolton Road, Manvers

Allocation: Industrial and Business Uses

Site Area: 1.49ha

Capacity: 1.49ha

Site LDF Reference: LDF0605



Site Development Guidelines

1. Development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in Table 17 'Heritage Statement for Archaeology Requirements'.
2. Existing vegetation should be retained and enhanced, unless agreed in writing with the Local Planning Authority.

5.78 Allocation Reference: H40

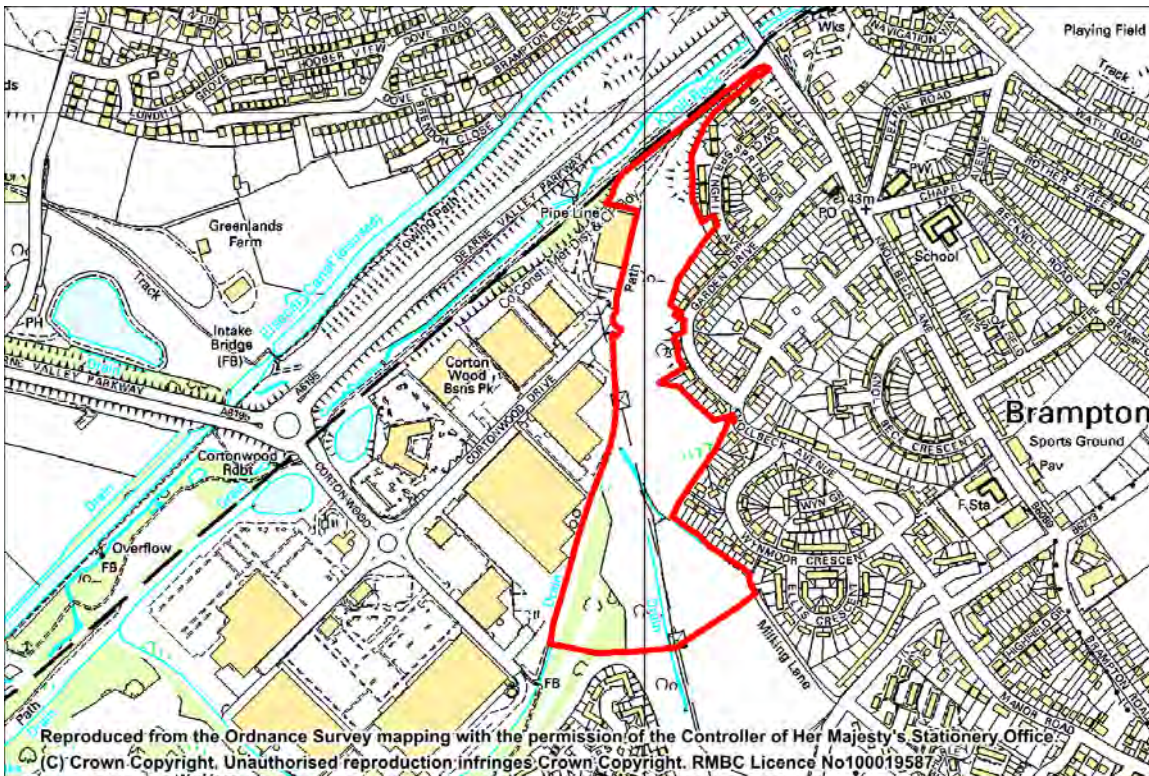
Site Name: Land To East Of Cortonwood Business Park

Allocation: Residential Use

Site Area: 7.74ha

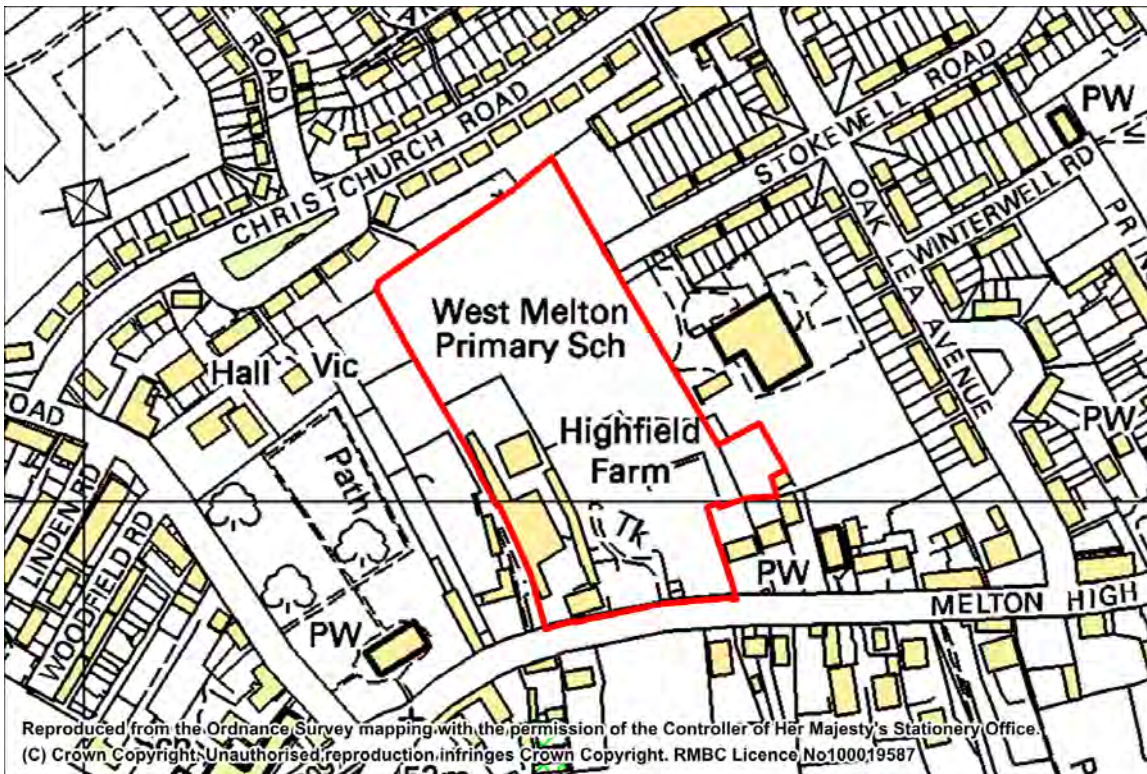
Capacity: 122 dwellings

Site LDF Reference: LDF0258



Site Development Guidelines

1. Development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in Table 17 'Heritage Statement for Archaeology Requirements'.
2. A Phase 1 Habitat survey should be conducted. Mature trees should be retained, unless agreed in writing with the Local Planning Authority.
3. A Flood Risk Assessment will be required. A watercourse is present on this site. Flood risk from this watercourse and overland flows should be assessed and drainage attenuation measures will be required.
4. Landscape character impact: use of materials should be in keeping with those in the locality. Boundary and roadside vegetation should be retained and enhanced, unless agreed in writing with the Local Planning Authority.
5. A Landscape Assessment will be needed to assess and manage the impact of potential new development on landscape character and on natural landscape features such as trees and hedgerows.
6. Development proposals shall provide a strong structural landscape framework within which this development will sit. The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.
7. The preparation of a detailed masterplan incorporating suitable design measures will be essential. Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.

5.79 Allocation Reference: H43**Site Name:** Highfield Farm**Allocation:** Residential Use**Site Area:** 2.50ha**Capacity:** 70 dwellings**Site LDF Reference:** LDF0292**Site Development Guidelines**

1. Development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 1 highlighted yellow in Table 17 'Heritage Statement for Archaeology Requirements'.
2. A Heritage Statement shall be submitted with any planning application to identify the significance of on and off-site historic heritage assets that may be affected, to assess the impact of development upon them and their settings, and identify appropriate mitigation.
3. Development proposals should retain and reuse the Listed Buildings at Highfield Farm. Proposals should ensure that the elements which contribute to the significance of these structures and the other heritage assets in its vicinity are appropriately conserved.
4. The existing stone wall to the roadside boundary shall be retained.

5.80 Allocation Reference: H44

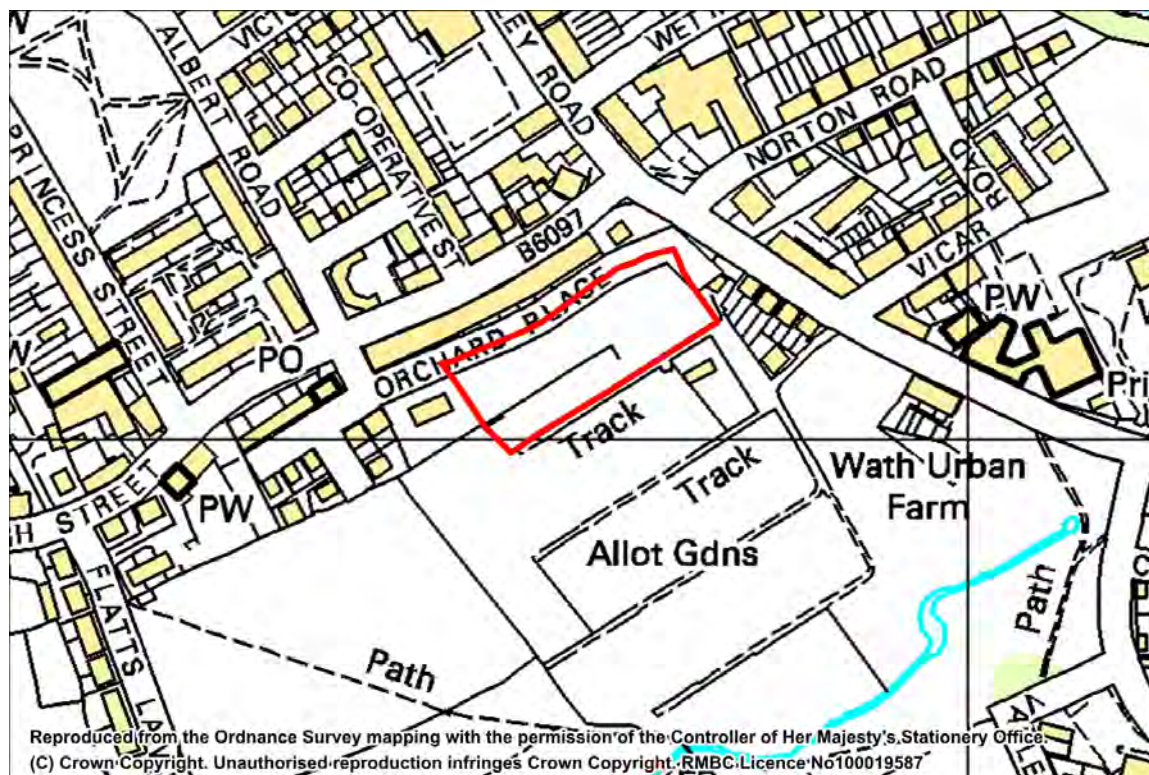
Site Name: Off Orchard Place

Allocation: Residential Use

Site Area: 0.60ha

Capacity: 14 dwellings

Site LDF Reference: LDF0268



Site Development Guidelines

1. A Transport Statement shall be required which includes investigation of off site road access improvements, including widening of Orchard Place and linking to Barnsley Road, speed humps and reduced speed limit on Orchard Place.
2. An assessment of the allotments on site and available allotments within the wider area will be essential to determine whether allotment holders can be re-located or must remain in situ. Potential enhancements / mitigation to nearby allotment provision will be required if approval to develop the allotments is given.
3. Existing vegetation should be retained, unless agreed in writing with the Local Planning Authority.

5.81 Allocation Reference: H97

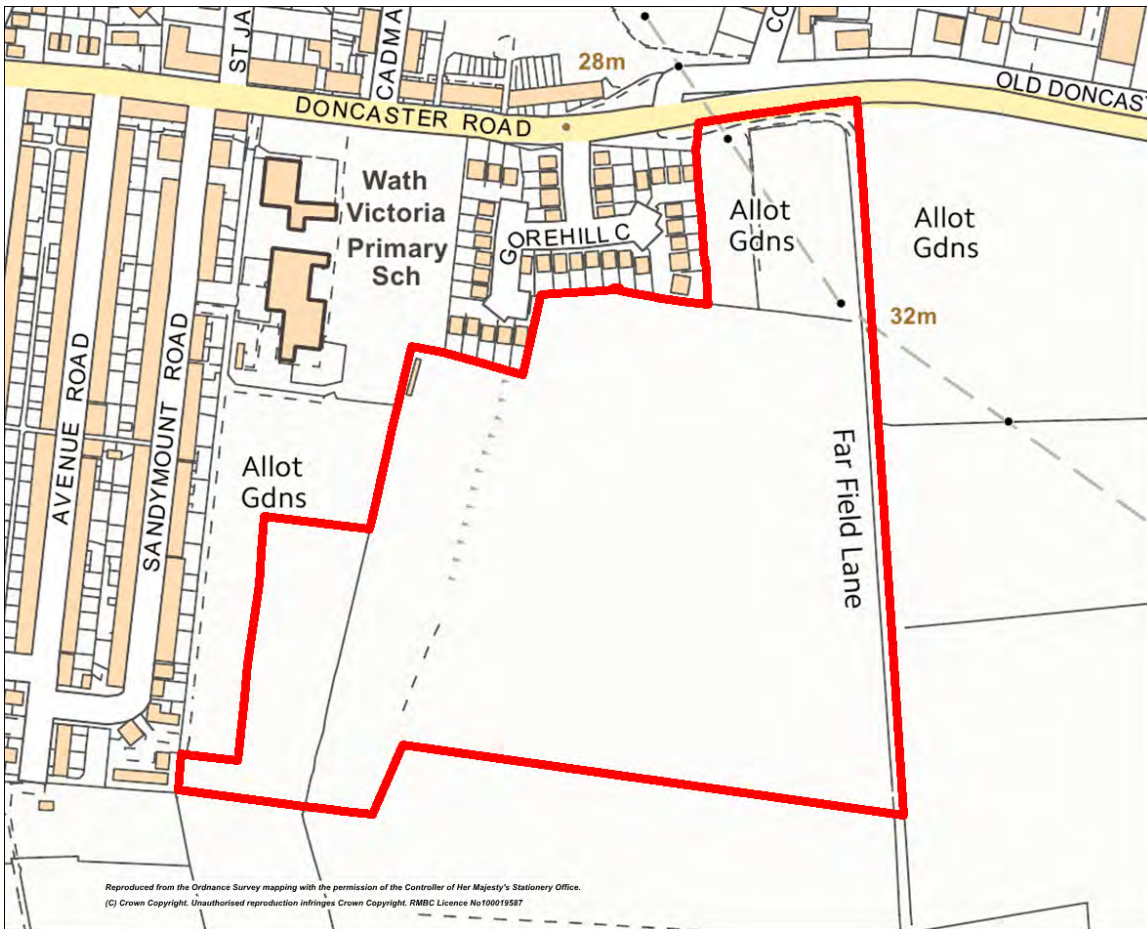
Site Name: Land Off Far Field Lane, Wath-Upon-Dearne

Allocation: Residential Use

Site Area: 9.94ha

Capacity: 242 dwellings

Site LDF Reference: LDF0849



Site Development Guidelines

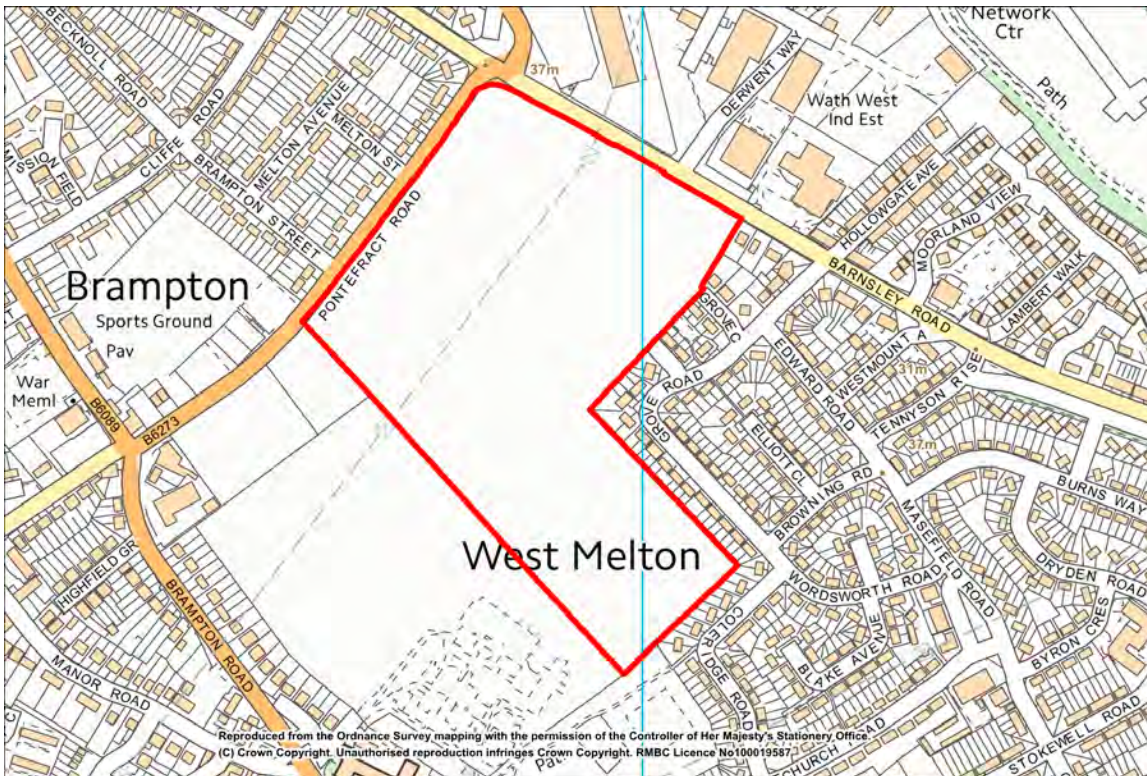
1. Future development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in Table 17 'Heritage Statement for Archaeology Requirements'.
2. A Transportation Assessment will be required. This should include careful consideration of accessibility and opportunities for linking it to the wider community through pedestrian and cycle linkages and the public rights of way network to the north.
3. Any development should ensure that vehicular access to Safeguarded Land site SL5 to the south is not precluded.
4. A Phase 1 habitat survey should be conducted and the presence of protected species (specifically foraging bats and badgers) should be checked. Mature trees and perimeter hedgerows should be retained and incorporated into any development, unless agreed in writing with the Local Planning Authority.
5. A Flood Risk Assessment will be required. Consideration should be given to the location of a flood alleviation scheme in this locality as there is a possible overland flood route through this site and known flooding problems within the wider area.
6. Development proposals shall investigate the status of existing allotment land south of Doncaster Road and consider the need for allotment provision or enhancement in the wider locality (within a reasonable walking distance).
7. The design and layout of proposals shall pay careful regard to the residential amenities of those living on Gorehill Close, incorporating appropriate mitigation measures where necessary.
8. Development proposals shall provide a strong structural landscape framework within which this development will sit. The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.
9. Where possible, development proposals shall have regard to the potential Dearne and Dove Canal restoration route in this area.
10. The preparation of a detailed masterplan incorporating suitable design measures will be essential. Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.

5.82 Allocation Reference: H98

Site Name: Land Between Pontefract Road And Barnsley Road, West Melton

Allocation: Residential Use **Site Area:** 11.73ha **Capacity:** 328 dwellings

Site LDF Reference: LDF0263



Site Development Guidelines

1. Future development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 1 highlighted yellow in Table 17 'Heritage Statement for Archaeology Requirements'.
2. A Transportation Assessment will be required. This should include careful consideration of accessibility for the site and include vehicular access from Barnsley Road and Pontefract Road.
3. The design of proposals shall include pedestrian and cycle routes to ensure access for local communities through and to the site from the wider area.
4. A Phase 1 habitat survey should be conducted.
5. A Flood Risk Assessment will be required.
6. Development proposals shall provide a strong structural landscape framework within which this development will sit. The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.
7. Pylons cross this site and their location will enable the creation of a Green Infrastructure Corridor to be incorporated in any future development proposals.
8. The preparation of a detailed masterplan incorporating suitable design measures will be essential. Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.

5.4 Development sites in Bramley, Wickersley and Ravenfield Common

5.83 Allocation Reference: H58

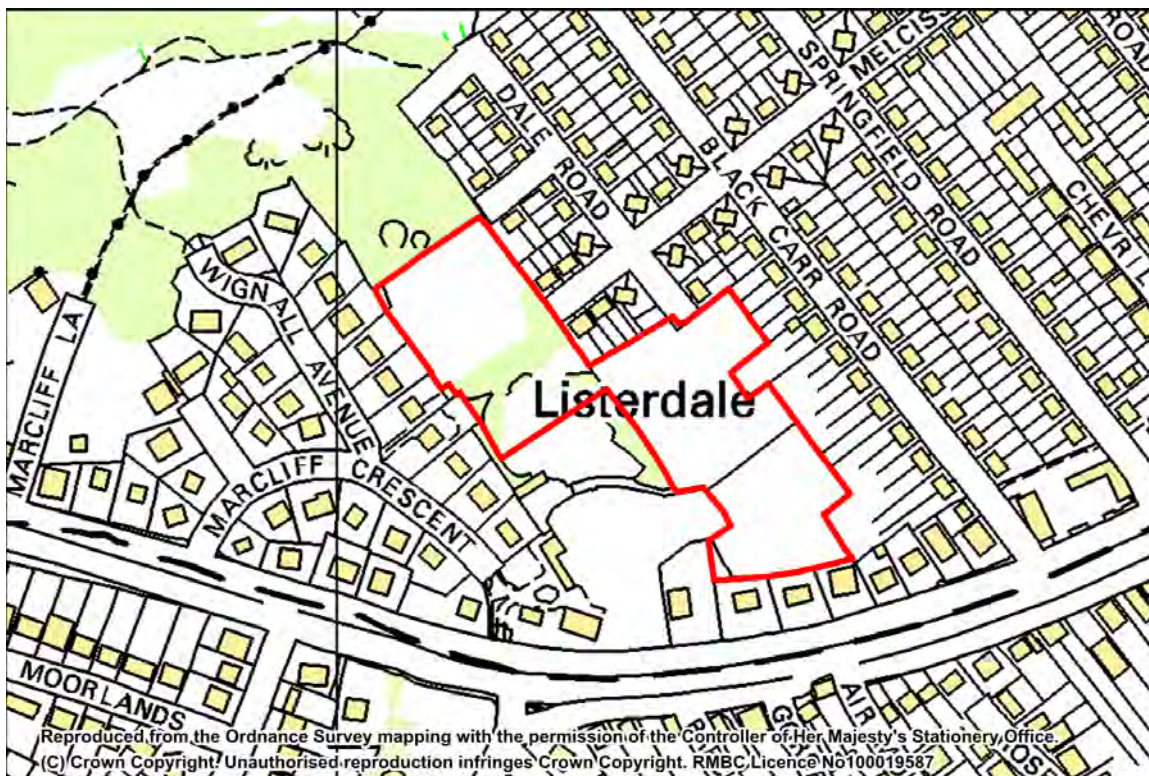
Site Name: Land Off Melciss Road

Allocation: Residential Use

Site Area: 1.86ha

Capacity: 45 dwellings

Site LDF Reference: LDF0359



Site Development Guidelines

1. Development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in Table 17 'Heritage Statement for Archaeology Requirements'.
2. The site is adjacent to a Local Wildlife Site (LWS63 Listerdale Wood); a buffer of 15 metres to the LWS should be incorporated into any development proposals.
3. The site is adjacent to a Regionally Important Geological Site (R23 Brecks Quarries, Listerdale) and appropriate buffering should be provided. Development would provide the opportunity to enhance a geological asset by improving the access to the RIGS at Hellaby Brook corridor. There may be the opportunity to acquire knowledge about the buried geodiversity features of the area in the course of desk studies, boreholes or excavations, including those for services and foundations before and during the construction phase and by site visits for recording and assessment of relevant features by appropriate experts. These investigations can be timed to have little or no effect on the progress of the development.
4. The removal of existing vegetation on site, including trees, should be minimised whilst ensuring the delivery of a viable housing scheme.

5.84 Allocation Reference: H61

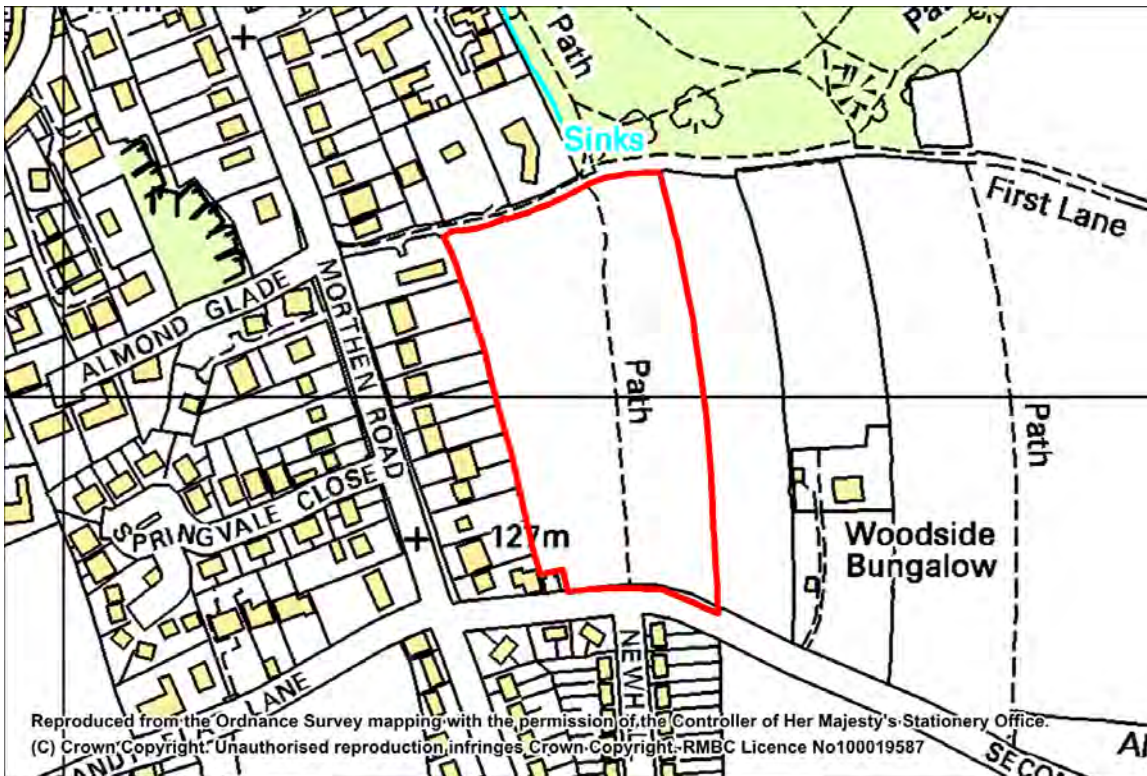
Site Name: Pony Paddock, Off Second Lane

Allocation: Residential Use

Site Area: 2.32ha

Capacity: 56 dwellings

Site LDF Reference: LDF0360



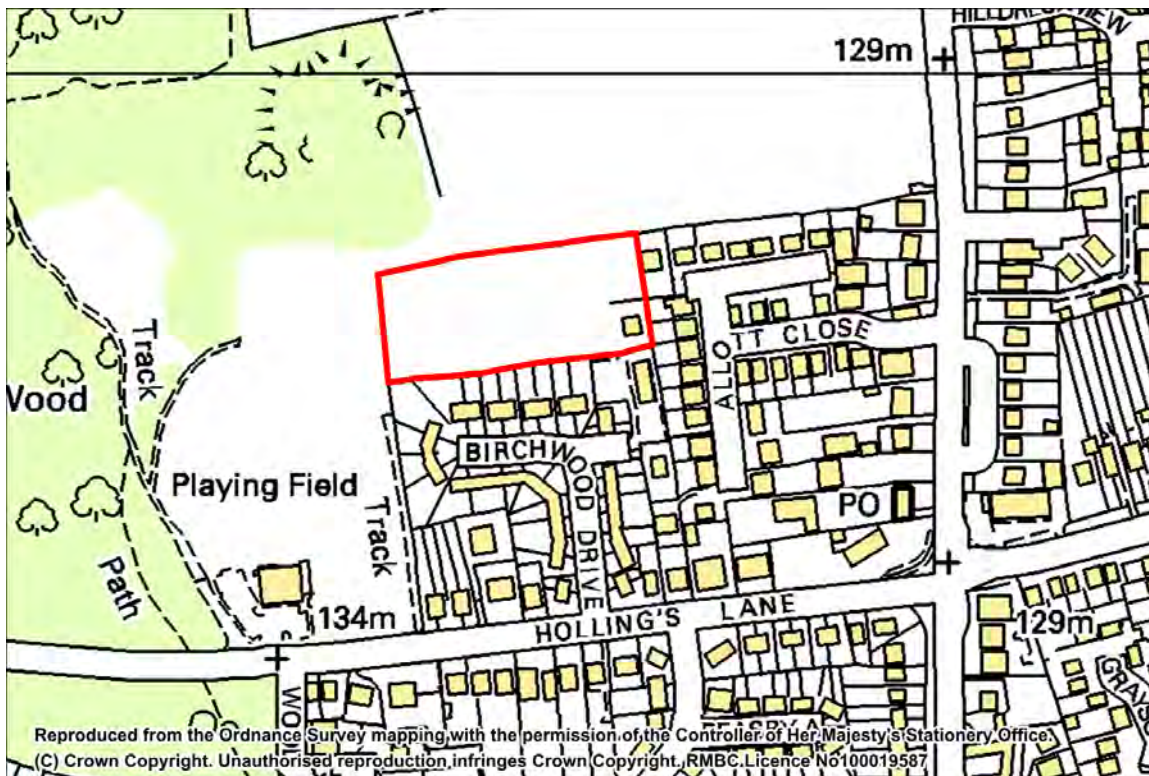
Site Development Guidelines

1. Development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in Table 17 'Heritage Statement for Archaeology Requirements'.
2. A Phase 1 Habitat survey was conducted in September 2015. Mature trees and buildings should be checked for bats. Use of the land by badgers should be considered. All surrounding hedgerows and hedgerow trees should be retained wherever possible. This allocation site adjoins a Local Wildlife Site (Wickersley Wood LWS042). Given the importance of Wickersley Wood for nature conservation, a buffer zone of 15 metres should be incorporated into the design. Light pollution into Wickersley Wood should be considered and any potential negative impacts mitigated where possible.
3. Great Crested Newts may be present on site and any future development proposals shall investigate this matter further and provide suitable mitigation measures.
4. Minor improvements to the width / alignment of Newhall Avenue / Second Lane fronting the site shall be required within the site boundary / highway. A footway is desirable on the northern side of Newhall Lane connecting with Morthen Road. A pedestrian / cycle link to First Lane to the north should be provided. The above considerations should be addressed in more detail in a Transport Statement to accompany any planning application.
5. A watercourse is present on this site. Flood risk from this watercourse should be assessed as part of a Flood Risk Assessment.
6. A Landscape Assessment will be needed to assess and manage the impact of potential new development on the wider area of open countryside and on natural landscape features such as trees and hedgerows. Existing vegetation should be retained and enhanced.
7. Development shall provide a strong structural landscape framework within which this development will sit. The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.
8. The preparation of a detailed masterplan incorporating suitable design measures will be essential. Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.

5.85 Allocation Reference: H62**Site Name:** Land Off Nethermoor Drive / Second Lane**Allocation:** Residential Use**Site Area:** 3.99ha**Capacity:** 128 dwellings**Site LDF Reference:** LDF0649

Site Development Guidelines

1. Development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in Table 17 'Heritage Statement for Archaeology Requirements'.
2. A Phase 1 Habitat survey was conducted in July 2016. Wickersley Wood Local Wildlife Site (LWS042) could be negatively affected by an increase in distant light pollution: this could be mitigated by employing wildlife friendly lighting and using vegetation as a buffer along the border with Second Lane. The hedgerows on the northern and western boundaries should be retained, gapped-up and managed as part of biodiversity enhancement, unless agreed in writing with the Local Planning Authority.
3. Vehicular access solely from Nethermoor Drive with a pedestrian / cycle link to Second Lane would be acceptable in principle. However additional land will be required to improve Second Lane should it be intended to provide a road link with Nethermoor Drive. A footway on the northern side of Newhall Lane connecting with Morthen Road is desirable. The above considerations should be addressed in more detail in a Transport Statement to accompany any future planning application.
4. A Landscape Assessment will be needed to assess and manage the impact of potential new development on the wider area of open countryside and on natural landscape features such as trees and hedgerows. Existing vegetation should be retained and enhanced, unless agreed in writing with the Local Planning Authority, and careful consideration given to the design of boundary treatments, including a buffer offset from Green Belt.
5. Development proposals shall provide a strong structural landscape framework within which this development will sit. The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.
6. The preparation of a detailed masterplan incorporating suitable design measures will be essential. Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.
7. A watercourse is present on the northern boundary. Flood risk from this watercourse should be assessed as part of a Flood Risk Assessment.

5.86 Allocation Reference: H64**Site Name:** Land Off Allott Close**Allocation:** Residential Use**Site Area:** 0.91ha**Capacity:** 22 dwellings**Site LDF Reference:** LDF0391**Site Development Guidelines**

1. Development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in Table 17 'Heritage Statement for Archaeology Requirements'.
2. Development proposals will need to provide a 15 metre buffer to the adjacent Local Wildlife Site (LWS61 Gulling Wood and Silver Wood).
3. Existing vegetation should be retained and enhanced, unless agreed in writing with the Local Planning Authority; particularly important will be the enhancement of boundary vegetation.

5.87 Allocation Reference: H65

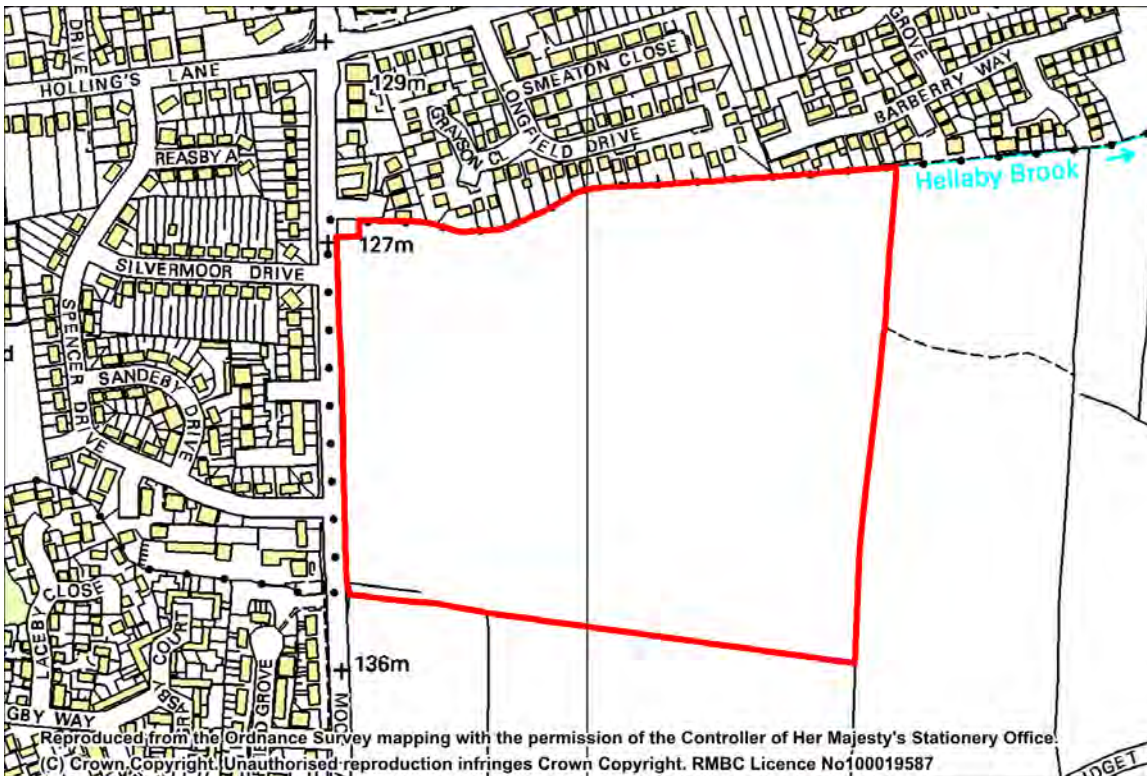
Site Name: Land East Of Moor Lane South

Allocation: Residential Use

Site Area: 14.49ha

Capacity: 320 dwellings

Site LDF Reference: LDF0774



Site Development Guidelines

1. Development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in Table 17 'Heritage Statement for Archaeology Requirements'.
2. The main ecological interest is Hellaby Brook which runs along the northern boundary of the site. This should be surveyed for protected species, and appropriate mitigation provided where necessary. There are a limited number of perimeter trees on the site which should be retained, where possible.
3. A Transport Assessment will be required which includes consideration of possible traffic issues regarding Bramley village and J1 of the M18.
4. A watercourse is present on the northern boundary. Flood risk from this watercourse and overland flows should be assessed as part of a Flood Risk Assessment.
5. A Landscape Assessment will be needed to assess and manage the impact of potential new development on the wider open countryside and on natural landscape features such as trees and hedgerows. Existing vegetation including mature trees should be retained and enhanced, unless agreed in writing with the Local Planning Authority.
6. Development proposals shall provide a strong structural landscape framework within which this development will sit. The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.
7. The preparation of a detailed masterplan incorporating suitable design measures will be essential. Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.

5.5 Development sites in Waverley

5.88 Allocation Reference: E22

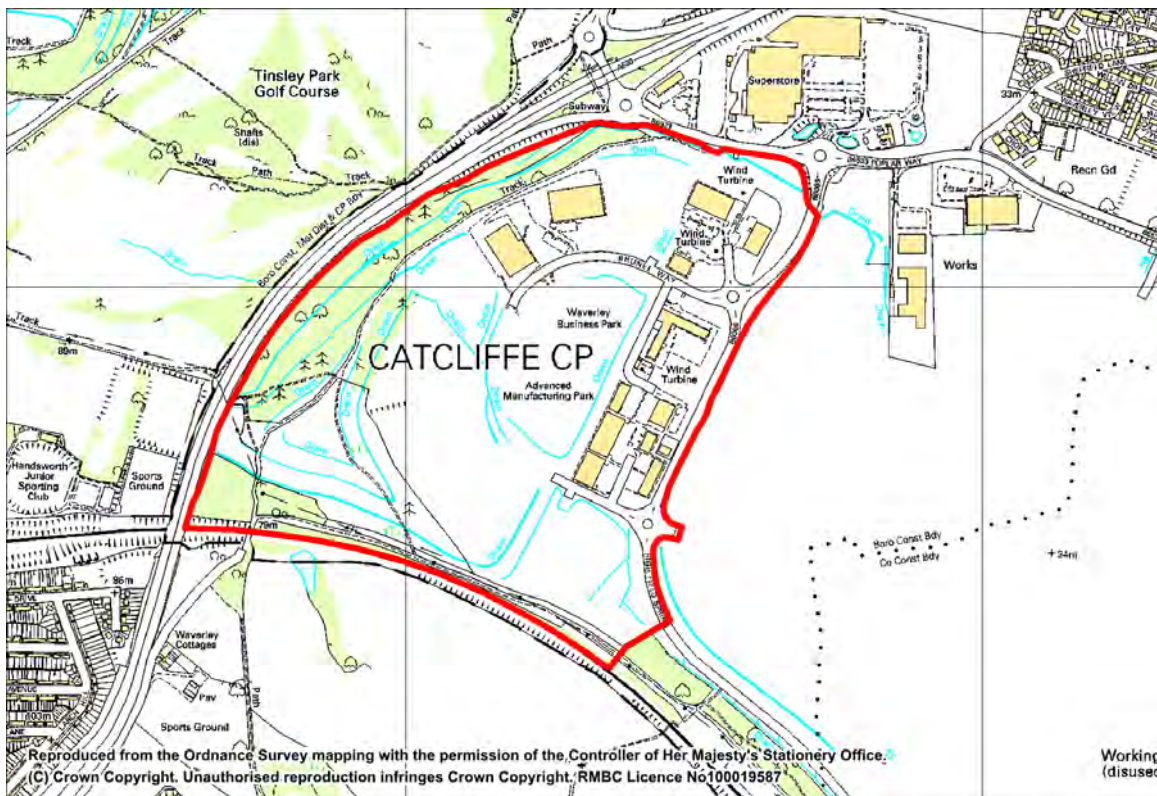
Site Name: Advanced Manufacturing Park, Waverley

Allocation: Industrial and Business Uses

Site Area: 59.39ha

Capacity: 32.75ha

Site LDF Reference: LDF0524



Site Development Guidelines

1. The Waverley Advanced Manufacturing Park (AMP) is a major regeneration site within Rotherham and a regionally important cluster aimed at specialist companies in the advanced manufacturing sector offering highly skilled job opportunities. The Council and landowner will work together to produce a vision statement to promote advanced manufacturing uses on the site.
2. An attractive landscape setting with appropriate planting and incorporating the bridleway shall be provided along the boundary to the A630 Parkway. Vegetation along the southern boundary to the railway line shall be retained unless agreed in writing with the Local Planning Authority.
3. In determining proposals for B1a offices account will be taken of the likely contribution of the use to the overall growth of the Advanced Manufacturing Park.
4. The site is within 250 metres of a geodiversity asset. There may be the opportunity to acquire knowledge about the buried geodiversity features of the area in the course of desk studies, boreholes or excavations, including those for services and foundations before and during the construction phase and by site visits for recording and assessment of relevant features by appropriate experts. These investigations can be timed to have little or no effect on the progress of the development.

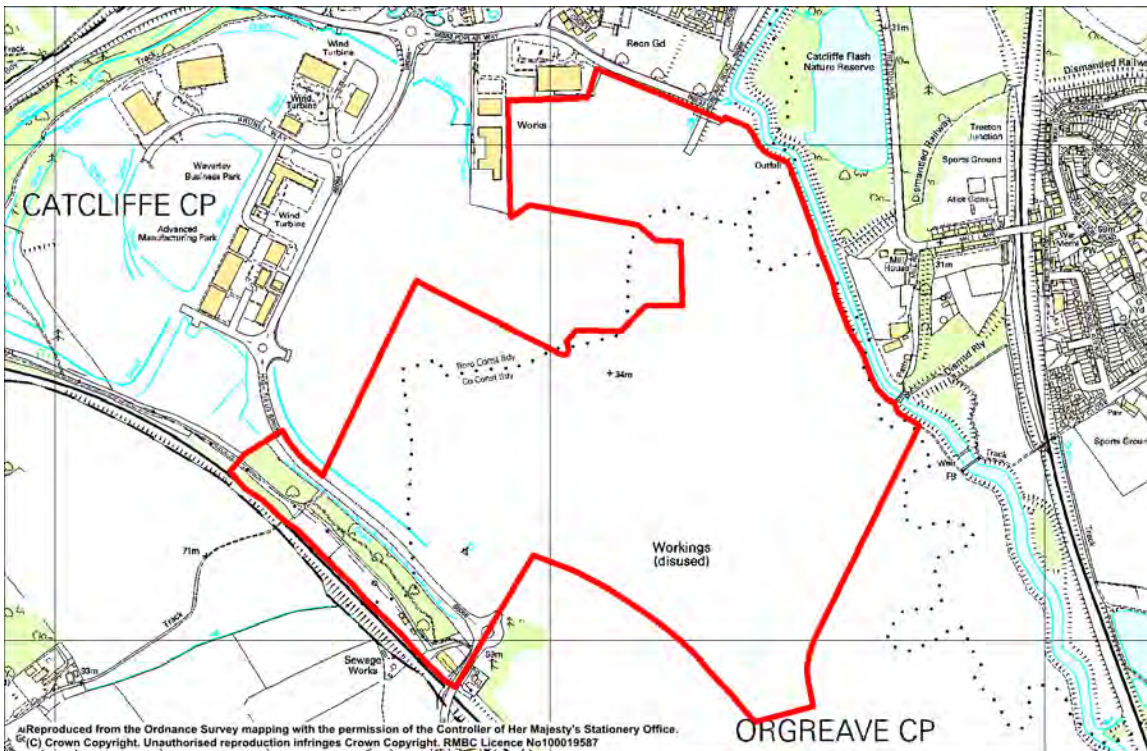
5.89 Allocation Reference: SPA1

Site Name: Waverley New Community

Allocation: Special Policy Area **Site Area:** 89.13ha

Capacity: 3,890 dwellings (when combined with MU21)

Site LDF Reference: LDF0535



Site Development Guidelines

1. This site is identified as a Special Policy Area and development will be required to comply with Policy SP 14 'SPA1 Waverley New Community'.
2. This site is adjacent to a Local Wildlife Site (Catcliffe Flash LWS034). There should be no negative impact on the River Rother, nor the LWS arising from development proposals. The eastern boundary coincides with the Green Belt boundary. Ground nesting birds such as skylarks should be considered. Development should incorporate adequate mitigation and enhancement for these and any other relevant ecological features.
3. The site is within 250 metres of a geodiversity asset. There may be the opportunity to acquire knowledge about the buried geodiversity features of the area in the course of desk studies, boreholes or excavations, including those for services and foundations before and during the construction phase and by site visits for recording and assessment of relevant features by appropriate experts. These investigations can be timed to have little or no effect on the progress of the development.
4. A junior and infant school to meet the educational needs of the new community shall be provided unless agreed with the Local Planning Authority (recognising that additional school provision in the area has yet to be fully determined).

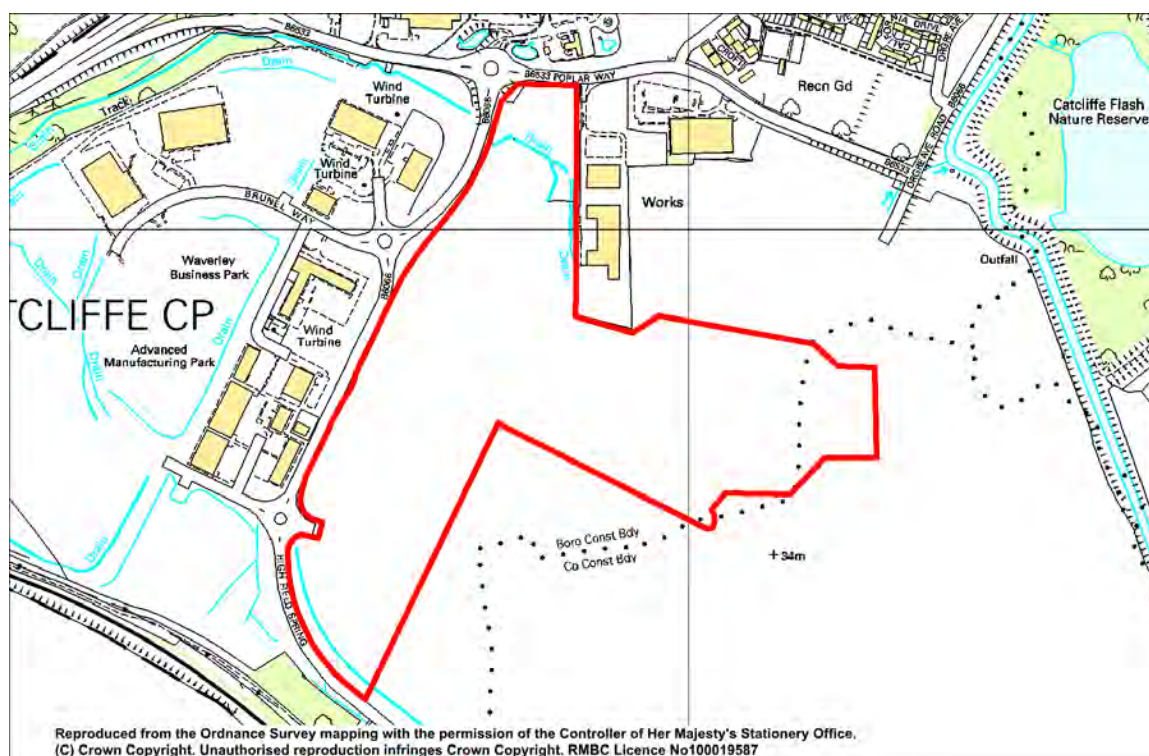
5.90 Allocation Reference: MU21

Site Name: Highfield Commercial, Off High Field Spring

Allocation: Mixed Use **Site Area:** 26.88ha

Capacity: 26.88ha; 3,890 dwellings (when combined with SPA1)

Site LDF Reference: LDF0760



Site Development Guidelines

1. This mixed use allocation will provide for new employment and residential development as well as a local centre and supporting facilities to improve the amenity of the new community and the Advanced Manufacturing Park. Development will need to comply with Policy SP 67 'Mixed Use Area 21: Highfield Commercial, Waverley'.
2. Ground nesting birds should be considered as part of any future application and appropriate mitigation and enhancement provided.
3. The site provides an opportunity to provide a buffer between the heavier industrial uses of the advanced manufacturing park and the new residential community. Development proposals should therefore have regard to any potential impact upon the amenity of nearby land uses and include appropriate mitigation as necessary.

5.6 Development sites in Maltby and Hellaby

5.91 Allocation Reference: SPA2

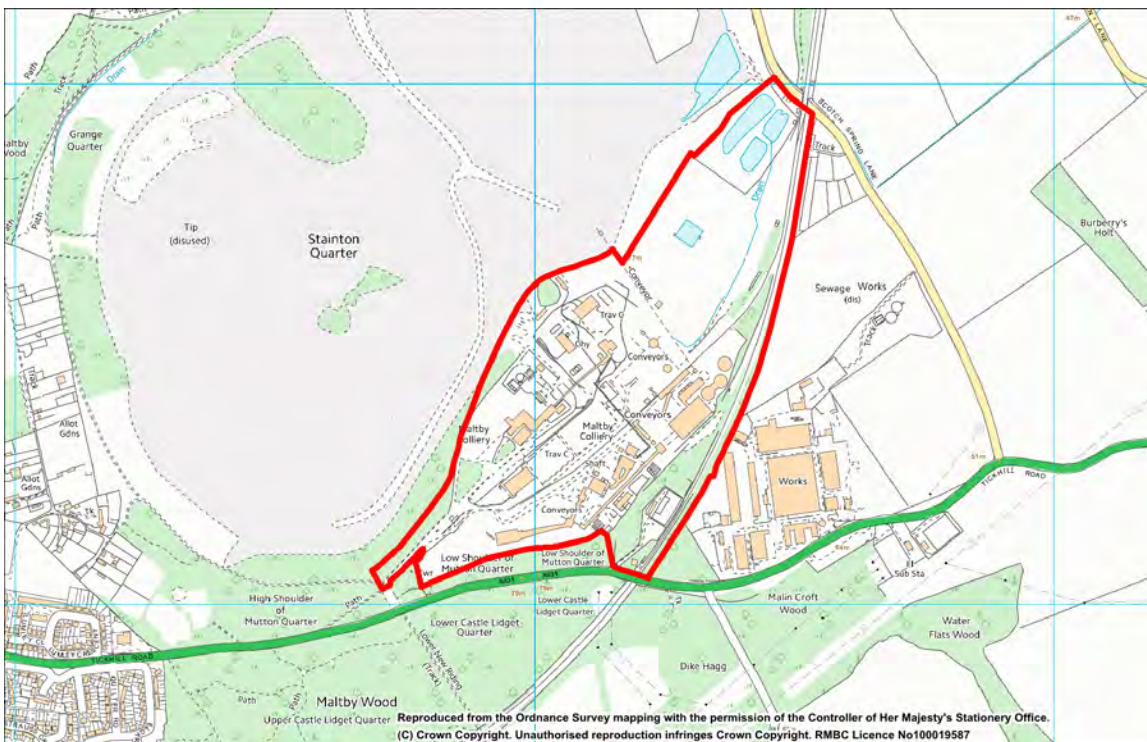
Site Name: Land At Former Maltby Colliery

Allocation: Special Policy Area

Site Area: 36.58ha

Capacity: 36.58ha

Site LDF Reference: LDF0305



Site Development Guidelines

1. This site is identified as a Special Policy Area and development will be required to comply with Policy SP 18 'SPA2 Former Maltby Colliery'.
2. The impact of this site has the potential for a significant impact on the strategic road network and therefore a full Transport Assessment will be required that demonstrates that any committed schemes are sufficient to deal with the additional demand generated by the site. Where committed schemes will not provide sufficient capacity or where Highways England does not have committed investment, development may need to deliver or contribute to additional schemes that would mitigate the impact.
3. Development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 1 highlighted yellow in Table 17 'Heritage Statement for Archaeology Requirements'.
4. A Phase 1 Habitat survey should be conducted. Mature trees and buildings should be checked for bats. Use of the land by badgers should be considered. This allocation site includes areas of ancient woodland and adjoins a Local Wildlife Site (Maltby Commons and Woodlands LWS055). Proposals shall have regard to the ancient woodland and Local Wildlife Site. Given the importance of these assets for nature conservation, a buffer zone of 15 metres should be incorporated into the design. Light pollution should be considered and appropriate mitigation measures incorporated into any development proposals.
5. The site is adjacent to Regional Important Geological Site R92 Maltby Wood Cave. Development would provide the opportunity to increase knowledge about the geological asset by providing information about the extent of karst cave systems. There would also be the opportunity to provide data about the lateral extension of rock units and increase the exposure of rock in the area. A Geodiversity Survey and Report shall be required that establishes the presence / absence, significance and condition of geodiversity assets at the site or potentially impacted by the development, assesses the impact of the specific development proposals on the geodiversity asset(s), and identifies mitigation measures. Proposals shall provide opportunity to acquire and record knowledge about the geodiversity asset during design and construction of development, and for the long term management and monitoring of any on site geodiversity assets.
6. The site is also close to a Site of Special Scientific Interest (SSSI). Construction of any roads, tracks, walls, fences, hardstanding, ditches or other earthworks, or laying of pipelines and cables above or below ground within site boundary must be undertaken in consultation with Natural England. Recreational disturbance can be an issue for the site. Any potential hydrological or air pollution impacts on the SSSI (Maltby Low Common) will require investigation and, where appropriate, mitigation before planning permission will be granted. Opportunities should be considered to extend the range of calcareous, neutral and acid grassland features through integrating natural green space into developments.

7. Some parts of this site are predicted to be at high risk of surface water flooding. A Flood Risk Assessment will be required for any development on this site.
8. Landscape character impact: careful consideration of any cladding, roofing materials and colours will be required to minimise any negative visual impact. Existing vegetation should be retained and enhanced, unless agreed in writing with the Local Planning Authority.
9. The preparation of a detailed masterplan incorporating suitable design measures will be essential. Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.

5.92 Allocation Reference: E24

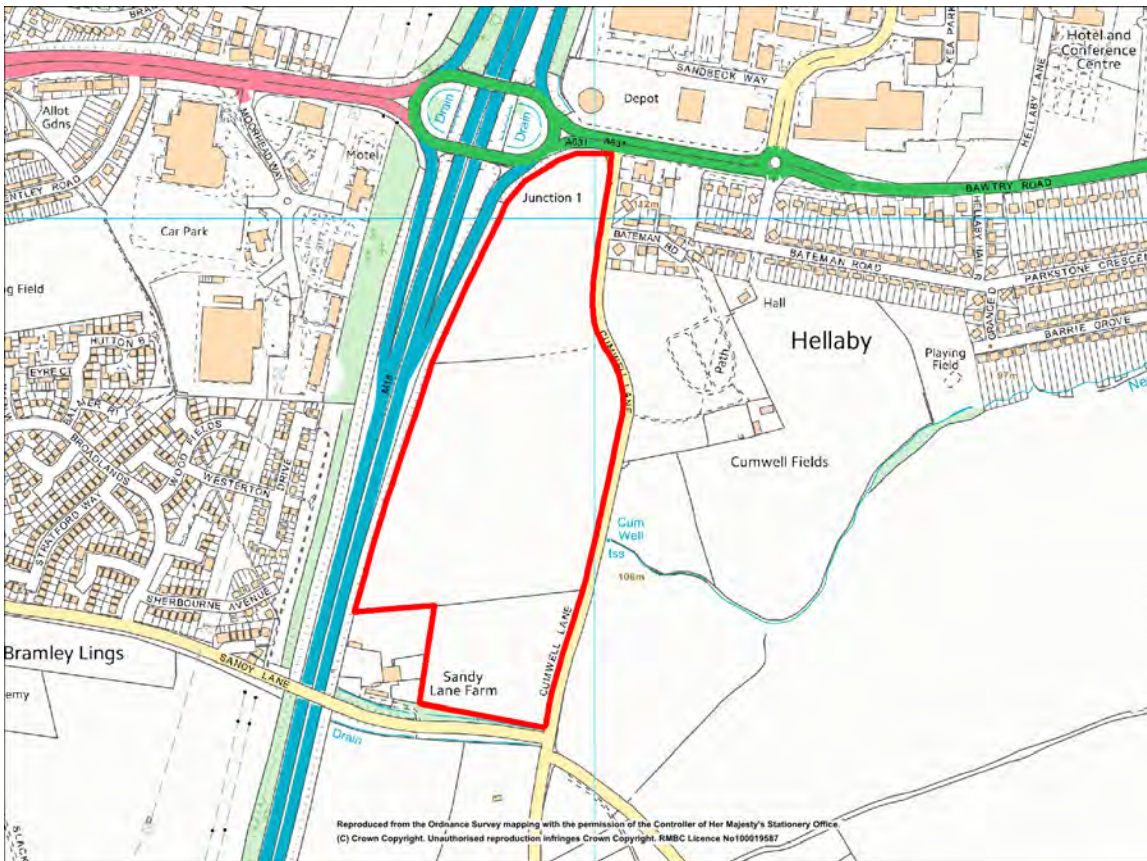
Site Name: Land Adjacent To M18 Junction 1 And A631

Allocation: Industrial and Business Uses

Site Area: 15.93ha

Capacity: 15.93ha

Site LDF Reference: LDF0779 + LDF0327 + LDF0699



Site Development Guidelines

1. Development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 1 highlighted yellow in Table 17 'Heritage Statement for Archaeology Requirements'.
2. Golden plovers have historically been recorded within the vicinity of the site and an over-wintering bird survey has been undertaken, although this did not record the presence of such species. The findings of these or any more up to date surveys will require consideration and mitigation as part of any development.
3. A Transport Assessment will be required which should include consideration of possible traffic issues given the site's proximity to J1 of the M18, the existing highways layout at the junction of Cumwell Lane and the A631, and any potential impact on Flash Lane crossroads. Junction improvements may be required.
4. Development proposals should have regard to issues of amenity given the proximity of Sandy Lane Farm and include appropriate mitigation as necessary.
5. Landscape character impact: the receding appearance of darker coloured materials in any new development shall mitigate potential changes in view. The provision of strong boundary vegetation along Cumwell Lane will also assist with mitigating this change. Existing vegetation should be retained and enhanced, unless agreed in writing with the Local Planning Authority, and a buffer offset from the Green Belt boundary shall be provided.
6. A Landscape Assessment will be needed to assess and manage the impact of potential new development on landscape character and on natural landscape features such as trees and hedgerows.
7. Development proposals shall provide a strong structural landscape framework within which this development will sit. The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.
8. The preparation of a detailed masterplan incorporating suitable design measures will be essential. Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.

5.93 Allocation Reference: E26

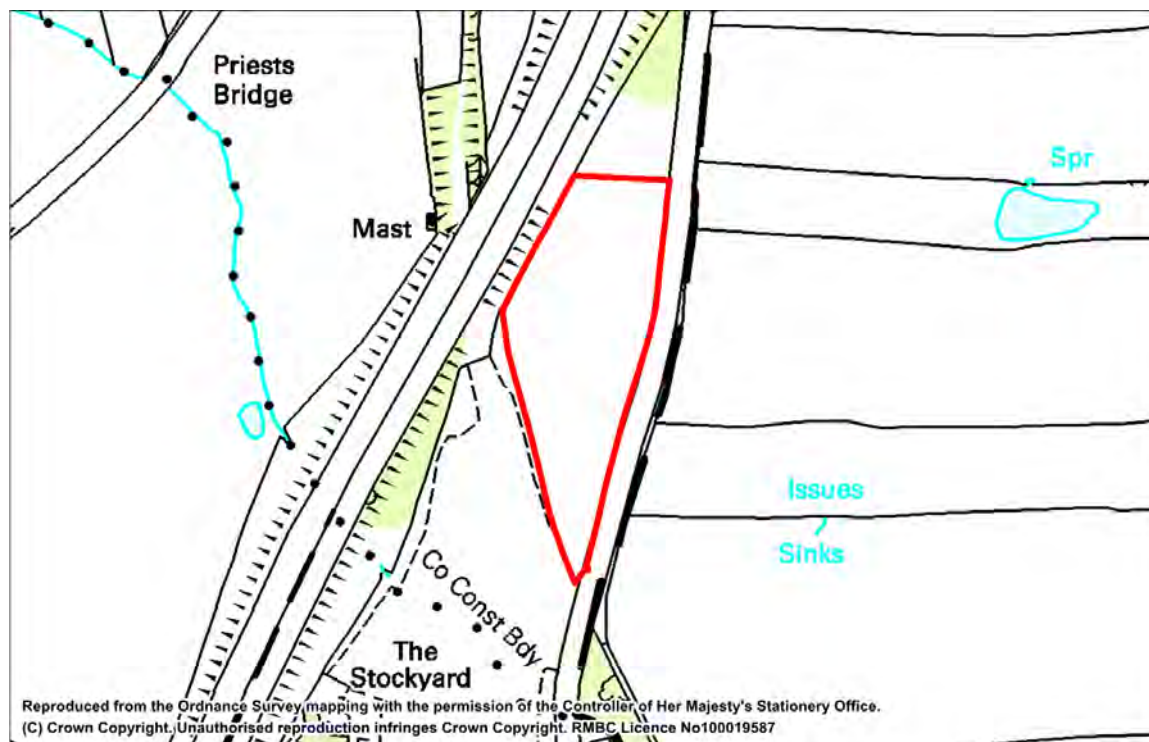
Site Name: Land North Of Hellaby Industrial Estate

Allocation: Industrial and Business Uses

Site Area: 1.72ha

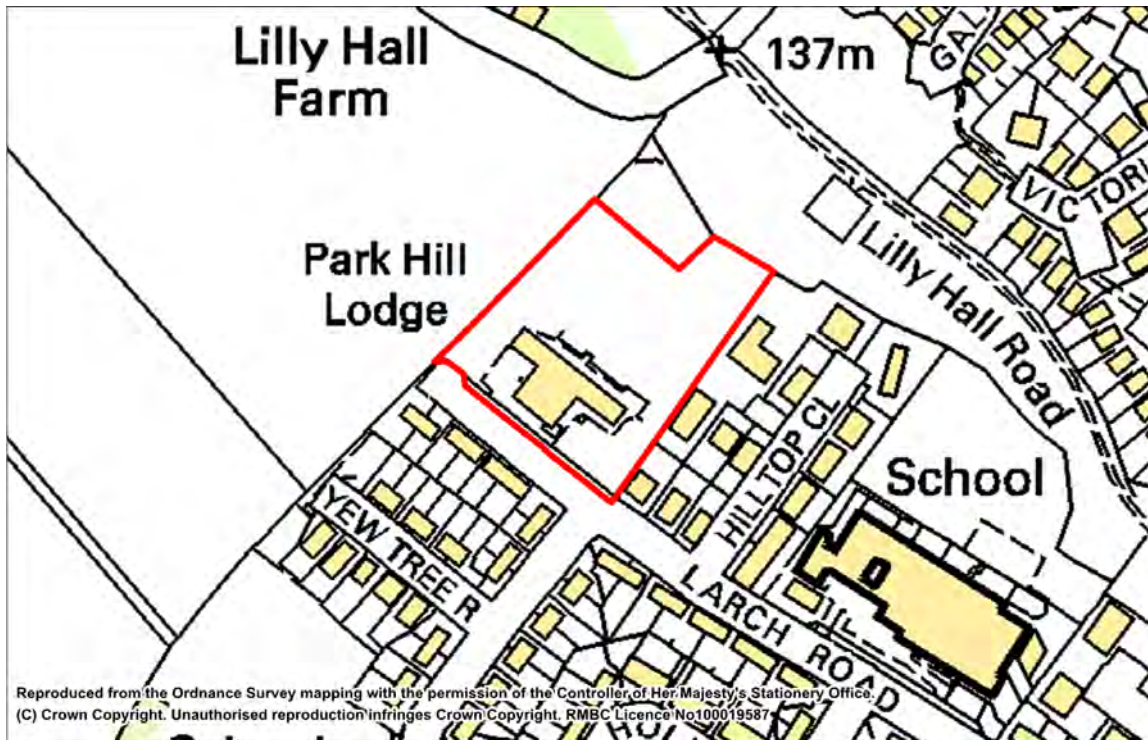
Capacity: 1.72ha

Site LDF Reference: LDF0709



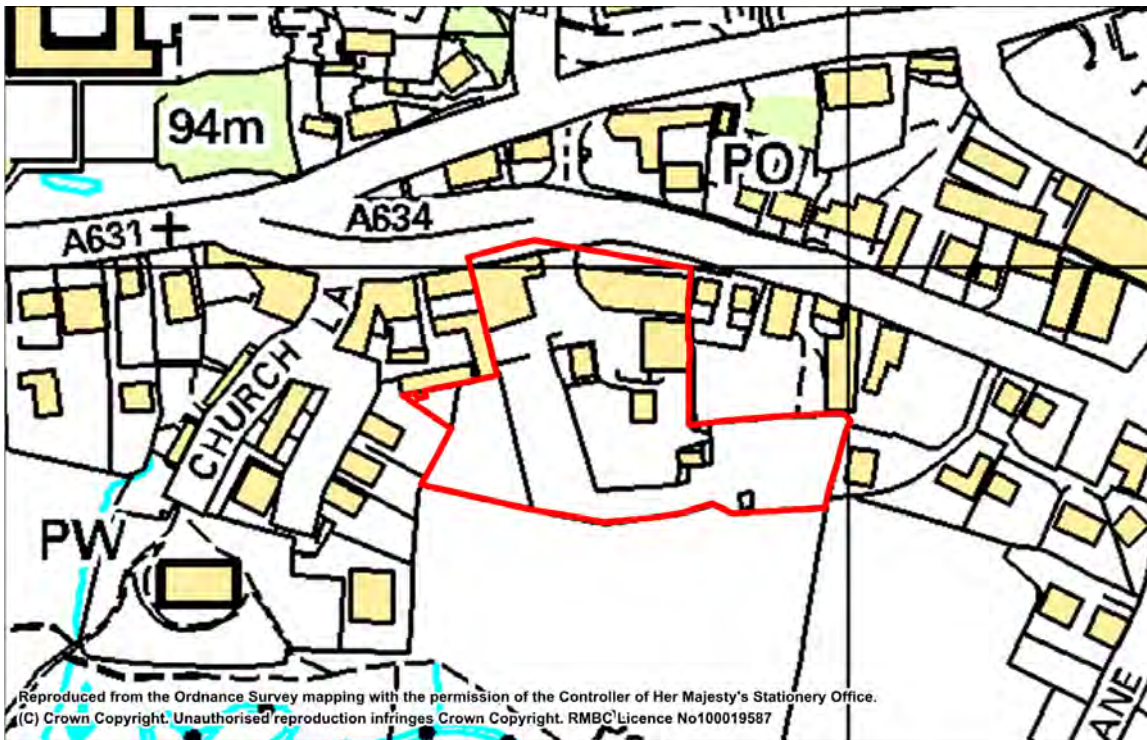
Site Development Guidelines

1. Development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in Table 17 'Heritage Statement for Archaeology Requirements'.
2. The site is within 250 metres of a geodiversity asset. There may be the opportunity to acquire knowledge about the buried geodiversity features of the area in the course of desk studies, boreholes or excavations, including those for services and foundations before and during the construction phase and by site visits for recording and assessment of relevant features by appropriate experts. These investigations can be timed to have little or no effect on the progress of the development.
3. Existing vegetation should be retained and enhanced, unless agreed in writing with the Local Planning Authority, and a buffer offset from the Green Belt boundary shall be provided.

5.94 Allocation Reference: H66**Site Name:** Park Hill Lodge**Allocation:** Residential Use **Site Area:** 0.81ha **Capacity:** 26 dwellings**Site LDF Reference:** LDF0828

Site Development Guidelines

1. A Phase 1 Habitat survey should be conducted. Depending upon the findings of this survey, protected species surveys may also be required. Park Hill Lodge is a modern building in good condition and therefore not likely to be used by roosting bats so a survey for these may not be necessary. The hedgerow to the northwest should be retained, unless agreed in writing with the Local Planning Authority, and development should provide a buffer to the woodland to the northeast.
2. Existing vegetation should be retained and enhanced, unless agreed in writing with the Local Planning Authority, and the opportunity for this to enhance the streetscene should be considered in any development proposals.
3. The site is within 250 metres of a geodiversity asset. Development would provide the opportunity to enhance a geological asset by improving access to the Regionally Important Geological Site (R128 Lily Hall, Fordoles Head, Maltby). There may be the opportunity to acquire knowledge about the buried geodiversity features of the area in the course of desk studies, boreholes or excavations, including those for services and foundations before and during the construction phase and by site visits for recording and assessment of relevant features by appropriate experts. These investigations can be timed to have little or no effect on the progress of the development.

5.95 Allocation Reference: H68**Site Name:** Tarmac Site Off Blyth Road**Allocation:** Residential Use**Site Area:** 0.95ha**Capacity:** 23 dwellings**Site LDF Reference:** LDF0409

Site Development Guidelines

1. Development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 1 highlighted yellow in Table 17 'Heritage Statement for Archaeology Requirements'.
2. A Heritage Statement shall be submitted with any subsequent planning application to identify the significance of on and off-site historic heritage assets that may be affected and to assess the impact of development upon them and their settings.
3. The listed building, 27 Blyth Road shall be retained as part of any future development and restored and enhanced for positive re-use.
4. The existing building line of the adjacent, former office building should be maintained, preserving the familiar views of the listed building.
5. As a visible site, off one of the main routes into the town centre, it is essential that development reflects the existing character and quality of the wider townscape to improve the historic character and sense of place. There will be a need for careful consideration of layout, design, scale, height and materials to ensure development contributes positively to the location. Development should reflect the existing character of small scale domestic architecture.
6. The site is adjacent to Local Wildlife Site (LWS049 Wood Lee Common) and future redevelopment on site should maintain and increase the buffer to the ecological interest.
7. The site is adjacent (south east corner) to a Regionally Important Geological Site (R37 Wood Lee Common), and buffering of this local site will be required. There may be the opportunity to acquire knowledge about the buried geodiversity features of the area in the course of desk studies, boreholes or excavations, including those for services and foundations before and during the construction phase and by site visits for recording and assessment of relevant features by appropriate experts. These investigations can be timed to have little or no effect on the progress of the development.
8. Landscape character impact: the use of materials for the development will be key to minimising negative visual effects. The white render of the model village is prominent, whereas adjacent all red brick facades recede.
9. A Landscape Assessment will be needed to assess and manage the impact of potential new development on landscape character and on natural landscape features such as trees and hedgerows.
10. Development proposals shall provide a strong structural landscape framework within which this development will sit. The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.

5.96 Allocation Reference: H69

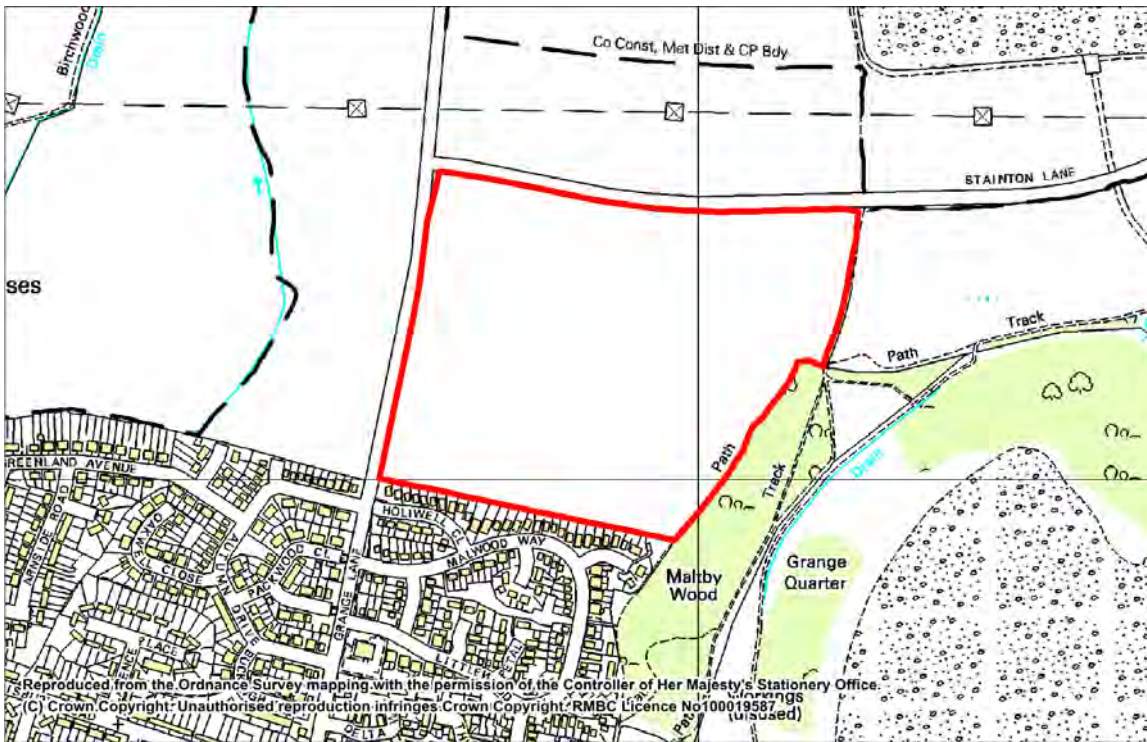
Site Name: Land To The South Of Stainton Lane

Allocation: Residential Use

Site Area: 16.17ha

Capacity: 400 dwellings

Site LDF Reference: LDF0271



Site Development Guidelines

1. Development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in Table 17 'Heritage Statement for Archaeology Requirements'.
2. This site adjoins a Local Wildlife Site (Maltby Commons and Woodlands LWS055). A 15 metre buffer with Maltby Wood will be required. Hedgerows should be retained where possible. A Phase 1 habitat survey was conducted in August 2014. Any mitigation measures should be incorporated into the development proposals.
3. A Transport Assessment will be required which considers issues of public transport accessibility, remoteness from facilities and any potential impact at Queens Crossroads.
4. A watercourse is present on this site. Flood risk from this watercourse and overland flows should be assessed. The layout, floor and ground levels need careful consideration and should be informed by the findings of the Flood Risk Assessment.
5. A Landscape Assessment will be needed to assess and manage the impact of potential new development on the wider open countryside and on natural landscape features such as trees and hedgerows.
6. Development proposals shall provide a strong structural landscape framework within which this development will sit. The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.
7. The preparation of a detailed masterplan incorporating suitable design measures will be essential. Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.

5.97 Allocation Reference: H70

Site Name: Recreation Grounds / Allotments, East Of Highfield Park

Allocation: Residential Use

Site Area: 13.91ha

Capacity: 150 dwellings

Site LDF Reference: LDF0296



Site Development Guidelines

1. Development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in Table 17 'Heritage Statement for Archaeology Requirements'.
2. The site lies between two parts of Maltby Commons and Woods Local Wildlife Site (LWS055). Access from Tickhill Road will result in the loss of a small area of ancient woodland within the Local Wildlife Site. Proposals shall have regard to the remaining ancient woodland / Local Wildlife Site and 15 metre buffers will be required to protect the Local Wildlife Site. Development should seek to retain hedgerows, trees and the woodland block partly to provide a green corridor link between the Local Wildlife Site sections. Monitoring of fields 2 and 3 (as identified in the August 2015 Extended Phase 1 Habitat Survey by Wildscapes) should be conducted annually to ensure that any development including access roads are not having a negative impact on the high value vegetation in the fields. Where a negative impact is identified, subsequent mitigation may be required.
3. The site currently includes significant areas of green space including allotment gardens and recreation ground. Development proposals involving the loss of open space will need to satisfy Policy SP 38 'Protecting Green Space'. The provision of new Green Space and community facilities will be determined through an assessment of local needs as required to satisfy Policy SP 37 'New and Improvements to Existing Green Space' and Policy SP 64 'Access to Community Facilities'. Around 50% of the site should be retained as green space. This is an indicative figure for guidance. The actual amount to be retained, along with the location and type of green space is to be informed by the assessment of need, and shall accommodate a buffer to the pit tip to the east. The relocation of green space within the site will be supported where this achieves a suitable and viable layout for development. This approach has informed the Council's estimated residential capacity for this site.
4. Construction of any roads, tracks, walls, fences, hardstanding, ditches or other earthworks, or laying of pipelines and cables above or below ground within site boundary must be undertaken in consultation with Natural England. Recreational disturbance can be an issue for the site - appropriate provision of on and off site open space must be sufficient to offset potential disturbance issues. Any potential hydrological impacts on the SSSI (Maltby Low Common) should be investigated before planning permission is granted. Natural England should be consulted on any planning application. There may be opportunities to extend the range of calcareous, neutral and acid grassland features through integrating natural green space into developments.
5. A Transport Assessment will be required. This should include consideration of the impact of development on Queens Crossroads, measures to promote sustainable travel including pedestrian and cycle links to and through the site (including those necessary to access bus routes along Grange Lane and Tickhill Road), and demonstrate how an acceptable access from A631 Tickhill Road can be achieved. Any new junction with the A631 should be designed

to Design Manual for Roads and Bridges standards. This may require associated works such as a right turn lane and the relocation of the existing pedestrian refuge.

6. There are minor surface water flood routes which should be considered as part of a Flood Risk Assessment.

5.7 Development sites in Aston, Aughton and Swallownest

5.98 Allocation Reference: E29

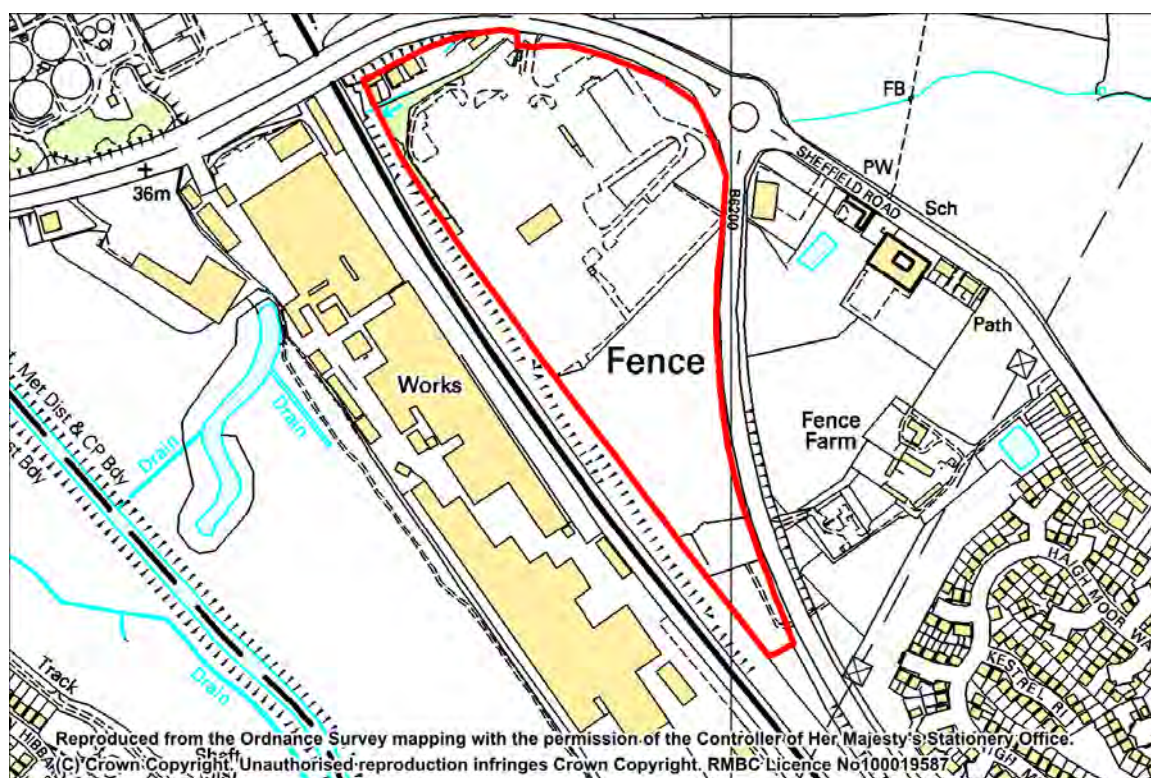
Site Name: Land At Former Laycast Works

Allocation: Industrial and Business Uses

Site Area: 9.33ha

Capacity: 9.33ha

Site LDF Reference: LDF0451



Site Development Guidelines

1. Development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in Table 17 'Heritage Statement for Archaeology Requirements'.
2. Development proposals will be required to ensure that a means of access is retained to the southern part of the site to enable development.

5.99 Allocation Reference: H85

Site Name: Land To East Of Park Hill Farm

Allocation: Residential Use

Site Area: 6.04ha

Capacity: 77 dwellings

Site LDF Reference: LDF0447



Site Development Guidelines

1. Development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 1 highlighted yellow in Table 17 'Heritage Statement for Archaeology Requirements'.
2. A Heritage Statement shall be submitted with any subsequent planning application to identify the significance of on and off-site historic heritage assets that may be affected and to assess the impact of development upon them and their settings.
3. A highly prominent site incorporating two listed buildings makes it essential that development reflects the existing character and quality of the surrounding area. To protect the rural setting of the heritage assets a sizeable stand-off zone around the farm shall be provided within which built development will not be permitted. The extent of this zone will be informed by the Heritage Statement and agreed in writing by the Local Planning Authority. No new development should be visible from the eastern wing of the Park Hill Farm complex.
4. There will be a need for careful consideration of layout, design, scale, height and materials to ensure development contributes positively to the location.
5. A Landscape Assessment will be needed to assess and manage the impact of potential new development on the wider open countryside and on natural landscape features such as trees and hedgerows. Existing roadside vegetation should be retained and enhanced, unless agreed in writing with the Local Planning Authority.
6. Consideration will need to be given to creating a strong structural landscape framework within which this development will sit. The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.
7. The preparation of a detailed masterplan incorporating suitable design measures will be essential. Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.
8. A Phase 1 Habitat survey will be required. Hedgerows and trees should be retained, unless agreed in writing with the Local Planning Authority. Buildings may need to be checked for bat roosts.

5.100 Allocation Reference: H86

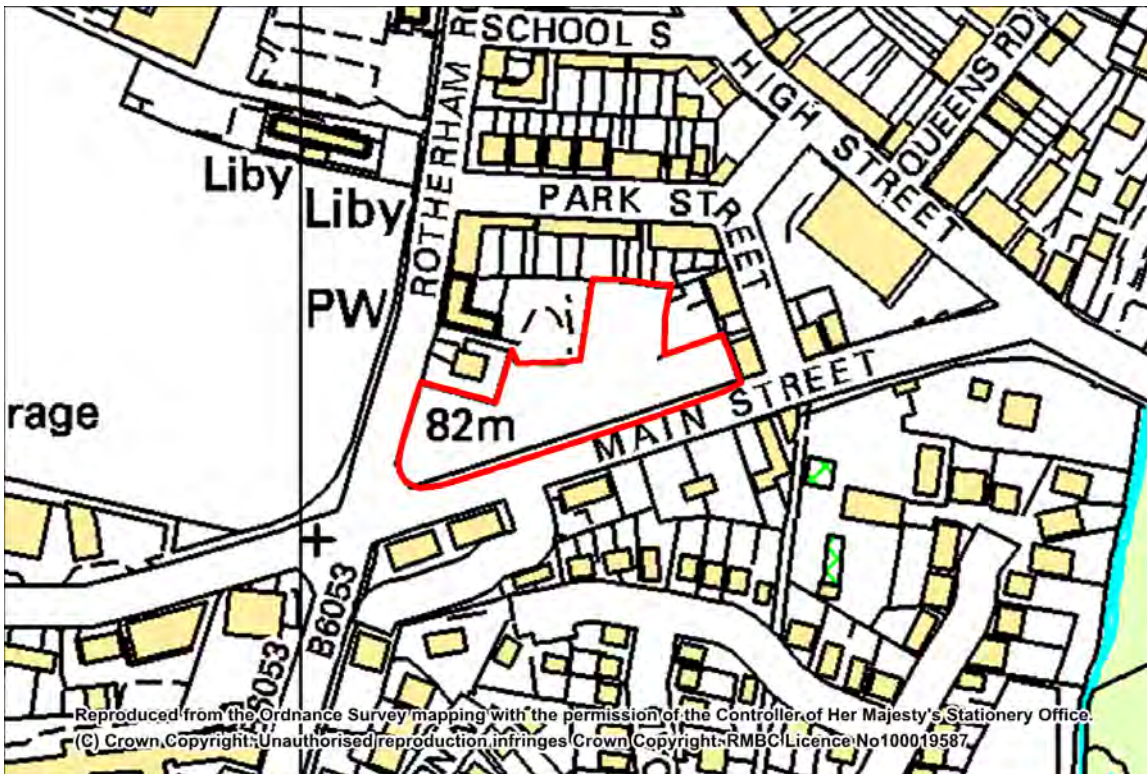
Site Name: Land At Junction Of Main Street And Rotherham Road Swallownest

Allocation: Residential Use

Site Area: 0.46ha

Capacity: 15 dwellings

Site LDF Reference: LDF0429



Site Development Guidelines

1. Development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in Table 17 'Heritage Statement for Archaeology Requirements'.

5.101 Allocation Reference: H87

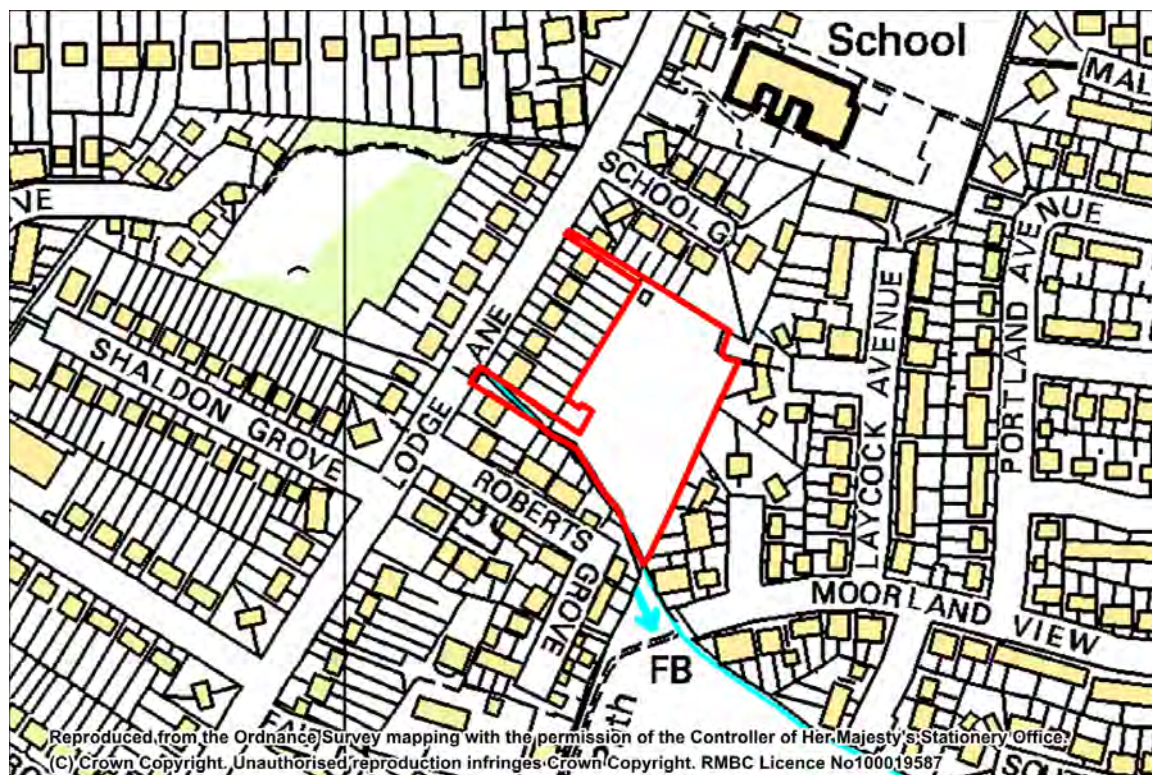
Site Name: Land To East Of Lodge Lane

Allocation: Residential Use

Site Area: 0.59ha

Capacity: 19 dwellings

Site LDF Reference: LDF0419



Site Development Guidelines

1. Development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in Table 17 'Heritage Statement for Archaeology Requirements'.
2. The site is outside of the nearby Local Wildlife Site (LWS099 Austen Park) but contains similar habitat. A Phase 1 Habitat survey should be undertaken.
3. Existing boundary vegetation should be retained and enhanced, unless agreed in writing with the Local Planning Authority.
4. A watercourse is present on this site. Flood risk from this watercourse should be assessed as part of a Flood Risk Assessment. Drainage attenuation measures will be required on site.

5.102 Allocation Reference: H88

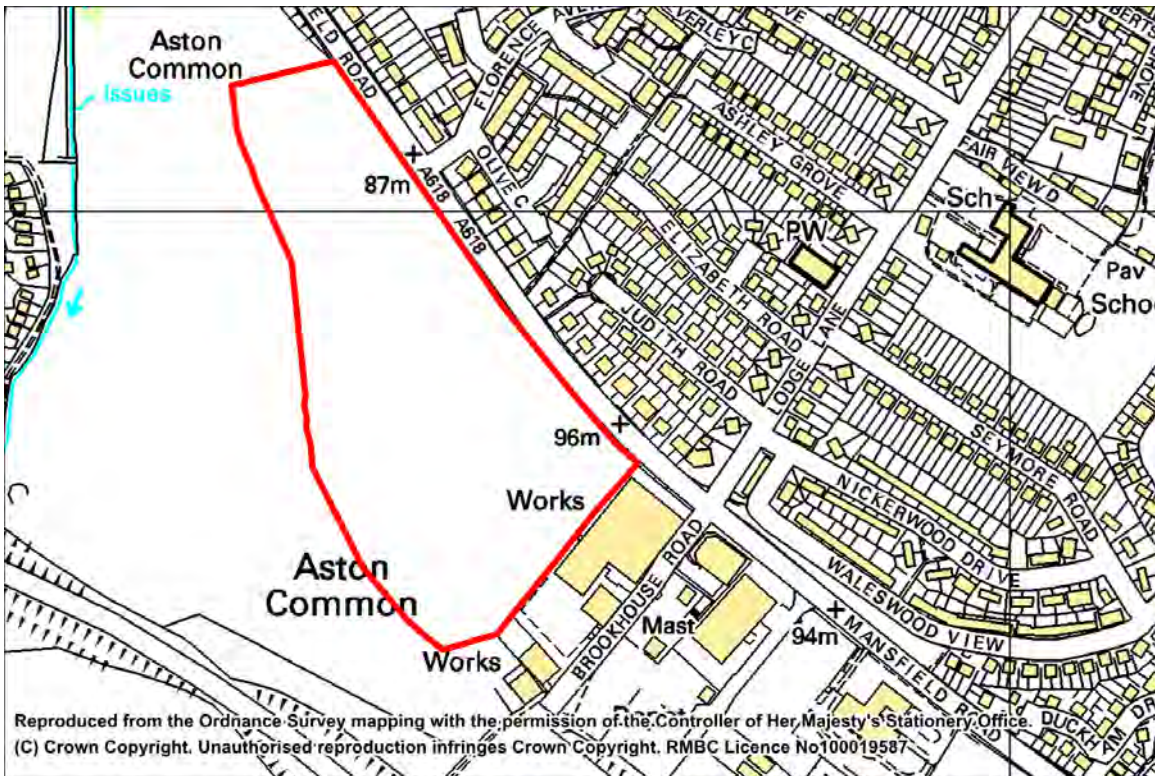
Site Name: Aston Common East Of Wetherby Drive

Allocation: Residential Use

Site Area: 6.44ha

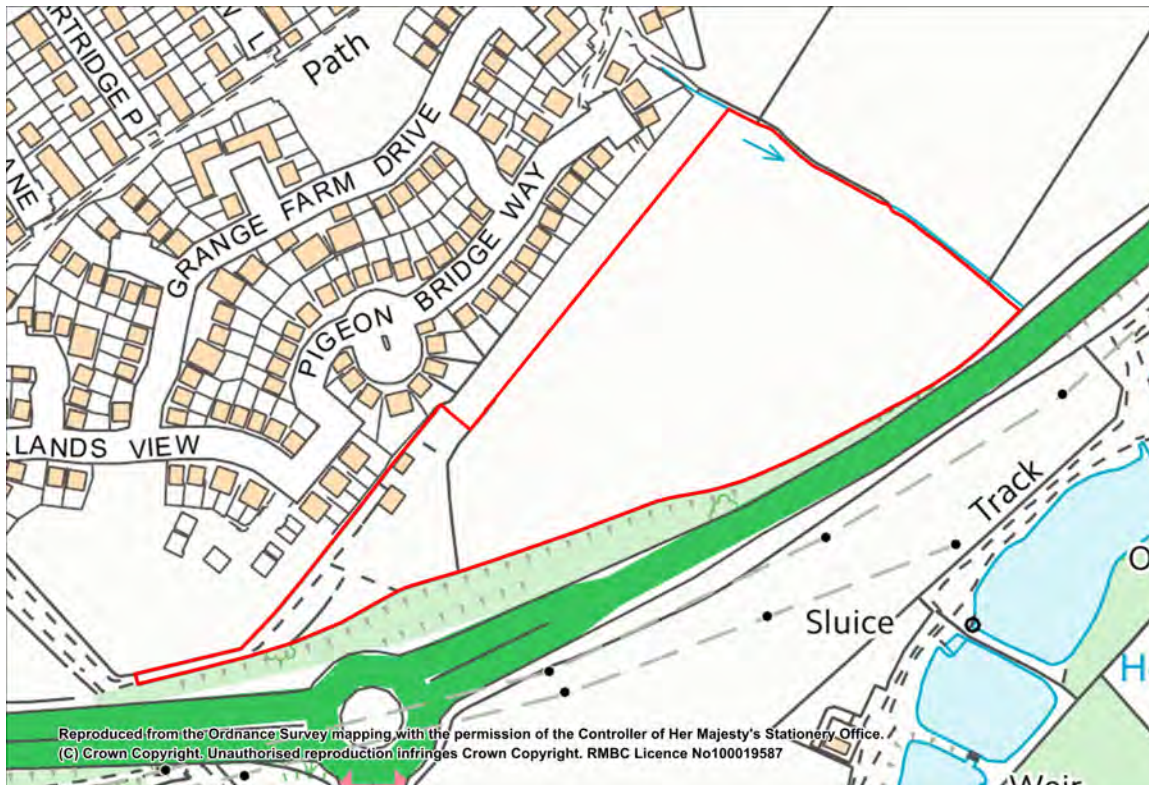
Capacity: 175 dwellings

Site LDF Reference: LDF0448



Site Development Guidelines

1. Development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in Table 17 'Heritage Statement for Archaeology Requirements'.
2. A Transport Assessment will be required which includes consideration of how traffic may impact on Swallownest centre. Highways access to the A57 will not be permitted.
3. The areas downstream of this site are known to be at high risk from surface water flooding. A Flood Risk Assessment will be required for any development on this site and additional restrictions may be imposed on discharge rates. On-site flood risk from overland flows should be assessed.
4. A Landscape Assessment will be needed to assess and manage the impact of potential new development on the wider open countryside and on natural landscape features such as trees and hedgerows. Significant landscaping of exposed boundaries will be required to ensure the development integrates within its wider landscape setting. Existing vegetation, including the hedgerow along the northeast border, shall be retained and enhanced, unless agreed in writing with the Local Planning Authority.
5. Development proposals shall provide a strong structural landscape framework within which this development will sit. The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.
6. The contours of the site require sensitive design and masterplanning. The preparation of a detailed masterplan incorporating suitable design measures will be essential. Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.

5.103 Allocation Reference: H90**Site Name:** Land North Of Aston A57 Bypass, East Of Mansfield Road**Allocation:** Residential Use **Site Area:** 3.58ha **Capacity:** 117 dwellings**Site LDF Reference:** LDF0792 + LDF0418

Site Development Guidelines

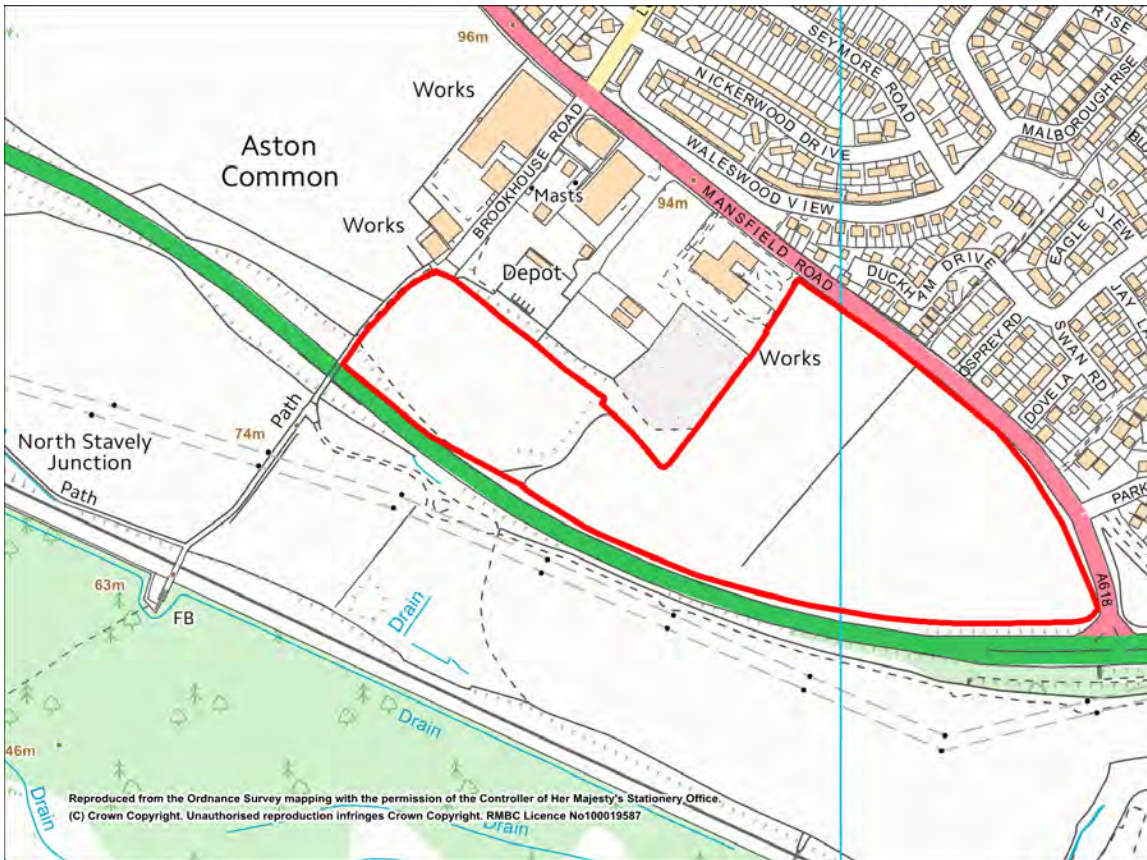
1. Development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in Table 17 'Heritage Statement for Archaeology Requirements'.
2. A Phase 1 Habitat and protected species surveys will be required. In particular, bats could be using the existing hedgerows and mature trees.
3. A Transport Assessment will be required. Any development should ensure that vehicular access to Safeguarded Land site SL15 to the north is not precluded. Direct vehicular access to the A57 will not be permitted.
4. A watercourse is present on this site. Flood risk from this watercourse should be assessed. The layout, floor and ground levels will need careful consideration and should be informed by the findings of the Flood Risk Assessment.
5. Air quality issues will require further investigation and will require significant mitigation.
6. A Landscape Assessment will be needed to assess and manage the impact of potential new development on the wider open countryside and on natural landscape features such as trees and hedgerows. Existing vegetation should be retained and enhanced. In particular boundary vegetation should be enhanced.
7. Development proposals shall provide a strong structural landscape framework within which this development will sit. The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.
8. A contaminated land assessment will be required to assess and remediate any contamination associated with former uses on the south-western part of the site.
9. The preparation of a detailed masterplan incorporating suitable design measures will be required. Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.

5.104 Allocation Reference: MU22

Site Name: Aston Common, South Of Mansfield Road

Allocation: Mixed Use **Site Area:** 10.57ha **Capacity:** 150 dwellings, 4.65ha employment

Site LDF Reference: LDF0449 + LDF0758 + LDF0759



Site Development Guidelines

1. Development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in Table 17 'Heritage Statement for Archaeology Requirements'.
2. Vehicular access to the A57 will not be permitted. A Transport Assessment will be required. It is expected that two highways access points from Mansfield Road will be provided. Any significant increase in traffic may impact on Swallownest centre, and this will require appropriate management and mitigation as detailed in the Transport Assessment.
3. A Flood Risk Assessment will be required which includes consideration of surface water flooding. There is a possible overland flood route through the site and deep flooding predicted in the south east corner; therefore layout, floor and ground levels will need careful consideration.
4. A Landscape Assessment will be needed to assess and manage the impact of potential new development on the wider open countryside and on natural landscape features such as trees and hedgerows. The contours of the site require sensitive design and masterplanning - as the site falls significantly across the site from north to south; and this may constrain its potential future development. Significant landscaping of exposed boundaries will be required to ensure the development integrates within its wider landscape setting.
5. Development proposals shall provide a strong structural landscape framework within which development will sit. Existing vegetation, including hedgerows and boundary vegetation, should be retained and enhanced, unless agreed in writing with the Local Planning Authority, and linkages to Green Infrastructure corridors explored. The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.
6. Careful consideration will be given to ensuring that development proposals incorporate appropriate buffering between residential uses and any new or existing employment uses, and any other appropriate mitigation measures to ensure no detrimental impact on the amenity of either residential or employment occupiers. Approaches in design mitigation could include landscaping and the sensitive location of B1 business use development to act as a buffer between residential uses and more general industrial uses. The Council will consider the use of appropriate planning conditions to ensure the amenity of both residential and employment occupiers. The Council will need to be satisfied that proposals are deliverable.
7. The preparation of a detailed masterplan incorporating suitable design measures will be required. Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.

5.8 Development sites in Swinton and Kilnhurst

5.105 Allocation Reference: E31

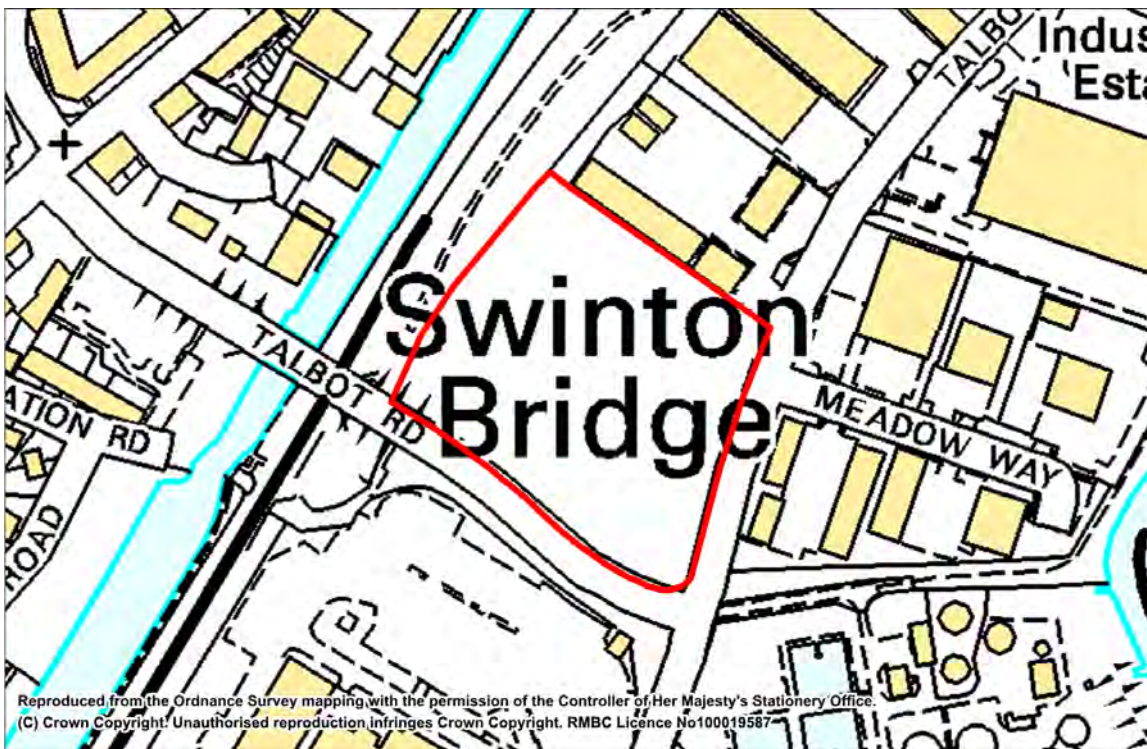
Site Name: Land Off Talbot Road

Allocation: Industrial and Business Uses

Site Area: 1.54ha

Capacity: 1.54ha

Site LDF Reference: LDF0392



Site Development Guidelines

1. Development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in Table 17 'Heritage Statement for Archaeology Requirements'.
2. There is a risk of surface water flooding at the north west side and south east corners and a small part of the site lies within Flood Zones 2 and 3. A Flood Risk Assessment will be required including surface water flood risk. The layout, floor and ground levels will need careful consideration and should be informed by the findings of the Flood Risk Assessment.

5.106 Allocation Reference: H49

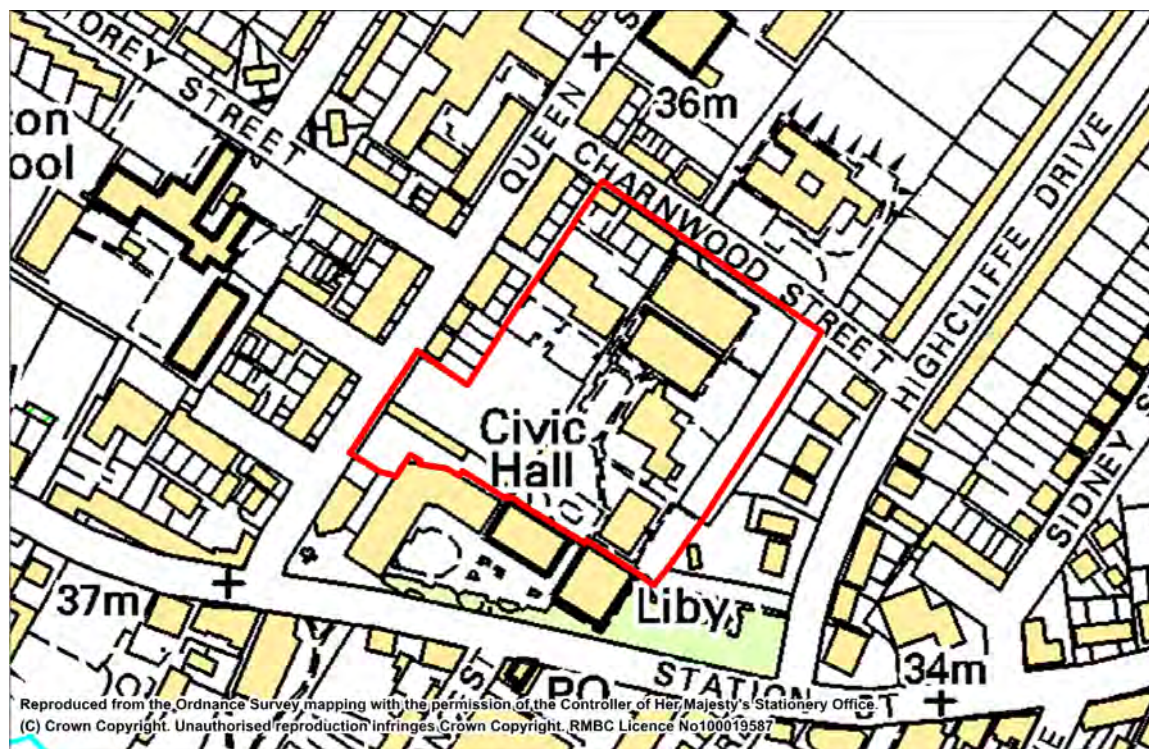
Site Name: Civic Hall Site (Part), Swinton

Allocation: Residential Use

Site Area: 1.58ha

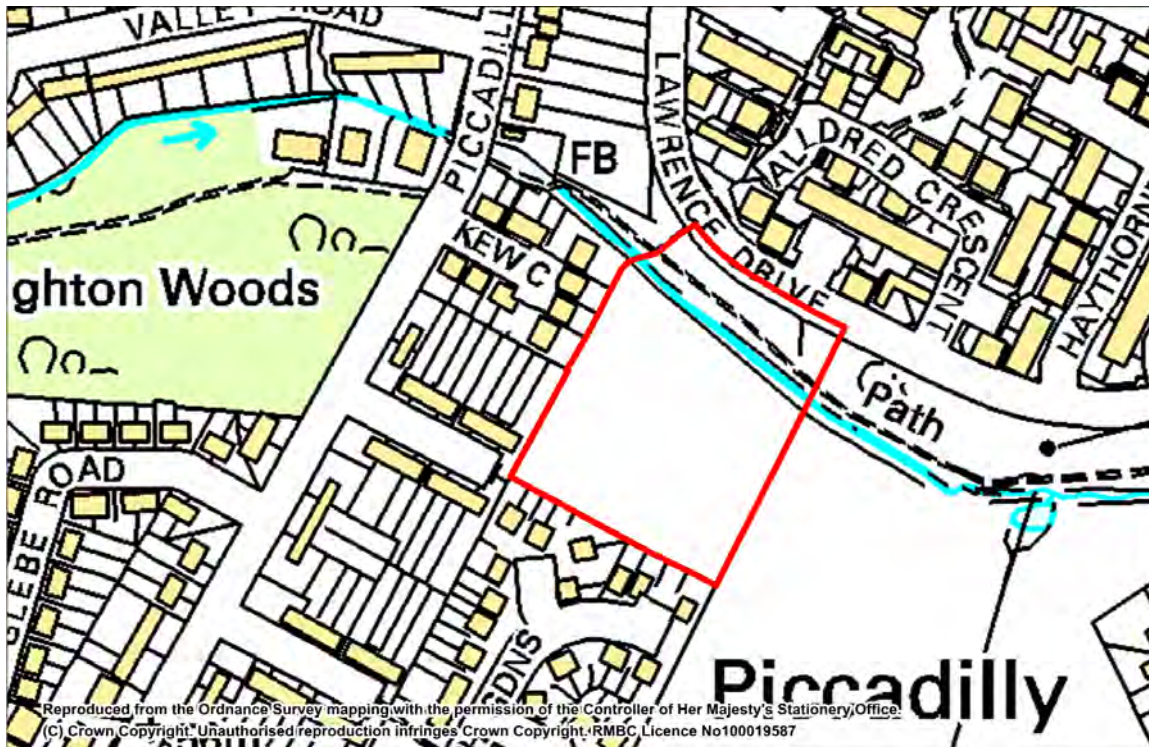
Capacity: 50 dwellings

Site LDF Reference: LDF0376



Site Development Guidelines

1. A Transport Assessment will be required.
2. An assessment of the need to retain appropriate levels of public car parking to serve Swinton district centre shall be required.
3. A Heritage Statement shall be submitted with any subsequent planning application to identify the significance of on and off-site historic heritage assets that may be affected and to assess the impact of development upon them and their settings.
4. As a highly visible site, within the Swinton Conservation Area, it is essential that development reflects existing character and quality of the surrounding area. There will be a need for sensitive layout, design, scale, height, materials and landscaping to ensure it contributes positively to the location and does not have an adverse impact on heritage assets.

5.107 Allocation Reference: H52**Site Name:** Off Lawrence Drive, Piccadilly**Allocation:** Residential Use**Site Area:** 1.09ha**Capacity:** 32 dwellings**Site LDF Reference:** LDF0403

Site Development Guidelines

1. Development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in Table 17 'Heritage Statement for Archaeology Requirements'.
2. This site is within a Strategic Green Infrastructure corridor and enhancement of existing Green Infrastructure functions on the adjacent Green Space and improvements to connectivity will be required.
3. A Phase 1 Habitat Survey will be required given the close proximity of the site to a Local Wildlife Site (LWS86 Creighton Wood).
4. The site is within 250 metres of a geodiversity asset. There may be the opportunity to acquire knowledge about the buried geodiversity features of the area in the course of desk studies, boreholes or excavations, including those for services and foundations before and during the construction phase and by site visits for recording and assessment of relevant features by appropriate experts. These investigations can be timed to have little or no effect on the progress of the development.
5. A watercourse is present on this site. Flood risk from this watercourse should be assessed as part of a Flood Risk Assessment.

5.9 Development sites in Wales and Kiveton Park

5.108 Allocation Reference: E32

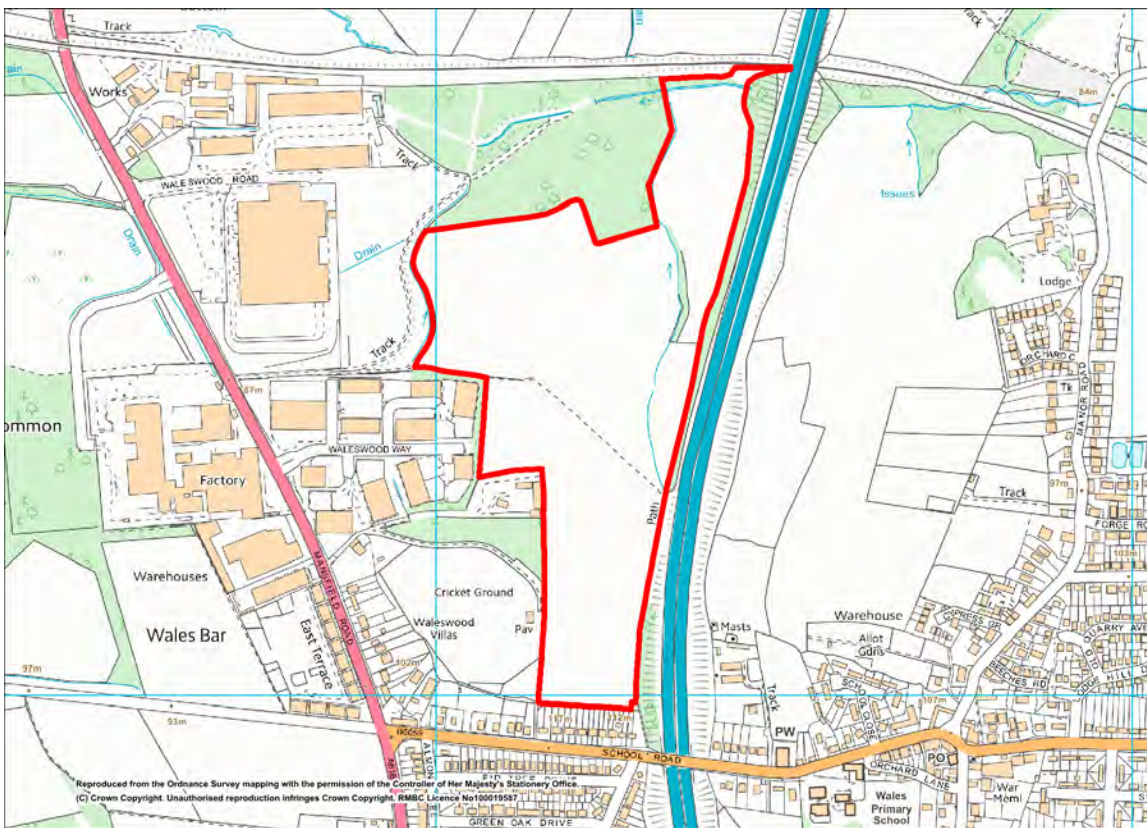
Site Name: North Of School Road / Off Waleswood Way

Allocation: Industrial and Business Uses

Site Area: 20.75ha

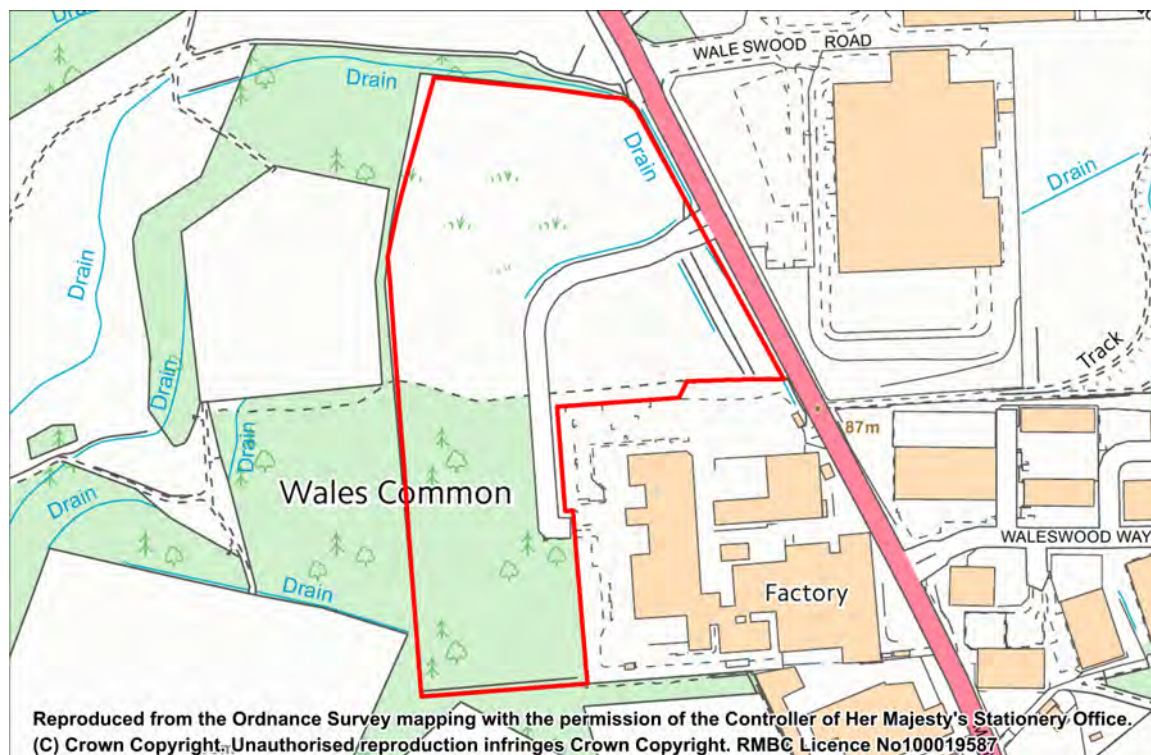
Capacity: 20.75ha

Site LDF Reference: LDF0840



Site Development Guidelines

1. The Government's safeguarded route for HS2 passes through the centre of this site. It is anticipated that employment development would be limited to land west of the HS2 line. Any development proposals shall take account of the HS2 safeguarding directions and maintain access for construction and maintenance of the HS2 line. Should HS2 not come forward then the full site may be suitable for development, subject to satisfying all relevant planning policy.
2. The site includes a watercourse. A Flood Risk Assessment will be required. Should the full site come forward for development an assessment will need to take account of land at the northern tip of the site within Flood Zone 3.
3. Development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in Table 17 'Heritage Statement for Archaeology Requirements'.
4. A Transport Assessment will be required. Access from the south which would require additional land / demolition of properties on School Road will not be supported; however any development should ensure that a footpath link serving the site will be retained from School Road. Consideration will need to be given to incorporating the public right of way within future development proposals.
5. A Landscape Assessment will be needed to assess and manage the impact of potential new development on the wider open countryside and on natural landscape features such as trees and hedgerows.
6. Development proposals shall provide a strong structural landscape framework within which this development will sit. The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.
7. Existing vegetation, including hedgerows, should be retained and enhanced , unless agreed in writing with the Local Planning Authority. A sufficient landscaping buffer will be required to ensure that the amenity of residential properties along School Road is not detrimentally affected. A buffer will also be required to protect woodland adjacent to the site.
8. The preparation of a detailed masterplan incorporating suitable design measures will be essential. Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.

5.109 Allocation Reference: E34**Site Name:** Waleswood (West) / Vector 31**Allocation:** Industrial and Business Uses**Site Area:** 8.69ha**Capacity:** 8.69ha**Site LDF Reference:** LDF0600**Site Development Guidelines**

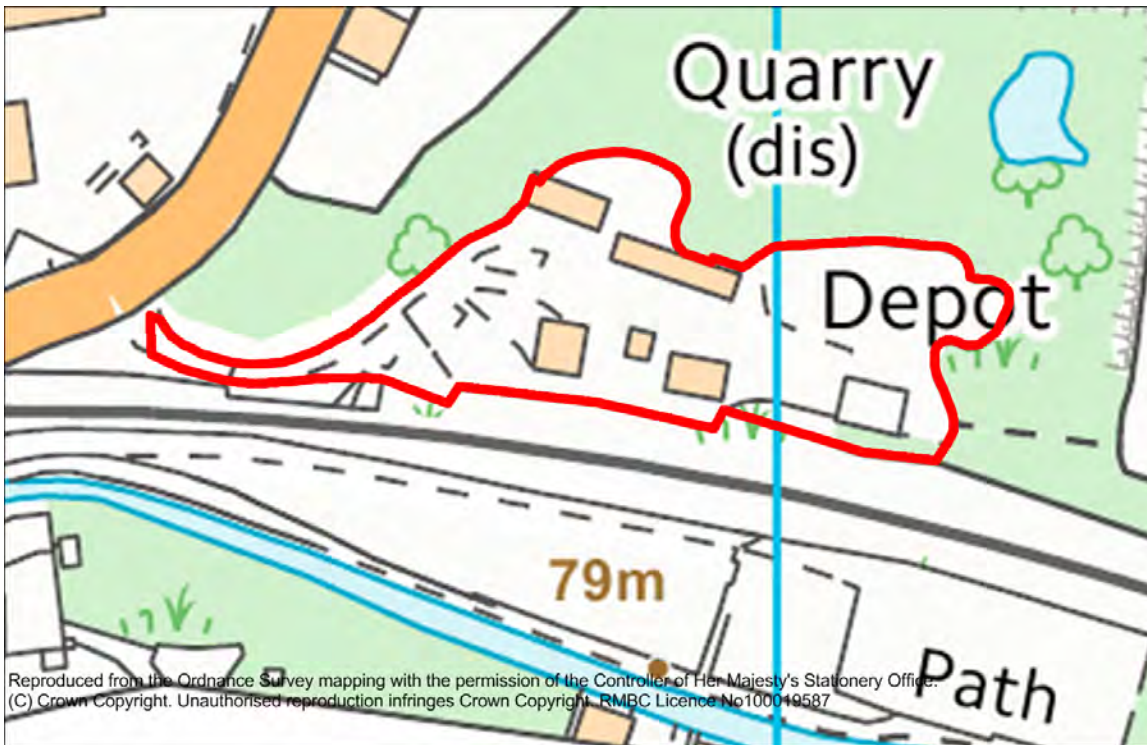
1. The site is adjacent to a candidate Local Wildlife Site (cLWS202 Pithouse West) and any existing buffer to the Local Wildlife Site will need to be maintained and, where possible, increased. In view of the proximity of the candidate Local Wildlife Site a Phase 1 Habitat survey should be undertaken.
2. Surface water assessment shows a flood route through the site; this should be taken into account in the Flood Risk Assessment which will be required.
3. Existing vegetation should be retained and enhanced.
4. The public right of way crossing the site shall be retained, unless agreed in writing with the Local Planning Authority.

5.110 Allocation Reference: GT1

Site Name: Kiveton Park Council Depot, Dog Kennels Lane

Allocation: Gypsy and Traveller Use **Site Area:** 0.62ha **Capacity:** 6 to 8 pitches

Site LDF Reference: LDF0462



Site Development Guidelines

1. Development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in Table 17 'Heritage Statement for Archaeology Requirements'.
2. A Phase 1 Habitat survey should be conducted. The impacts on the pond (and any protected species that use it) within the disused quarry should be assessed. The surrounding parts of the disused quarry have developed mature tree cover and the impacts on this should be considered. The site is within a wider woodland site which may have LWS interest but further ecological assessment is required to confirm this position and any mitigation measures.
3. The site is within 250 metres of Regionally Important Geological Sites R66 Red Hill Quarry and R68 Kiveton Lodge. Development would provide an opportunity to improve a geological asset by creating rock exposures within the allocation site. A Geodiversity Survey and Report shall be required that establishes the presence / absence, significance and condition of geodiversity assets at the site or potentially impacted by the development, assesses the impact of the specific development proposals on the geodiversity asset(s), and identifies mitigation measures. Proposals shall provide opportunity to acquire and record knowledge about the geodiversity asset during design and construction of development, and for the long term management and monitoring of any on-site geodiversity assets.
4. A Transportation Assessment or Statement will be required to consider the creation of suitable highways access.
5. Landscape character impact: existing vegetation shall be retained and enhanced.
6. Development should ensure that a safe and healthy environment is created, including the creation of a suitable site boundary, taking account of the requirements of relevant planning policy, in particular Policy CS 27 'Community Health and Safety'. Any planning application shall be accompanied by a Phase 2 Site Investigation study and a noise survey and assessment.

5.111 Allocation Reference: H91

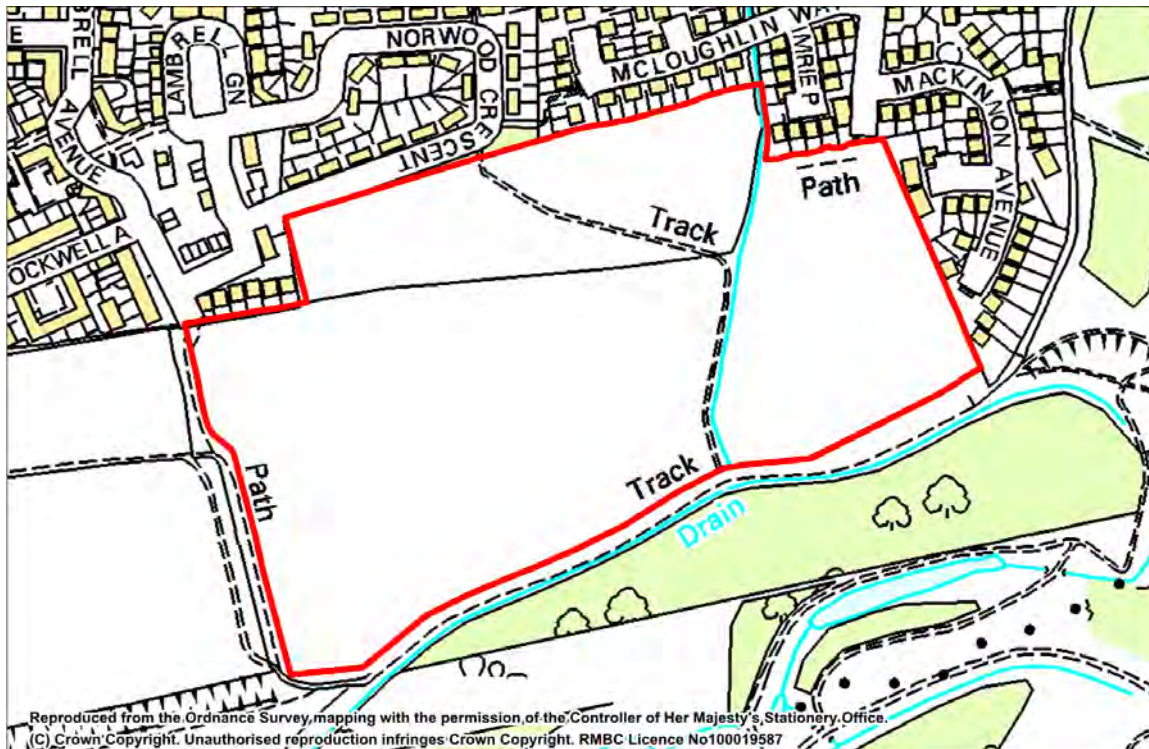
Site Name: Chapel Way

Allocation: Residential Use

Site Area: 9.58ha

Capacity: 268 dwellings

Site LDF Reference: LDF0475



Site Development Guidelines

1. The Chesterfield Canal runs adjacent to part of the southern boundary of this site and there is an associated bridleway adjacent to the Canal. Any potential future development of this site must buffer the line of the Chesterfield Canal to enable its re-instatement in the future.
2. Development proposals will be required to maintain / increase buffers to the adjacent candidate Local Wildlife Site (cLWS206 Kiveton (Former) Colliery).
3. A Transportation Assessment will be required, which shall include consideration of vehicular and pedestrian links into the site. Any development scheme shall ensure that vehicular access to the Safeguarded Land site (SL14) to the west shall not be precluded.
4. Watercourses are present on this site. Flood risk from these watercourses should be assessed as part of a Flood Risk Assessment. If development causes any loss of potential flood storage volume, compensatory storage should be provided. A large area in the centre of the site is subject to flooding, this issue will need to be resolved through drainage attenuation measures.
5. A Landscape Assessment will be needed to assess and manage the impact of potential new development on the wider open countryside and on natural landscape features such as trees and hedgerows. Existing vegetation should be retained and enhanced, unless agreed in writing with the Local Planning Authority.
6. Development proposals shall provide a strong structural landscape framework within which this development will sit. The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.
7. The presence of public rights of way throughout the site shall be retained.
8. The preparation of a detailed masterplan incorporating suitable design measures will be essential. Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.

5.112 Allocation Reference: H93

Site Name: Land Off Keeton Hall Road

Allocation: Residential Use

Site Area: 3.16ha

Capacity: 100 dwellings

Site LDF Reference: LDF0469



Site Development Guidelines

1. Development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in Table 17 'Heritage Statement for Archaeology Requirements'.
2. The site is entirely within Local Wildlife Site (Axle Lane LWS009). The eastern hedgerow should be retained partly to act as a screen to shield the development from the open Local Wildlife Site to the east. Measures to increase the height and / or thickness of the hedge should be considered.
3. A Heritage Statement shall be submitted with any subsequent planning application to identify the significance and to assess the impact of development upon Kiveton Hall and its setting.
4. This is a highly visible site on the eastern edge of the settlement and along with its proximity to listed buildings this makes it essential that development reflects the existing character and quality of the surrounding area. There will be a need for sensitive layout, design, scale, height and materials to ensure it contributes positively to the location and does not have an adverse impact on heritage assets. Development shall protect the setting of the heritage assets to the north by ensuring, amongst other things, that built development is set well away from the northern boundary of the allocation and its north-eastern corner. This will be informed by the findings of the Heritage Statement and agreed in writing by the Local Planning Authority.
5. A Transport Assessment will be required to include consideration of highways access from Keeton Hall Road and Essex Close, and pedestrian access to the adjacent public rights of way network.
6. A Landscape Assessment will be needed to assess and manage the impact of potential new development on the wider open countryside and on natural landscape features such as trees and hedgerows. Existing vegetation should be retained and enhanced, unless agreed in writing with the Local Planning Authority.
7. Development proposals shall provide a strong structural landscape framework within which this development will sit. The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.
8. The preparation of a detailed masterplan incorporating suitable design measures will be essential. Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.

5.10 Development sites in Catcliffe, Treeton and Orgreave

5.113 Allocation Reference: E35

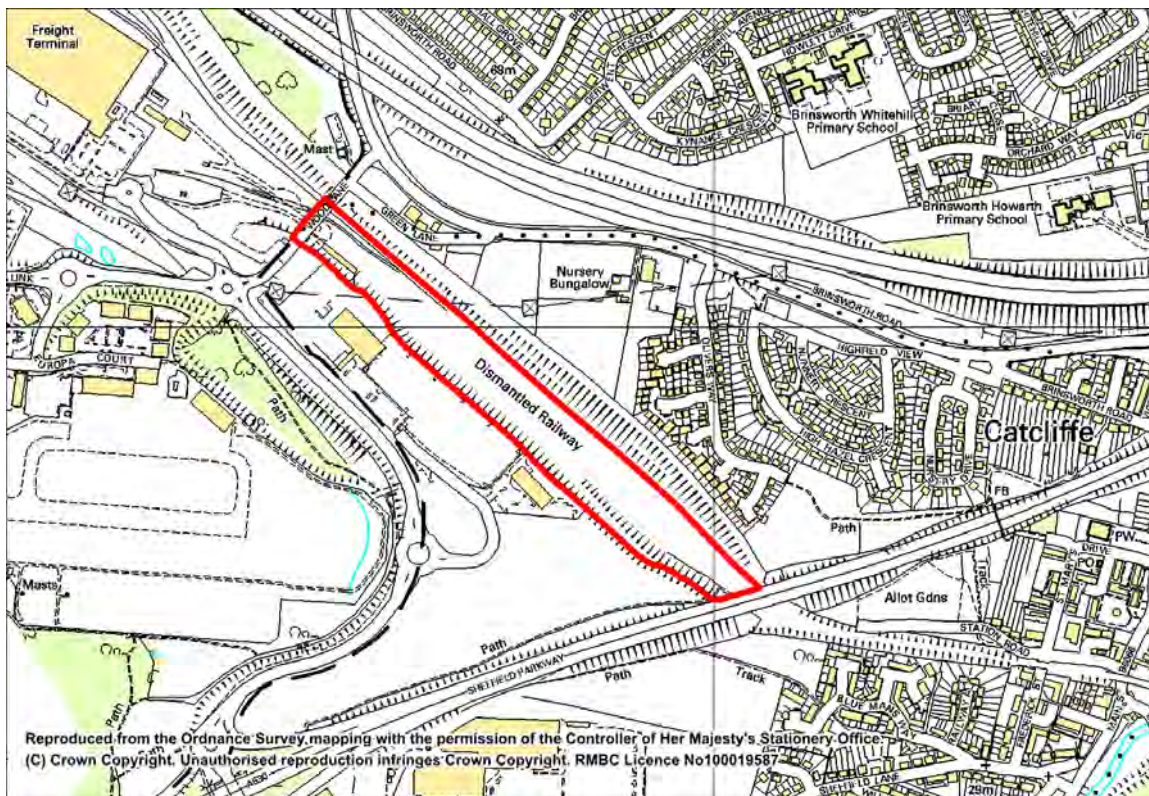
Site Name: EWS Dismantled Railway Line, Wood Lane

Allocation: Industrial and Business Uses

Site Area: 5.85ha

Capacity: 5.85ha

Site LDF Reference: LDF0754



Site Development Guidelines

1. This disused railway line adjacent to the rail freight terminal at Tinsley Marshalling Yard lies within the railway embankment and would require reclamation to enable redevelopment for other uses.
2. Access to the site would require improvement to bring it to acceptable standards.
3. Surface water assessment shows flood routes across the site, mainly runoff from the site itself. Therefore the layout, floor and ground levels will need careful consideration.
4. Existing vegetation should be retained and enhanced, unless agreed in writing with the Local Planning Authority.
5. The site is adjacent to a candidate Regionally Important Geological Site (R107 Tinsley Marshalling Yards, Catcliffe). Development would provide the opportunity to enhance a geological asset by extending the rock exposure and improving access to the RIGS. A Geodiversity Survey and Report shall be required that establishes the presence / absence, significance and condition of geodiversity assets at the site or potentially impacted by the development, assesses the impact of the specific development proposals on the geodiversity asset(s), and identifies mitigation measures. Proposals shall provide opportunity to acquire and record knowledge about the geodiversity asset during design and construction of development, and for the long term management and monitoring of any on-site geodiversity assets.

5.114 Allocation Reference: E36

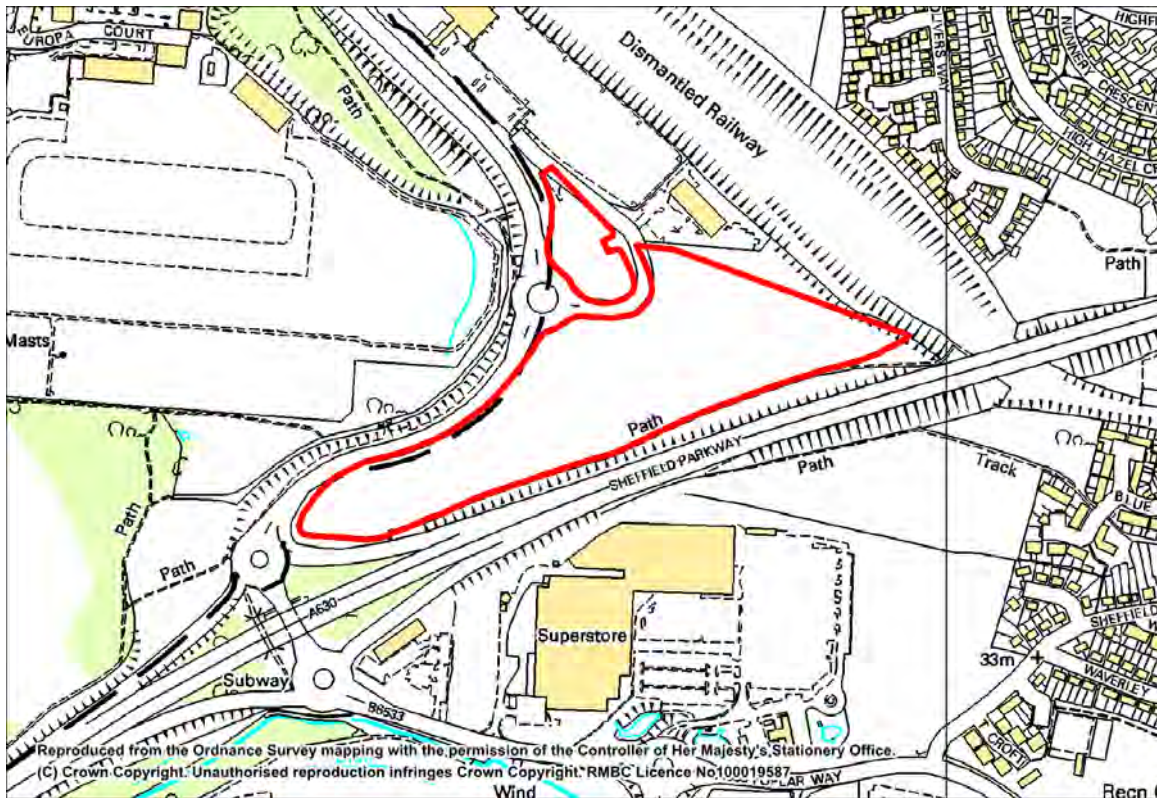
Site Name: Land Off Europa Link

Allocation: Industrial and Business Uses

Site Area: 6.55ha

Capacity: 6.55ha

Site LDF Reference: LDF0502



Site Development Guidelines

1. Development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 1 highlighted yellow in Table 17 'Heritage Statement for Archaeology Requirements'.
2. A Phase 1 Habitat survey shall be conducted. There is evidence of skylarks in this locality.
3. The site is within 250 metres of a geodiversity asset. There may be the opportunity to acquire knowledge about the buried geodiversity features of the area in the course of desk studies, boreholes or excavations, including those for services and foundations before and during the construction phase and by site visits for recording and assessment of relevant features by appropriate experts. These investigations can be timed to have little or no effect on the progress of the development.
4. A Transport Assessment will be required which includes consideration of capacity issues regarding the Parkway and Junction 33 of the M1.
5. A public right of way runs along the southern and north eastern boundaries and should be taken into account in the design and layout of development proposals.
6. Views into and out of this site are significant from the Parkway and the Sheffield Business Park. There is potential to provide a "gateway" site into Rotherham through high quality design and layout of the site. It may also contribute to the aspirations to create an Advanced Manufacturing Innovation District in the wider area.

5.115 Allocation Reference: H57

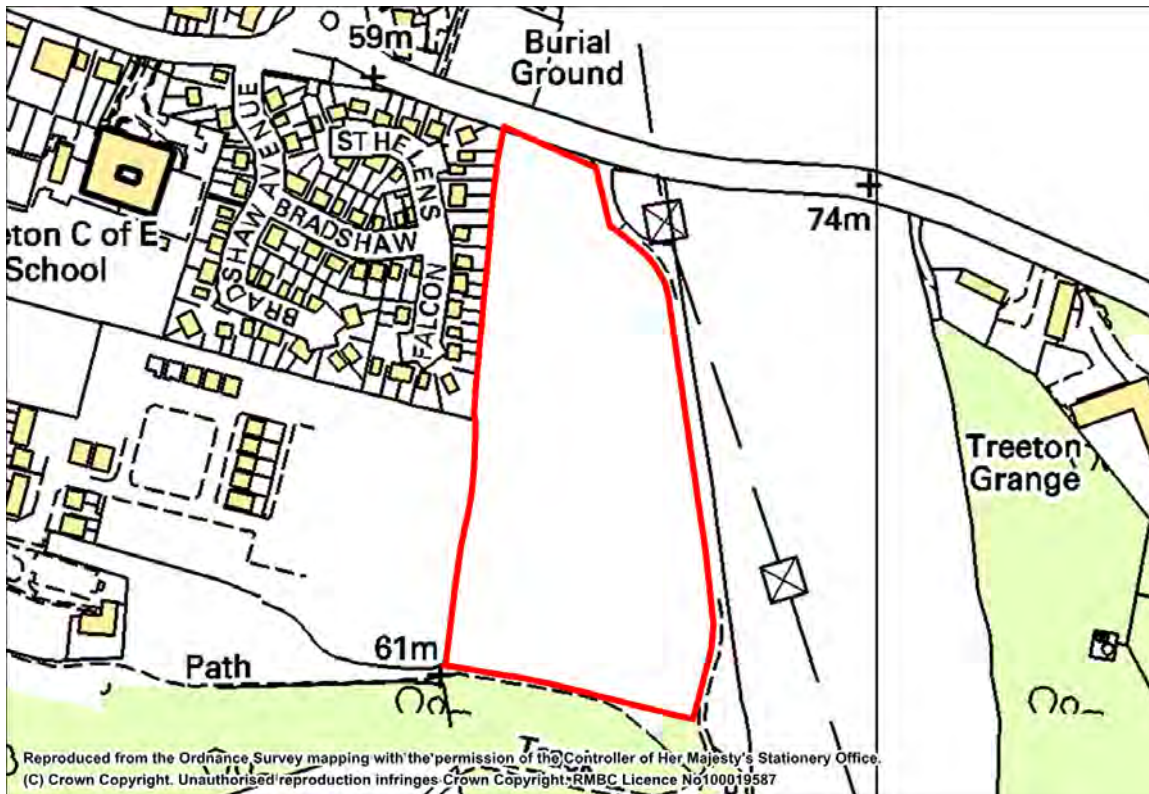
Site Name: Land To The South Of Wood Lane

Allocation: Residential Use

Site Area: 3.14ha

Capacity: 75 dwellings

Site LDF Reference: LDF0489



Site Development Guidelines

1. Development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in Table 17 'Heritage Statement for Archaeology Requirements'.
2. A Local Wildlife Site (Treeton Dyke LWS032) and ancient woodland are within 35 metres of the site. A 15 metre buffer will be required to protect the woodland to the south. A Phase 1 Habitat Survey should be conducted and if this provides evidence of protected species, then surveys should be done for these.
3. A highways link from Wood Lane to the housing development site to the west (currently under construction) is desirable and future development will need to assimilate vehicular access to the ski club at Treeton Dyke.
4. The risk of surface water flooding should be assessed for this site. Layout, floor and ground levels will need careful consideration and should be informed by the findings of the Flood Risk Assessment.
5. A Landscape Assessment will be needed to assess and manage the impact of potential new development on the wider open countryside and on natural landscape features such as trees and hedgerows.
6. Development proposals shall provide a strong structural landscape framework within which this development will sit. The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.

5.11 Development sites in Thorpe Hesley

5.116 Allocation Reference: H37

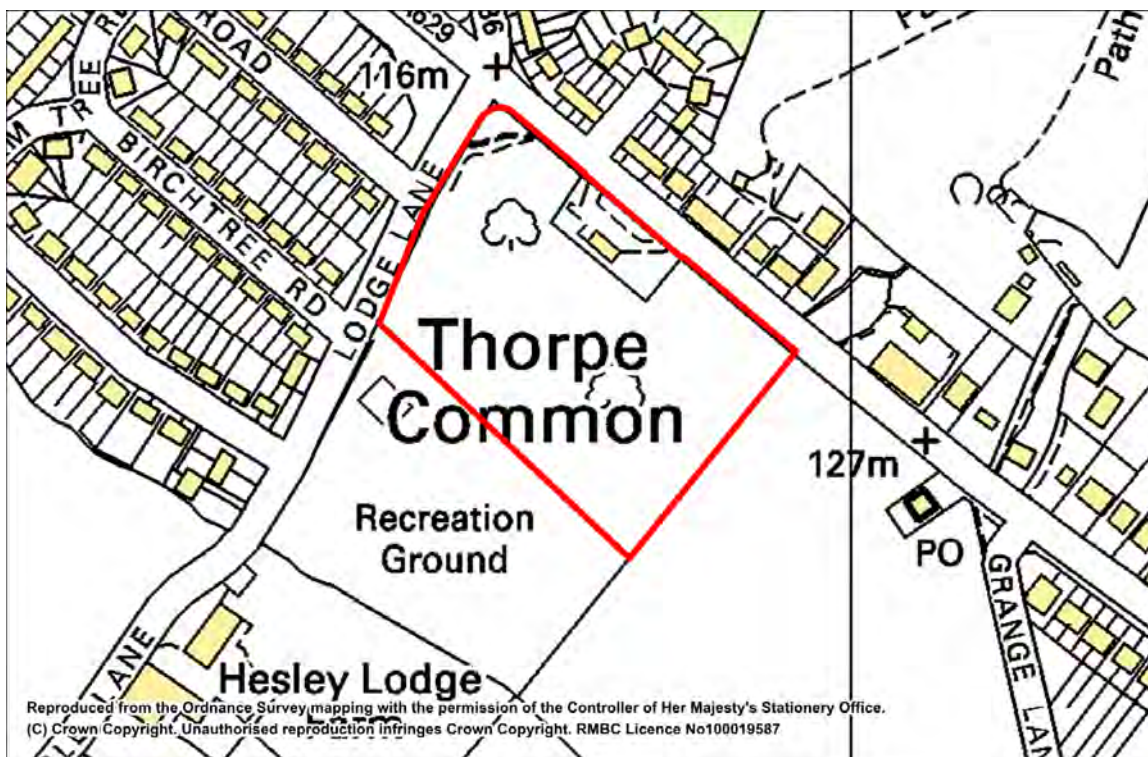
Site Name: Land At Thorpe Common, Thorpe Hesley

Allocation: Residential Use

Site Area: 2.17ha

Capacity: 52 dwellings

Site LDF Reference: LDF0512



Site Development Guidelines

1. Development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in Table 17 'Heritage Statement for Archaeology Requirements'.
2. A Phase 1 Habitat survey should be conducted. The site has the potential to support protected species (particularly bats) and surveys for these should be undertaken. The boundary hedgerows should be retained, unless agreed in writing with the Local Planning Authority.
3. A Landscape Assessment will be needed to assess and manage the impact of potential new development on the wider area and on natural landscape features such as trees and hedgerows. Existing vegetation should be retained and enhanced, unless agreed in writing with the Local Planning Authority, as it makes an important contribution to the roadside / streetscene.

5.117 Allocation Reference: H38

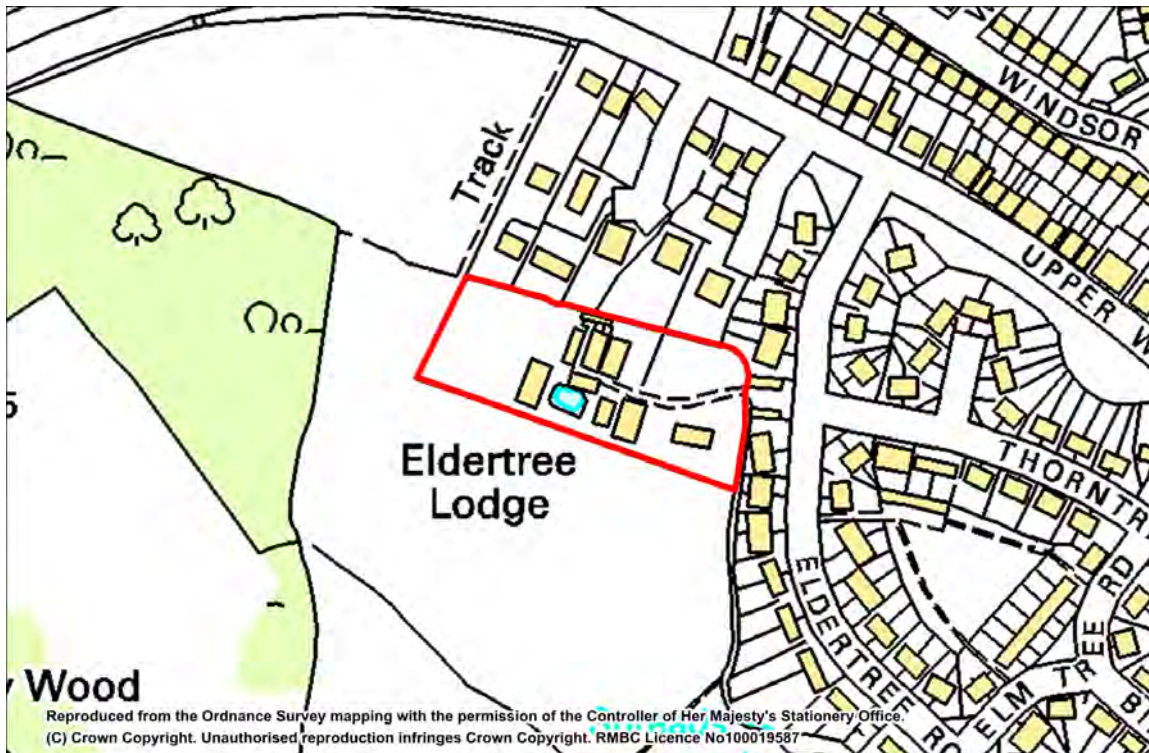
Site Name: Land At Eldertree Lodge, Thorpe Hesley

Allocation: Residential Use

Site Area: 0.88ha

Capacity: 21 dwellings

Site LDF Reference: LDF0513



Site Development Guidelines

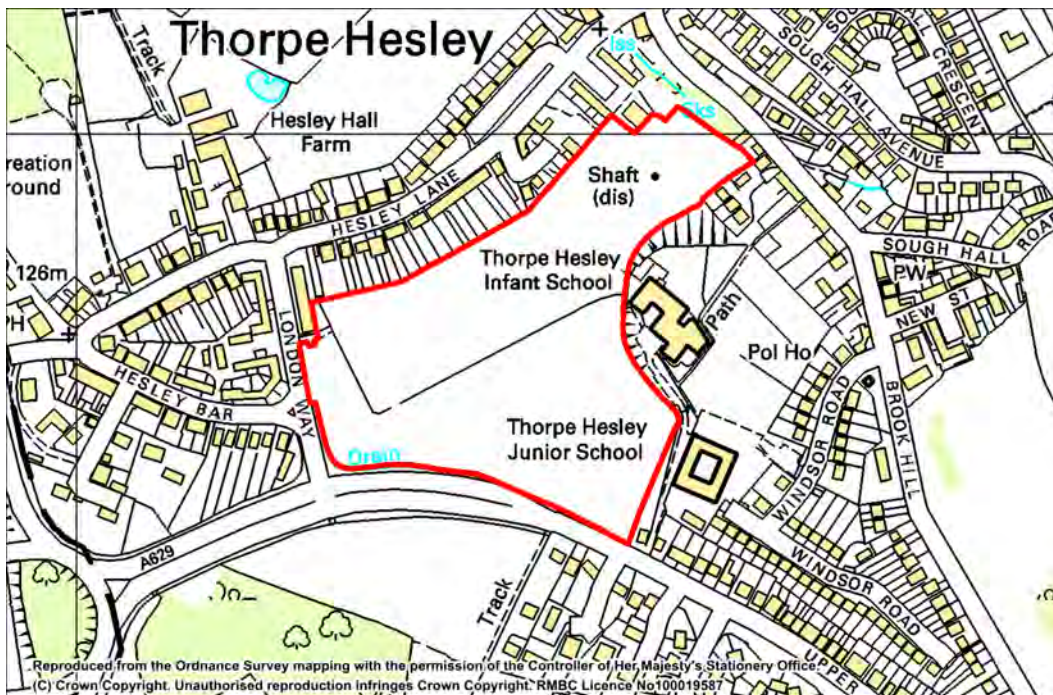
1. Development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in Table 17 'Heritage Statement for Archaeology Requirements'.
2. The site is close to Local Wildlife Site (LWS070 Lady Clough & Smithy Wood) and development should provide an appropriate buffer along the southern and western boundaries.
3. A Transport Assessment or Statement will be required, which should include consideration of achieving suitable access into the site.
4. A Landscape Assessment will be needed to assess and manage the impact of potential new development on the wider area and on natural landscape features such as trees and hedgerows. Existing vegetation should be retained and enhanced, unless agreed in writing with the Local Planning Authority.

5.118 Allocation Reference: H39

Site Name: Land To North Of Upper Wortley Road, Thorpe Hesley

Allocation: Residential Use **Site Area:** 6.55ha **Capacity:** 143 dwellings

Site LDF Reference: LDF0515



Site Development Guidelines

1. Development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 1 highlighted yellow in Table 17 'Heritage Statement for Archaeology Requirements'.
2. The north-eastern corner of the site adjoins Thorpe Hesley Conservation Area. As such there will be a need for sensitive layout, design, scale, height, materials and landscaping to ensure that development contributes positively to the location and does not have an adverse impact on heritage assets.
3. A Landscape Assessment will be needed to assess and manage the impact of potential new development on the wider open countryside and on natural landscape features such as trees and hedgerows. Existing vegetation should be retained and enhanced, unless agreed in writing with the Local Planning Authority.
4. Development proposals shall provide a strong structural landscape framework within which this development will sit. The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.
5. The preparation of a detailed masterplan incorporating suitable design measures will be essential. Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.
6. A Phase 1 Habitat Survey is required to record and assess the habitats and other wildlife features on the site. The site has limited potential for foraging and roosting bats and the Phase 1 Habitat Survey should be used to recommend whether bat surveys are required.

5.12 Development sites in Thurcroft

5.119 Allocation Reference: E37

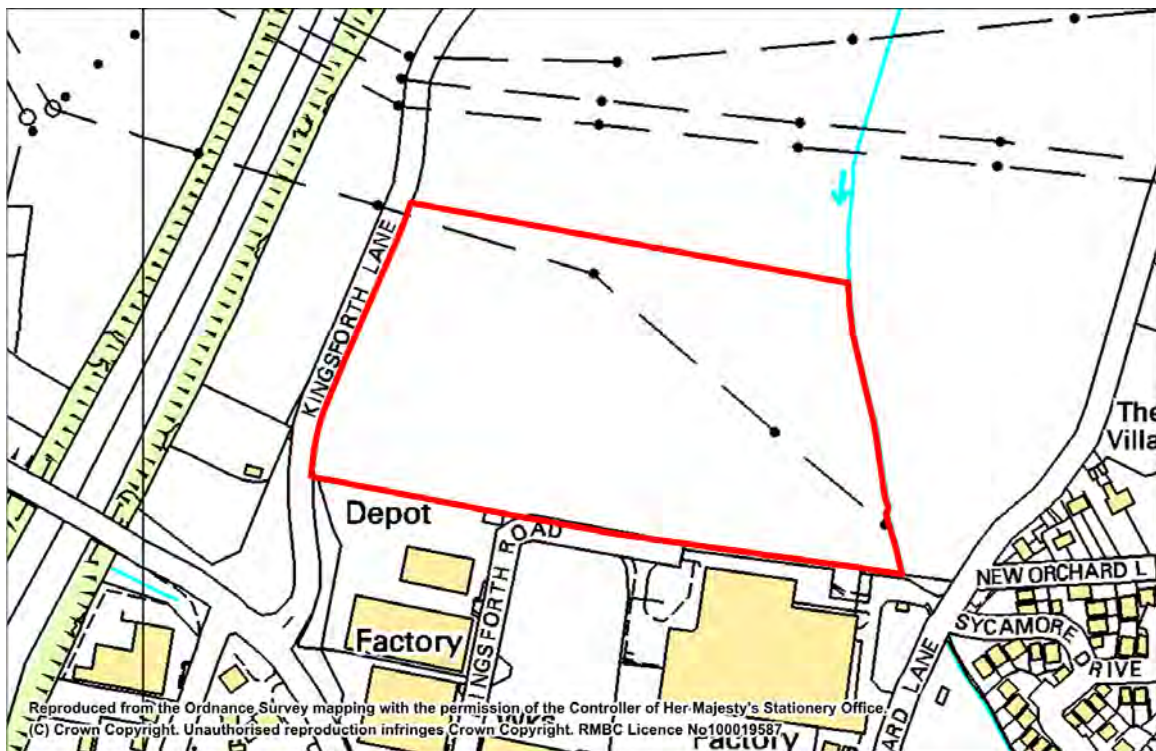
Site Name: North Of Thurcroft Industrial Estate

Allocation: Industrial and Business Uses

Site Area: 6.17ha

Capacity: 6.17ha

Site LDF Reference: LDF0432



Site Development Guidelines

1. Development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in Table 17 'Heritage Statement for Archaeology Requirements'.
2. A Phase 1 Habitat survey and protected species survey will be required.
3. The site is within 250 metres of a geodiversity asset. There may be the opportunity to acquire knowledge about the buried geodiversity features of the area in the course of desk studies, boreholes or excavations, including those for services and foundations before and during the construction phase and by site visits for recording and assessment of relevant features by appropriate experts. These investigations can be timed to have little or no effect on the progress of the development.
4. A Transport Assessment will be required which should include consideration of the impact on Junction 1 of the M18. A new junction with Kingsforth Lane may require a reduction of the speed limit.
5. Some parts of this site are predicted to be at high risk of surface water flooding. A Flood Risk Assessment will be required.
6. Existing boundary vegetation should be retained and enhanced, unless agreed in writing with the Local Planning Authority.

5.120 Allocation Reference: H71

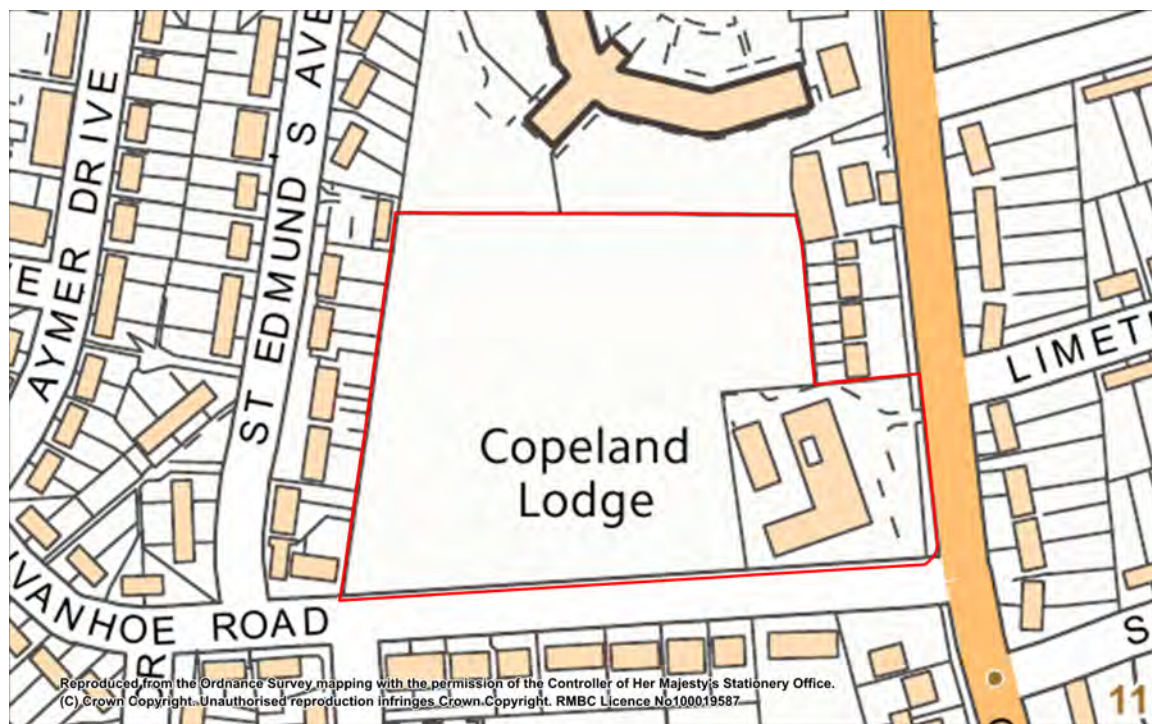
Site Name: Land North Of Ivanhoe Road

Allocation: Residential Use

Site Area: 2.05ha

Capacity: 40 dwellings

Site LDF Reference: LDF0434 + LDF0435



Site Development Guidelines

1. Development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in Table 17 'Heritage Statement for Archaeology Requirements'.
2. The areas downstream of this site are known to be at high risk from surface water flooding. A Flood Risk Assessment will be required for any development on this site and additional restrictions may be imposed on discharge rates. A watercourse is present on the southern boundary. On-site flood risk from this watercourse and overland flows should be assessed.
3. Existing vegetation should be retained and enhanced, unless agreed in writing with the Local Planning Authority.

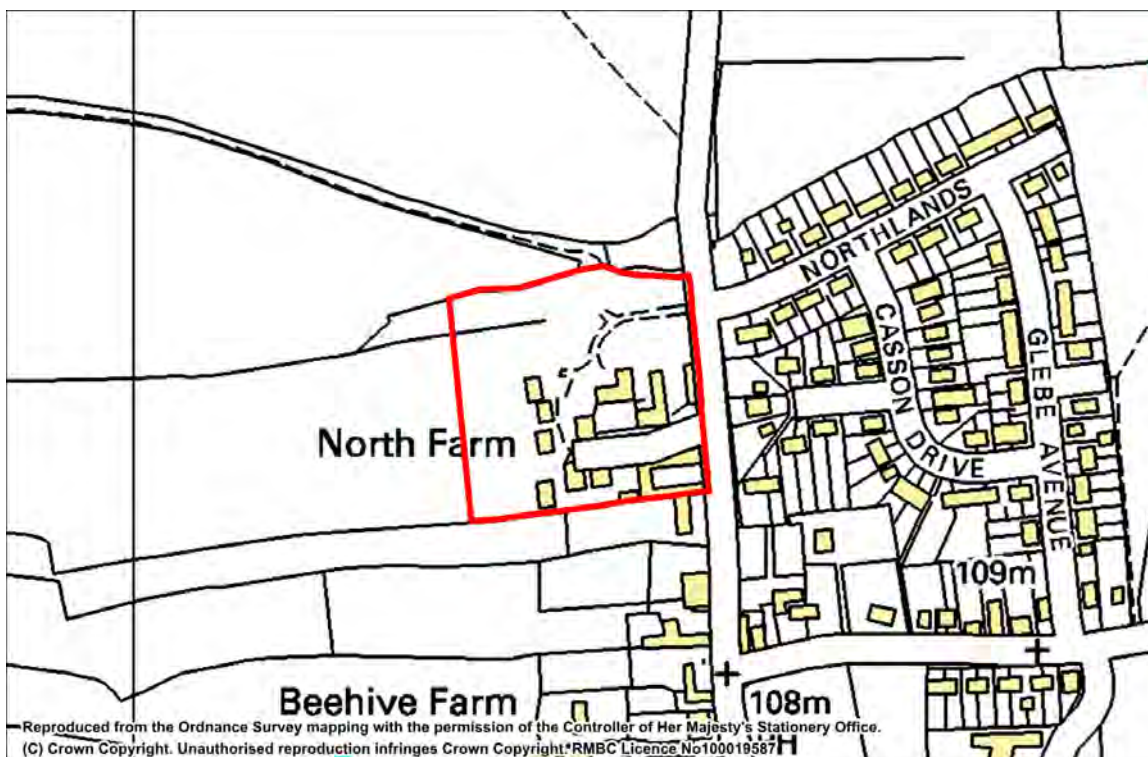
5.13 Development sites in Harthill

5.121 Allocation Reference: H94

Site Name: North Farm Close, Harthill

Allocation: Residential Use **Site Area:** 1.54ha **Capacity:** 40 dwellings

Site LDF Reference: LDF0551



Site Development Guidelines

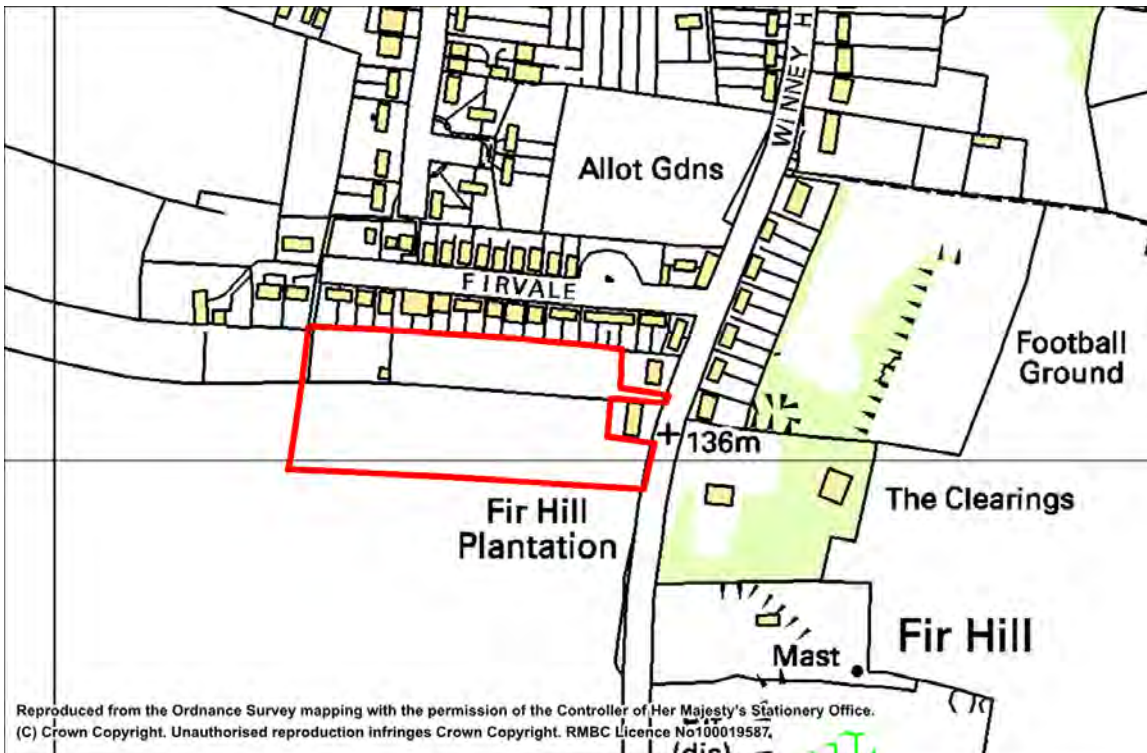
1. Development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in Table 17 'Heritage Statement for Archaeology Requirements'.
2. A Heritage Statement shall be submitted with any subsequent planning application to identify the significance and to assess the impact of development upon Harthill Conservation Area and its setting.
3. Development should reflect the existing historic character of the adjacent farmstead and wider landscape in order to strengthen local distinctiveness and respect the local vernacular in terms of scale, layout, design, height and materials. North Farm farmhouse and historic stone barns should be retained as part of the development and restored and enhanced for positive re-use.
4. A watercourse is present on the northern boundary. Flood risk from this watercourse and overland flows should be assessed as part of a Flood Risk Assessment.
5. A Landscape Assessment will be needed to assess and manage the impact of potential new development on the wider open countryside and on natural landscape features such as trees and hedgerows.
6. Development proposals shall provide a strong structural landscape framework within which this development will sit. The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.

5.122 Allocation Reference: H95

Site Name: Land Off Winney Hill, Harthill

Allocation: Residential Use **Site Area:** 1.61ha **Capacity:** 39 dwellings

Site LDF Reference: LDF0533



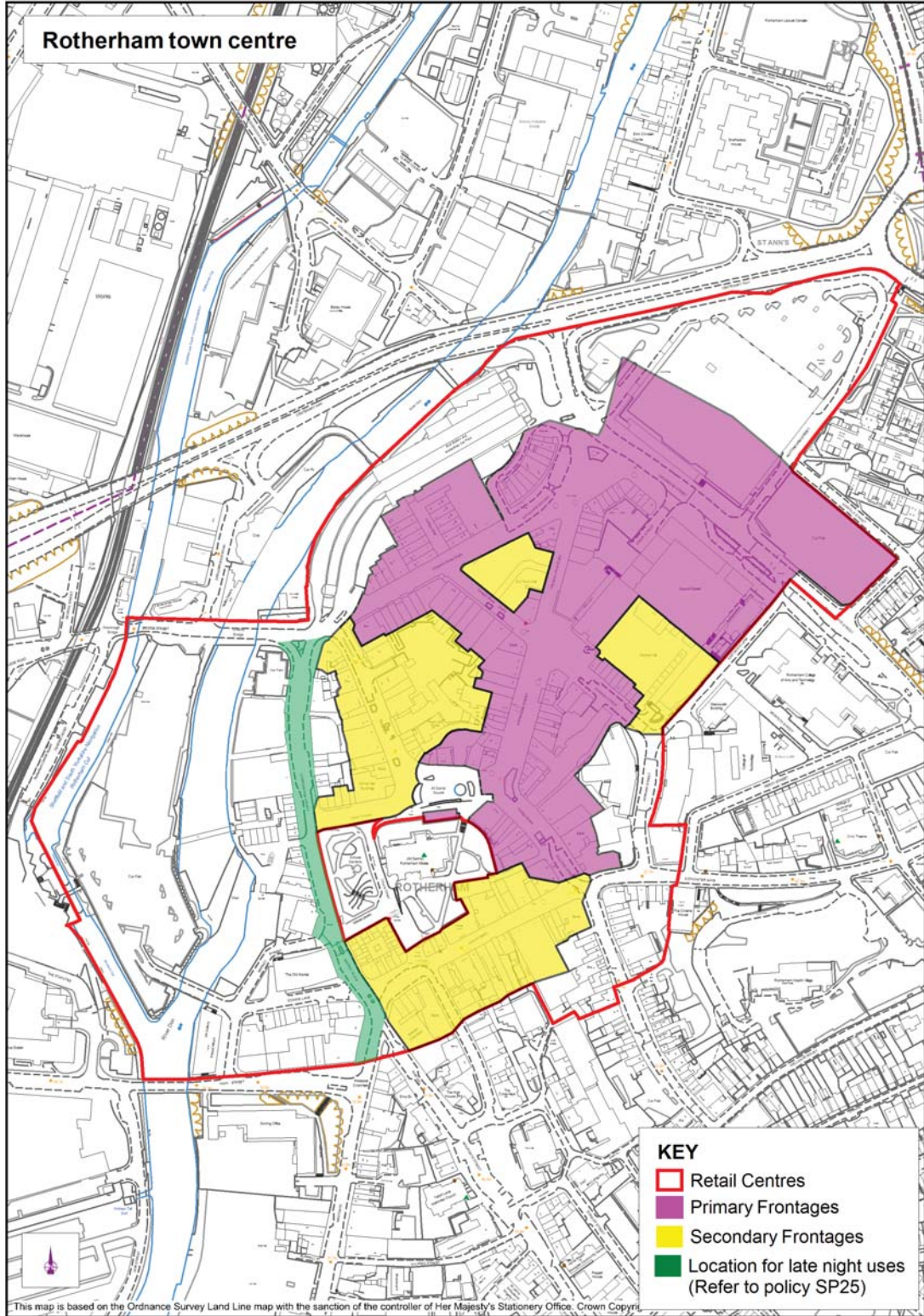
Site Development Guidelines

1. Development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in Table 17 'Heritage Statement for Archaeology Requirements'.
2. A Transport Assessment or Statement will be required. The footway along Winney Hill will be required to be extended. A road gradient of 1 in 20 for the first 10 metres and 1 in 10 thereafter will also be required.
3. Landscape character impact: built development materials shall maintain and enhance the local vernacular. Boundary hedgerows should be retained and enhanced, unless agreed in writing with the Local Planning Authority.
4. A Landscape Assessment will be needed to assess and manage the impact of potential new development on landscape character and on natural landscape features such as trees and hedgerows.
5. Development schemes should ensure delivery of the whole site can be achieved.
6. Development proposals shall provide a strong structural landscape framework within which this development will sit. The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.

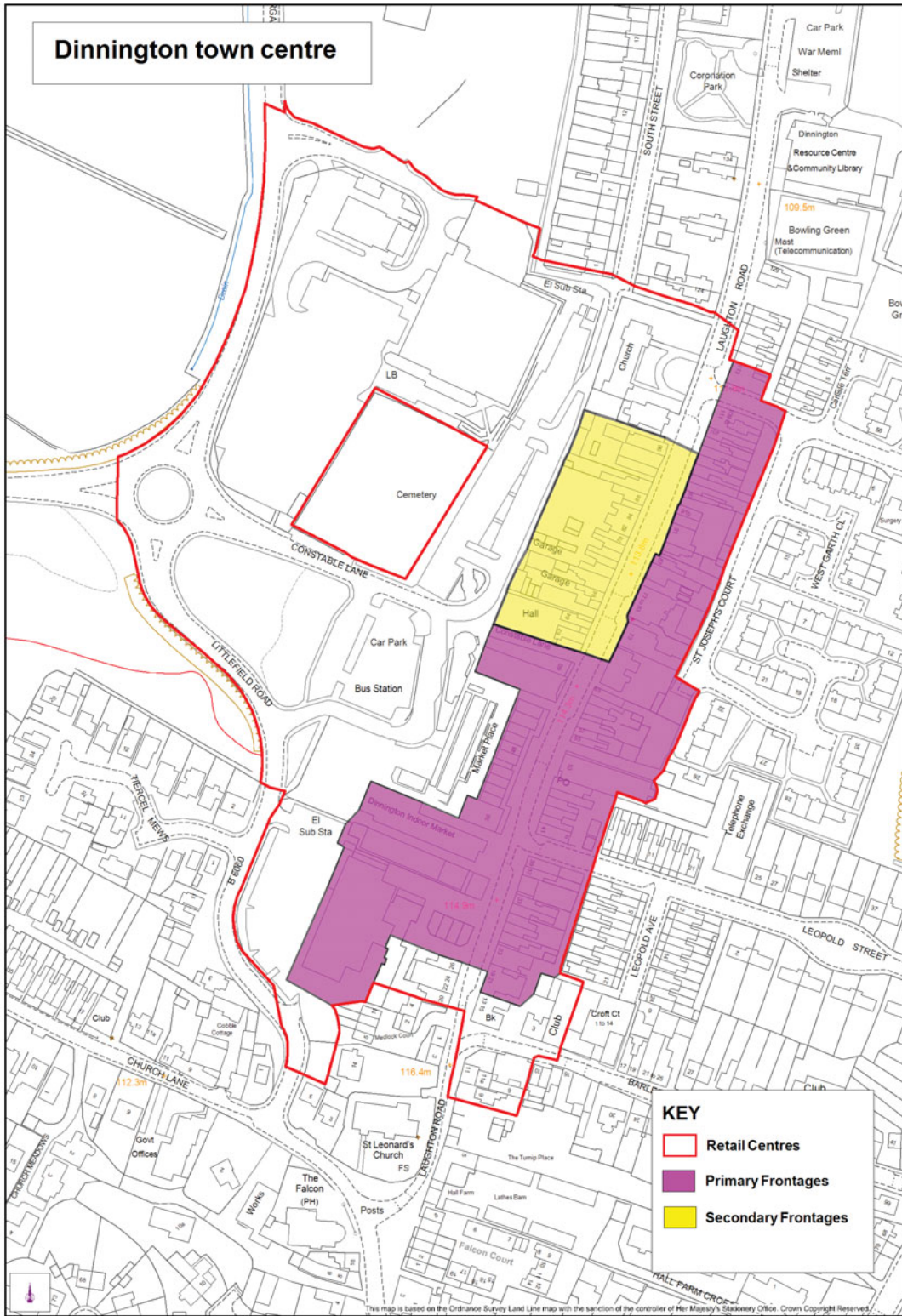
Appendix 1: Retail centres

The following maps highlight the boundaries of the defined town and district retail centres in the borough along with the areas within defined as primary and secondary shopping frontages.

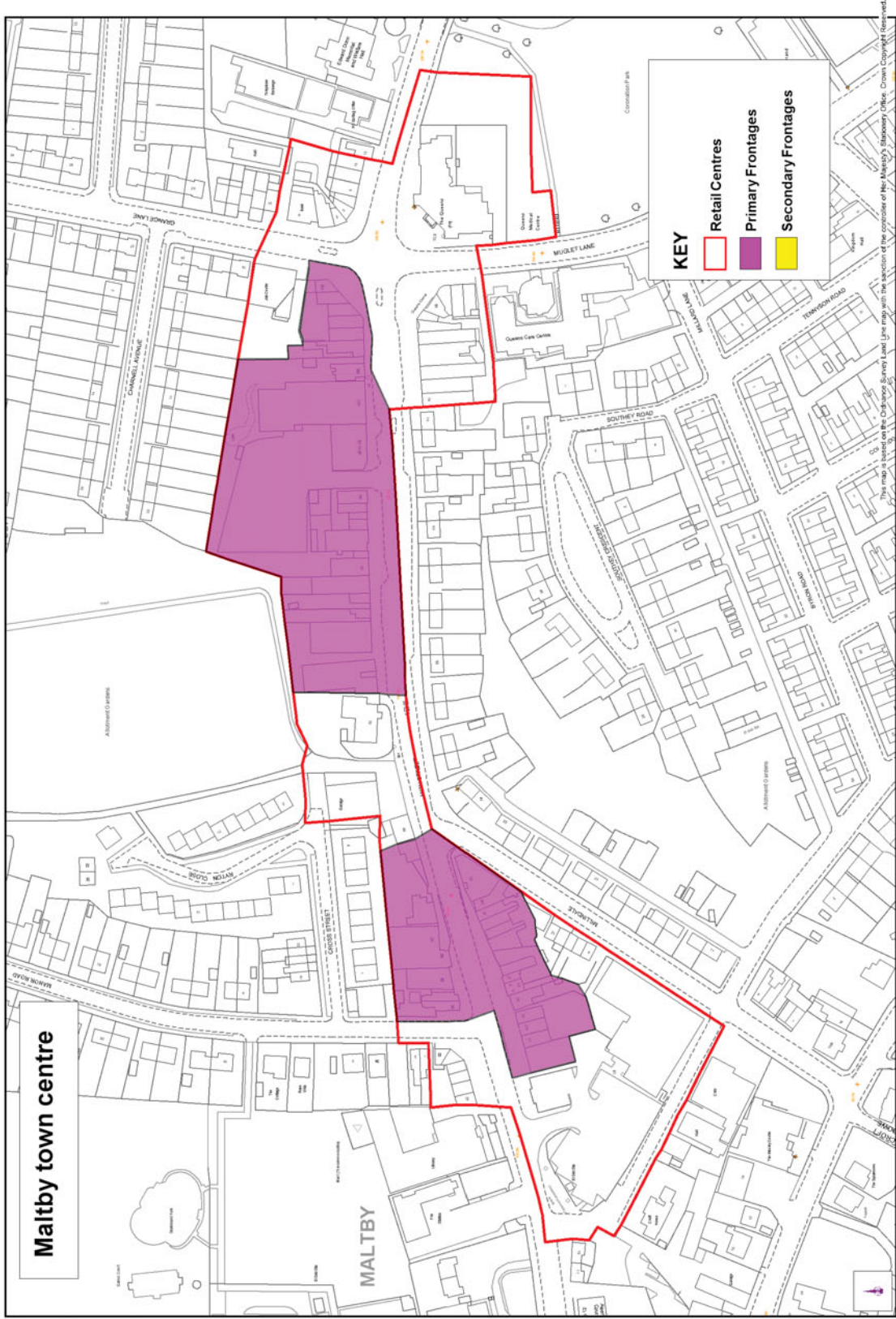
Map 8 Rotherham Town Centre



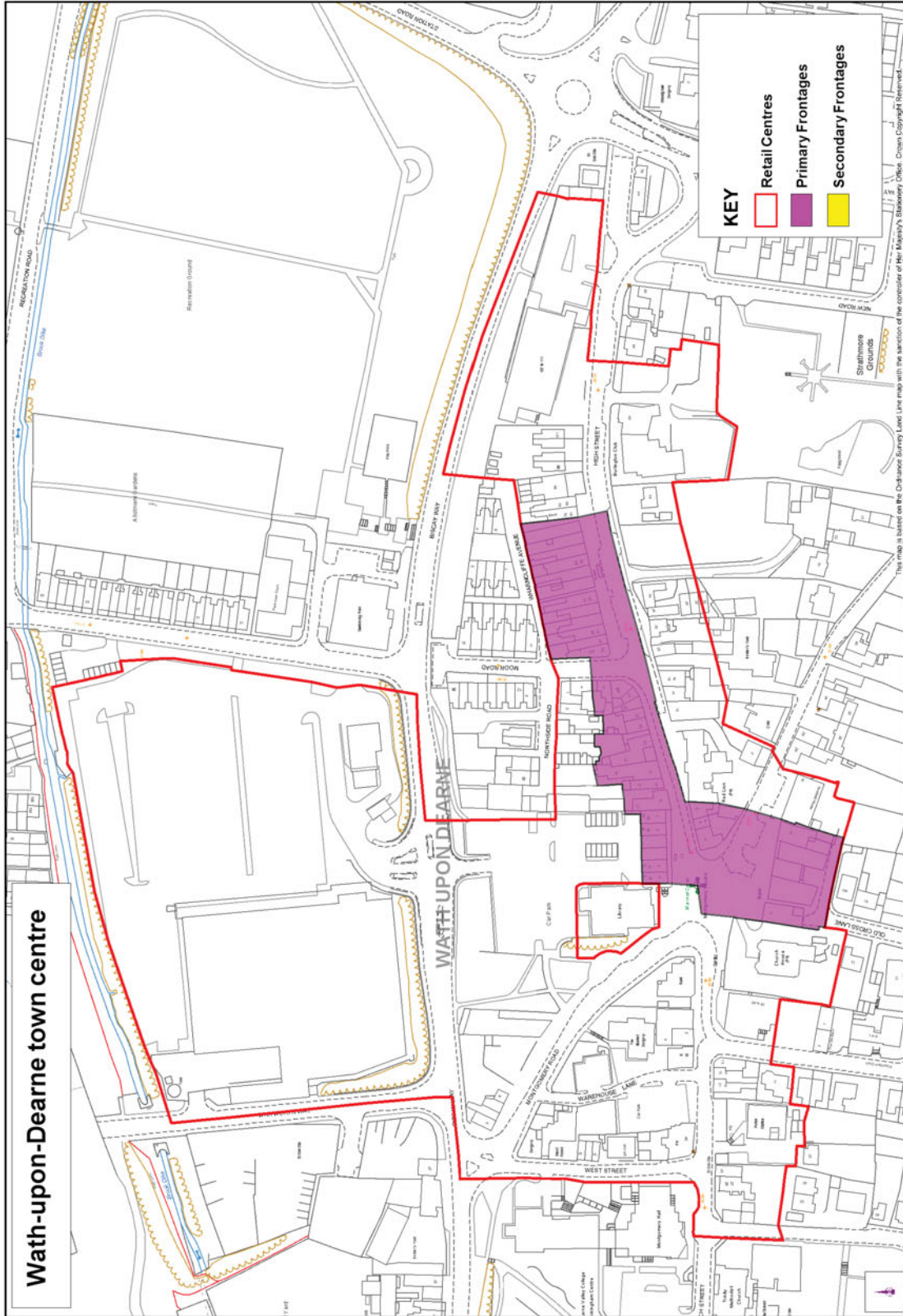
Map 9 Dinnington Town Centre



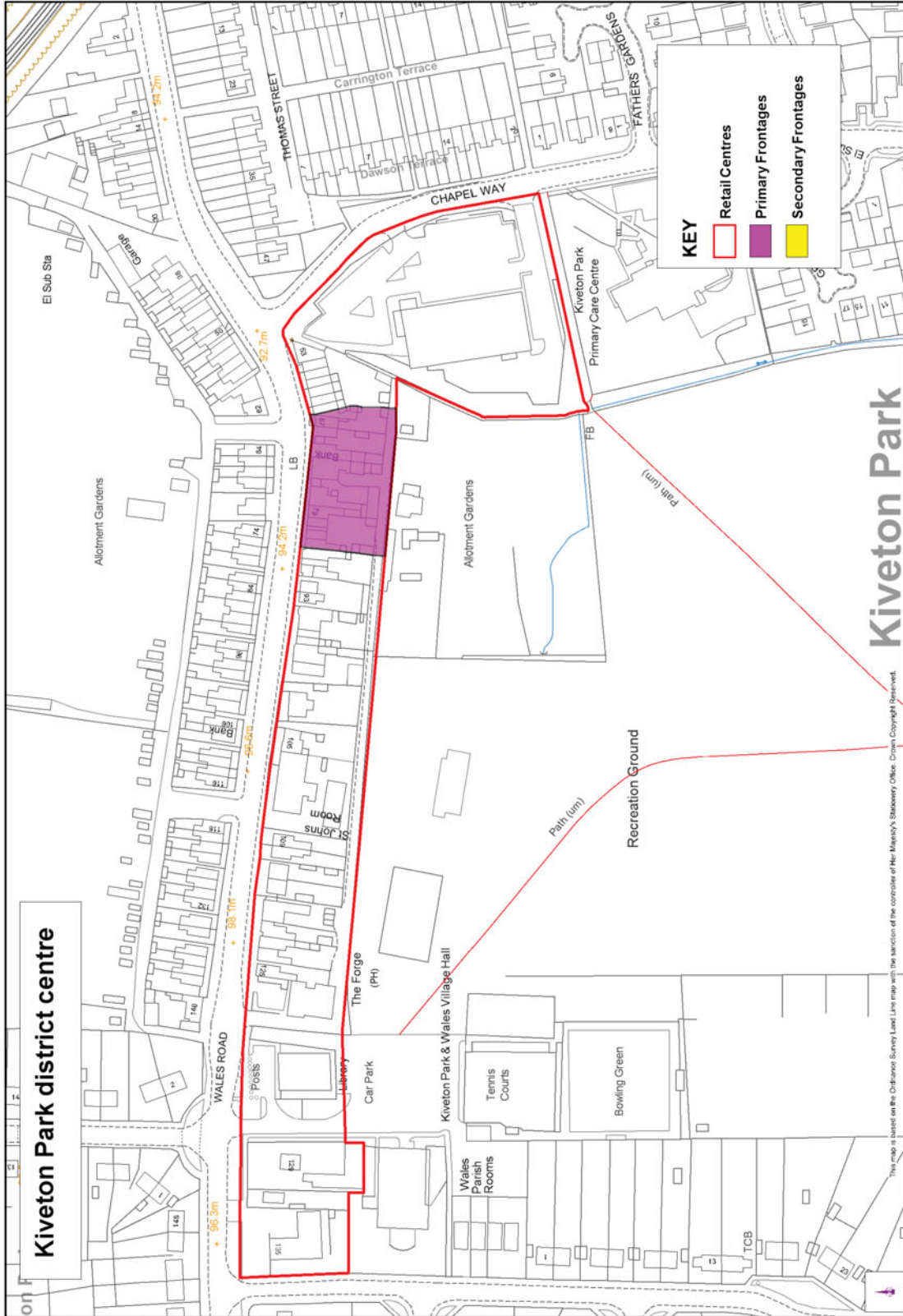
Map 10 Maltby Town Centre



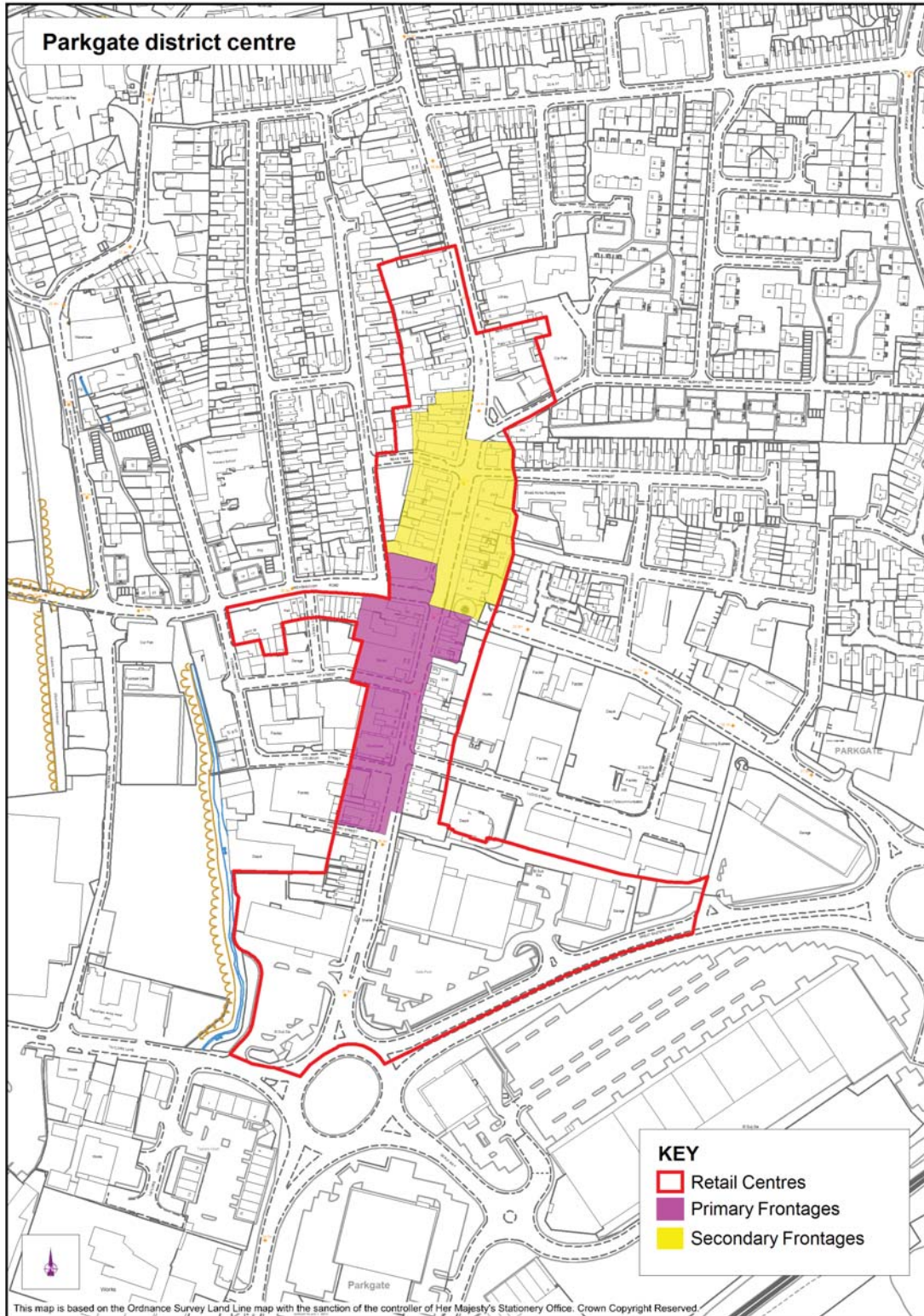
Map 11 Wath-upon-Dearne Town Centre



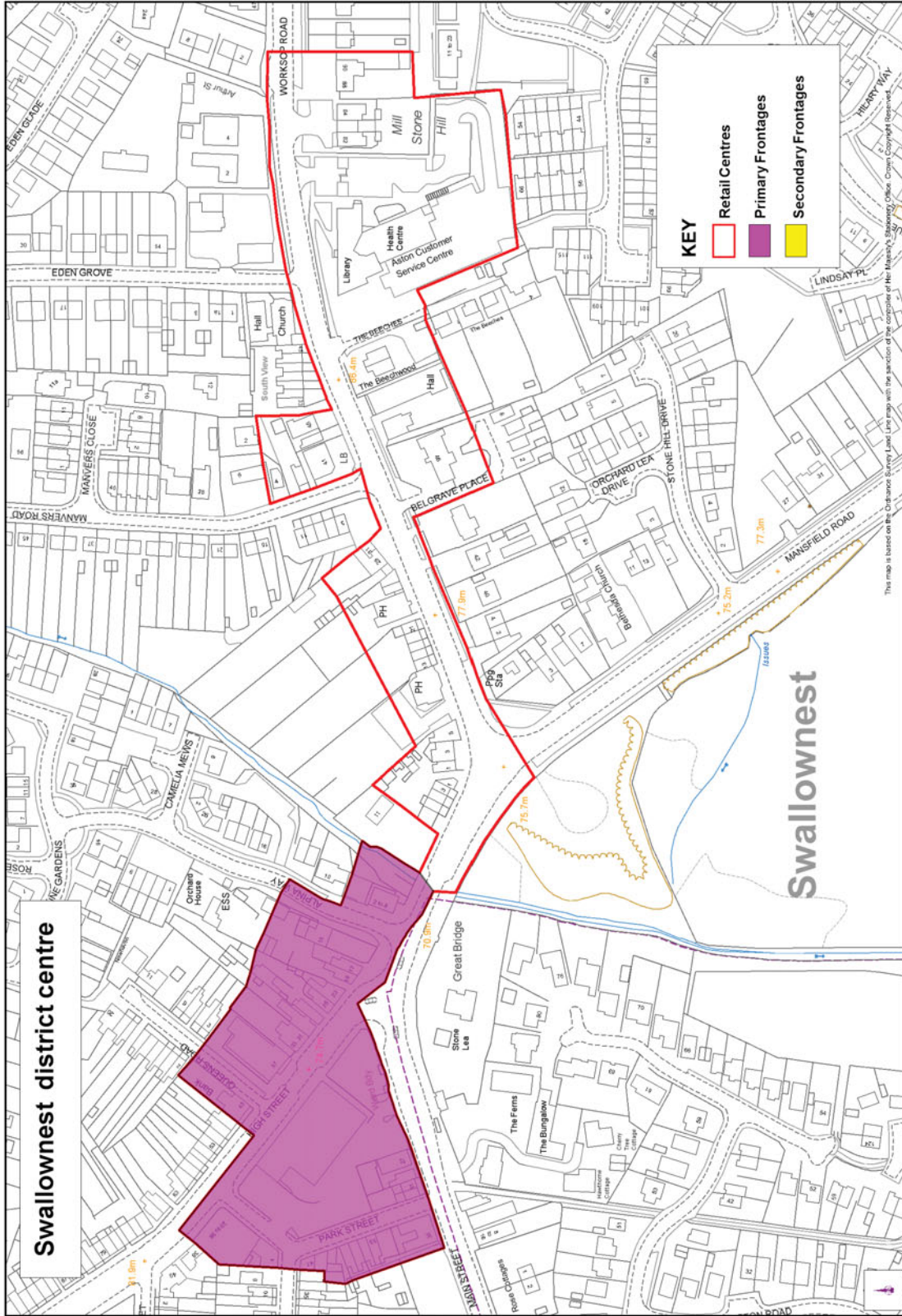
Map 12 Kiveton Park District Centre



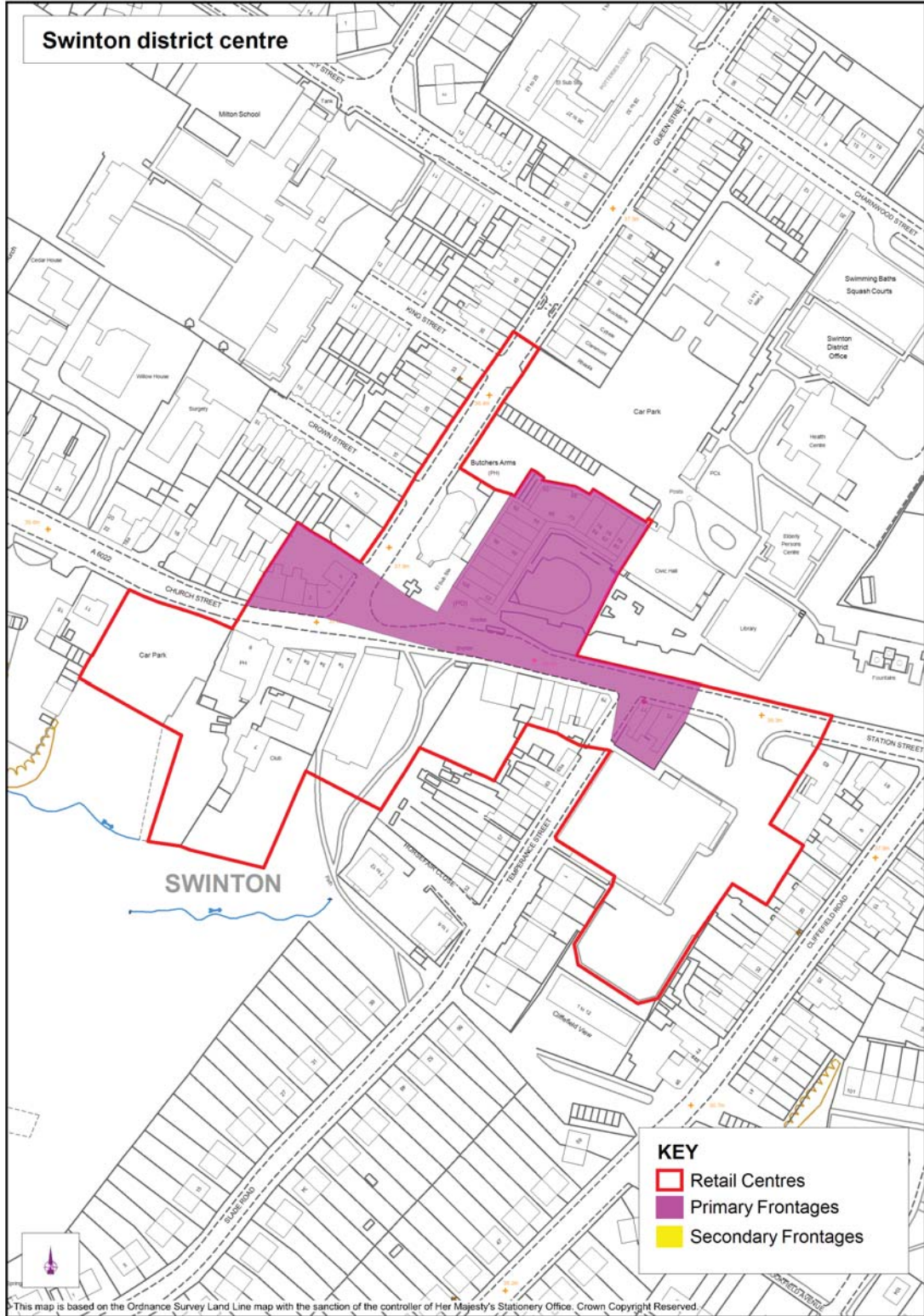
Map 13 Parkgate District Centre



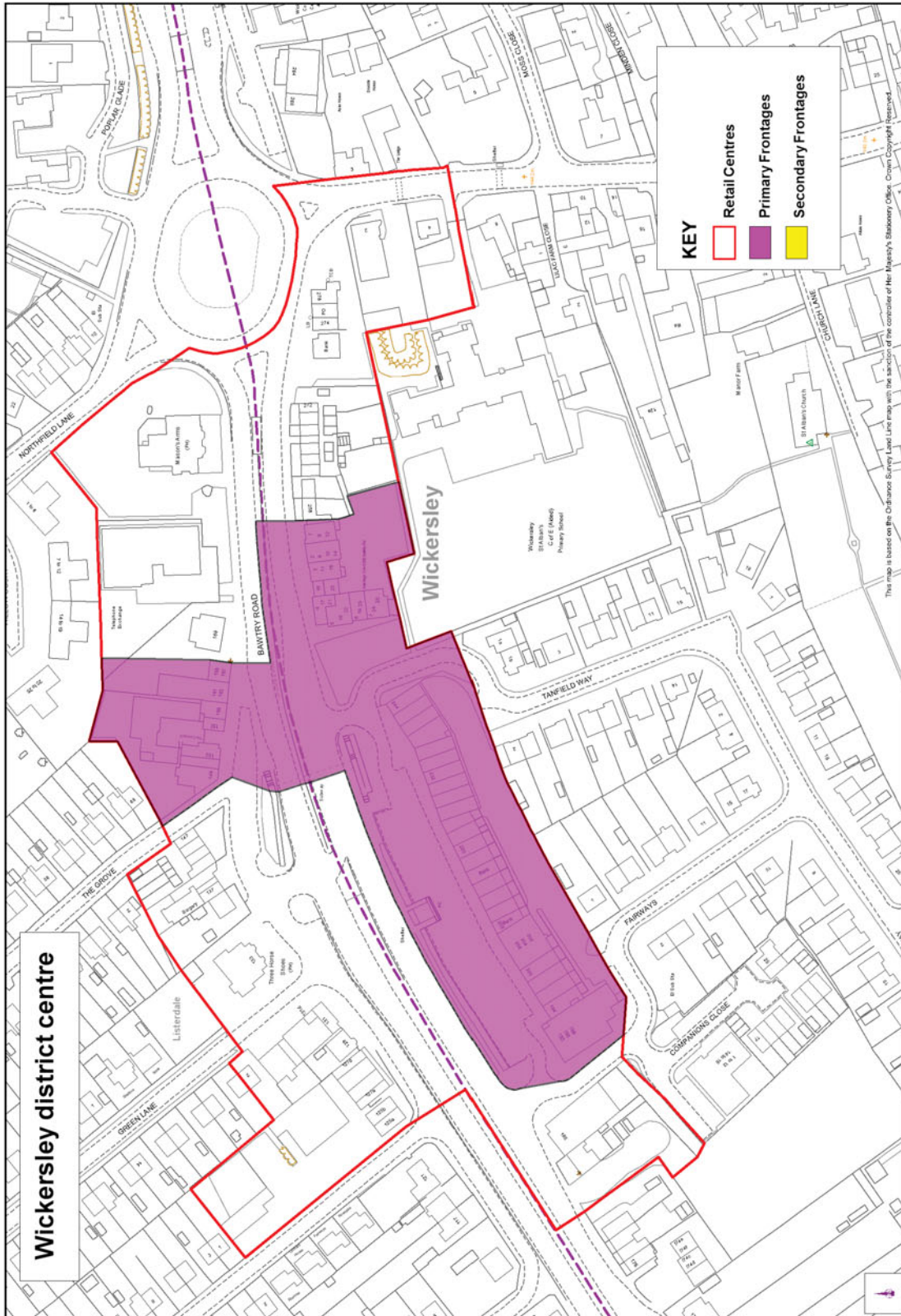
Map 14 Swallowneast District Centre



Map 15 Swinton District Centre



Map 16 Wickersley District Centre



Appendix 2: Guidance on preparing masterplans

Background

Core Strategy Policy CS 2 'Delivering Development on Major Sites' identifies that masterplanning will be required to bring forward the strategic allocation at Bassingthorpe Farm and broad location for growth at Dinnington East, and will be encouraged on all large scale major sites (for dwellings this includes sites of 4 hectares or more, or 200 or more dwellings and for all other uses, more than 10,000 square metres or more than 2 hectares.) The Council also encourages masterplanning on smaller sites where they may give rise to a range of issues through their sensitive location, constraints and challenges in bringing forward development on the site or because of the scale of the proposals. Where masterplans are considered to be appropriate for specific site allocations this is identified in Chapter 5 Site Development Guidelines.

Each masterplan will vary in its scope and content, with the level of detail provided relating to the scale and complexity of the proposal; however usually they describe an overall development concept, including land use, urban design and landscaping, built form, infrastructure, circulation and service provision. It is essential that they are based on an understanding of the site and its wider context to provide a clear and consistent framework for development. Policy SP 55 'Design Principles' sets out a number of design principles and indicates that detailed masterplanning will be expected to encompass these broad aims and principles.

Key principles of masterplans are that they should:

- Present an overall vision, captured in a combination of words and diagrams, plans and illustrations;
- Establish the principles of development in three dimensions and set out the different elements of the scheme, such as buildings, open spaces, streets, public transport, and infrastructure such as utilities, drainage, and telecommunications;
- Show how an area exploits its distinctive features to give it character of its own;
- Explore, address and reconcile the different requirements of planning policy, key stakeholders and interested groups;
- Be based on an understanding of the delivery mechanisms for implementation in terms of programme, cost, funding and organisation.

Public consultation and engagement

The Council's Statement of Community Involvement (adopted June 2015) advises that developers carry out their own pre-application public consultation depending upon the scale, nature and potential impact of the development proposal on the local community. Policy SP 55 'Design Principles' strongly encourages applicants to demonstrate an appropriate level of community engagement in the preparation of masterplans and how this has influenced the final design solution. It will often be

helpful for masterplans to be made available online to encourage and facilitate public engagement. Public exhibitions may also be a useful way to engage with stakeholders.

Local Planning Authority approval

Masterplans will require the approval of the Local Planning Authority in writing. This will normally be secured as part of pre-application discussions, or through the consideration and determination of planning applications. Where appropriate the Council will consider alternative approaches, including adoption as a Supplementary Planning Document.

Indicative masterplan checklist

Masterplans will consist of a mixture of text and illustrations. Wherever possible text should be short and utilise bullet points; however this should not be at the expense of providing more detailed explanation or analysis where this is appropriate. Illustrations are an important part of the masterplan, and should be clearly titled, easy to interpret and related to the text. They could include photographs or montages, sketches, diagrams, maps and annotated plans, and computer generated images, such as visualisations which demonstrate how development would look when implemented.

The table below provides an indication of the format and content which will be expected of masterplans. This is indicative as the precise content will vary based on the issues and characteristics of each site. The Council will also take account of best practice in masterplanning at the time of their preparation.

Table 21 Indicative content of masterplans

Chapter or section	Content / narrative
Background	<ul style="list-style-type: none"> Describe the proposed development and the overall vision. Set out the purpose and status of the masterplan. Explain how the masterplan is structured (including any site wide frameworks and character area guidance and infrastructure delivery plan).
Site details	<ul style="list-style-type: none"> Description of the site, including details such as history and ownership. Include photographs and plans of the masterplan study area (clearly defined by a red line) and context, and the site in its strategic context.
Evidence base and analysis	<ul style="list-style-type: none"> Establish the site characteristics, issues, constraints, and opportunities. Summarise relevant site evidence and their outcomes such as from Transport Assessment (including any highways mitigation), ecological assessments, landscape assessments, utilities assessments, flood risk and drainage assessments, education requirements, and green infrastructure including open space configurations.

Chapter or section	Content / narrative
	<ul style="list-style-type: none"> ● Development of block testing of land uses and layouts, including testing of access solutions. ● Include composite constraints plan and block / capacity plans. Photographs or other illustrations may also be helpful.
Public involvement	<ul style="list-style-type: none"> ● Summarise the public consultation and involvement of stakeholders in preparing the masterplan, including the outcomes of consultation and the impact on design development.
Masterplan Framework	<ul style="list-style-type: none"> ● Establish the concept of the Masterplan Framework, including a description of the design evolution, the land use budget, and setting out the place-making objectives. It should include the key design principles having regard to, and referencing where appropriate, relevant national and local policy and guidance. ● The masterplan is likely to focus on key areas such as the location and layout of buildings, movement (vehicular, cycling and pedestrian routes and linkages, infrastructure, access to public transport and so on), and open space (landscape strategy, provision of open space and play space, biodiversity and geodiversity considerations and so on). ● Depending upon the specific characteristics of the site the Masterplan Framework is likely to include detail on some or all of the following elements (this is not an exhaustive list and other issues or topics may also be covered): <ol style="list-style-type: none"> 1. General structure, size and disposition of development blocks (including land uses and mix). This is likely to include detail on layout, elevations, scale, mix, height and massing of buildings, as well as proposed materials. For commercial or community uses detail is also expected to be provided on access and servicing. 2. Indicative drainage solution including Sustainable Urban Drainage Systems. 3. Location and design of site access junctions and location of primary and secondary streets. 4. The location and design of footpaths, cycleways and bridleways. 5. Vegetation, including trees and hedgerows, proposed for retention and enhancement. 6. New structural planting and landscaping areas. 7. Location and configuration of public open spaces and recreational space (including equipped play areas). 8. Location and configuration of hard public realm areas (where relevant). 9. Integration of listed buildings and protection of heritage assets. 10. The treatment of watercourses.
Land use, constraint or	More specific detail is likely to be provided on site specific land uses, issues or constraints, for example:

Chapter or section	Content / narrative
issue specific detail	<p>Housing: Explanation of housing evidence and requirements including quantum, affordability, type and mix, location and densities.</p> <p>Employment: Explanation of employment evidence and requirements including quantum, type, mix, location.</p> <p>Transport and Movement: Summary of evidence base and transport strategy / route hierarchy, on and off site highway requirements, public transport proposals, on and off site walking, cycling and equestrian network improvements (including crossing strategy) required. A movement framework map or plan should be provided.</p> <p>Green Infrastructure: Narrative on green infrastructure and landscape strategy and concept, including management and maintenance. A summary of green infrastructure assets on site (such as water, ecology, habitats, and landscape) and surroundings and how these will be used to create multi-functional networks of green spaces and routes. A summary of the evidence base for recreational needs and clarity regarding the type, amount and location of open space provision, and accessibility (related to natural and semi-natural greenspace, parks and gardens, outdoor sports facilities, amenity greenspace, children’s play areas and allotments). A summary of the landscape strategy and how this has had regard to the features for retention and enhancement, strategic planting locations, and sensitive locations. Green infrastructure and landscaping maps or plans should be provided.</p> <p>Blue Infrastructure Framework: Provide an overview of flood risk and the outcomes of a Flood Risk Assessment (including the sequential and exception tests where relevant). Set out a strategic approach to flood risk management, including the proposed drainage solution. A blue infrastructure map or plan should be provided.</p> <p>Urban Design Framework: Design guidance on key structuring and legibility principles for built form. This may include detail relating to the height, scale and density of development, how proposals respond to key views, landmarks and gateways, and design concepts for public realm and public art. Detail on streetscape, frontages, and parking is also expected. Urban design framework maps or plans should be provided.</p> <p>Heritage Framework: Summary of heritage assets and the outcomes of any Heritage Impact Assessment work. Provide clarity regarding how the masterplan layout and landscaping and design principles protect heritage assets. A heritage framework map or plan should be provided.</p> <p>Character Areas: Clarify development, infrastructure, design and delivery requirements for each character area within the site. Character area plans / design guidance should be provided.</p> <p>Biodiversity and geodiversity: Summary of bio / geodiversity issues including the outcomes of any survey / assessment work. Provide clarity regarding how the masterplan layout and landscaping and design principles protect and enhance biodiversity / geodiversity assets. A biodiversity / geodiversity map or plan should be provided.</p>
Delivery and Implementation	<p>Detail on the delivery and implementation of development should be provided. This is likely to include:</p> <ul style="list-style-type: none"> ● A phasing plan; ● A housing trajectory;

Chapter or section	Content / narrative
	<ul style="list-style-type: none"><li data-bbox="354 443 1385 504">• Setting out the infrastructure delivery plan (including identifying infrastructure requirements, phasing, triggers, costs, funding and delivery mechanisms);<li data-bbox="354 533 657 562">• A summary of viability.

Appendix 3: Replaced Unitary Development Plan Policies

Rotherham's new Local Plan replaces those policies within the Unitary Development Plan which were saved following a direction issued by the Secretary of State on 27 September 2007.

Appendix B of the Core Strategy (Adopted September 2014) identifies those policies within the Unitary Development Plan which were superseded by policies in the Barnsley, Doncaster and Rotherham Joint Waste Plan (2012) and the Rotherham Core Strategy (2014).

Table 22 'Replaced Unitary Development Plan Policies' below sets out those remaining saved Unitary Development Plan policies which are superseded by the Sites and Policies document.

For clarity, following adoption of the Sites and Policies document the Unitary Development Plan adopted in June 1999 (including the Written Statement and accompanying Proposals Map) no longer forms part of Rotherham's development plan. The Supplementary Planning Guidance document also adopted alongside the Unitary Development Plan in 1999 will also cease to have material weight in decision making.

Table 22 Replaced Unitary Development Plan Policies

Replaced Unitary Development Plan Policy
● HG1 Existing Housing Areas
● HG2 Existing Housing Stock
● HG4.1 Existing Housing Sites
● HG4.2 Proposed Housing Sites
● HG4.3 Windfall Sites
● HG4.4 Back Land and Tandem Development
● HG4.5 Special Needs Housing
● HG4.6 Sheltered and Supportive Housing
● HG4.8 Flats, Bedsitting Rooms and Houses in Multiple Occupation
● HG4.9 Sites for Travelling People
● HG5 The Residential Environment
● EC1.1 Safeguarding Existing Industrial and Business Areas
● EC1.2 Inappropriately Located Industry or Business
● EC2.1 Sites for New Development
● EC3.1 Land Identified for Industrial and Business Uses
● EC3.2 Land Identified for Business Use
● EC3.3 Other Development within Industrial and Business Areas
● EC3.4 Small Businesses
● EC3.5 Industrial and Business Development in Relation to Sensitive Areas of Land-Use
● EC3.6 Rural Diversification
● EC4 Service Sector Employment
● EC5 Mixed Use Areas
● EC5.1 Land Identified for Mixed Use Development
● EC6 Tourism and Visitor Developments
● EC6.4 Tourism and Visitor Developments and the Environment
● ENV1 Green Belt
● ENV1.1 Areas of High Landscape Value
● ENV1.2 Development in areas of high landscape value
● ENV1.3 Extensions to Dwellings in the Green Belt

Replaced Unitary Development Plan Policy

- ENV1.4 Land Adjacent to the Green Belt
- ENV1.5 Infilling Within Green Belt Villages
- ENV1.6 Villages in the Green Belt
- ENV2 Conserving the Environment
- ENV2.1 Statutorily Protected Sites
- ENV2.2 Interest Outside Statutorily Protected Sites
- ENV2.3 Maintaining the Character and Quality of the Environment
- ENV2.4 Enhancing Environmental Resources
- ENV2.6 Alterations to Listed Buildings
- ENV2.7 Changes of Use to Listed Buildings
- ENV2.8 Settings and Curtilages of Listed Buildings
- ENV2.9 Demolition of Listed Buildings
- ENV2.10 Conservation Areas
- ENV2.11 Development in Conservation Areas
- ENV2.12 Development Adjacent to Conservation Areas
- ENV3 Borough Landscape
- ENV3.1 Development and the Environment
- ENV3.2 Minimising the Impact of Development
- ENV3.3 Tree Preservation Orders
- ENV3.4 Trees, Woodlands and Hedgerows
- ENV3.5 Alternative Uses for Rural Buildings and Buildings in the Green Belt
- ENV3.6 Agricultural Land Quality
- ENV3.7 Control of Pollution
- ENV3.8 Advertisement Hoardings
- ENV4.1 Improvement Schemes
- ENV4.3 Unstable Land
- ENV4.4 Contaminated Land
- ENV5.1 Allocated Urban Greenspace
- ENV5.2 Incidental Urban Greenspace
- ENV6.1 Provision of Facilities
- T2 Major Road Schemes and Highway Improvements
- T3 Public Transport
- T3.1 Bus Priority Measures and New Systems
- T3.2 Local Rail Infrastructure
- T4 Traffic Management
- T5 Freight Transfer to Rail and Canal
- T5.1 Road Freight
- T6 Location and Layout of Development
- T7 Public Rights of Way
- T8 Access
- T9 Motorway Service Areas
- RET1.1 Shopping Environment
- RET1.2 Prime Shopping Streets
- RET1.3 Amusement Centres
- RET4 Out-of-Centre Retail Warehouses
- RET6 Local Shopping Provision
- RET6.1 Farm Shops
- RET6.2 Garden Centres
- CR1 Community and Social Provision
- CR1.5 Community Facilities
- CR2.1 Outdoor Playing Space Standards

Replaced Unitary Development Plan Policy

- CR2.2 Safeguarding Recreation Areas
- CR2.4 Canals
- CR2.5 Proposals for New Outdoor Sport and Recreation in the Countryside
- CR2.6 Indoor Recreation
- MIN2 Aggregate Minerals
- MIN2.1 Area of Search
- MIN2.2 Buffer Zones
- MIN3.2 Opencasting Proposals
- MIN4 Oil and Natural Gas
- MIN5 Criteria in the Assessment of all Mineral Extraction Proposals
- MIN6 Methods and Control of Working
- MIN7 Recycling
- MIN7.1 Waste Tips and Embankments
- MIN7.2 Limitations on Reworking
- MIN7.3 Control of Reworking Operations
- MIN8 Advance Extraction
- UTL1 Safeguarding Utility Infrastructure
- UTL2 Utility Services for New Development
- UTL3 Environmental Impact of Service Installations
- UTL3.1 Development Close to High Voltage Power Lines
- UTL3.2 Telecommunications Development
- UTL3.3 Energy Conservation
- UTL3.4 Renewable Energy

Appendix 4: Glossary

Accessibility: The ability of people to move around areas and reach places and facilities.

(The) Act: The Planning and Compulsory Purchase Act 2004.

Affordable housing: Housing accessible to households who cannot afford open market rental or purchase. It includes a range of tenures, i.e. shared ownership, discounted market housing, key worker housing, subsidised social renting etc.

Aggregates: The mineral materials, such as sand or stone, used in making concrete.

Air Quality Management Area (AQMA): Air Quality Management Areas have to be declared by Local Authorities for any parts of their areas where the air quality is unlikely to meet Government objectives as set out in the Environment Act 1995, and where people are expected to be exposed to the poor air quality.

Allocations: Sites to meet future development.

Ancient woodland: An area that has been wooded continuously since at least 1600 AD.

Annual Monitoring Report (AMR): The annual monitoring report will assess the implementation of the local development scheme and the extent to which policies in local development documents are being successfully implemented.

Area Action Plan: A type of Development Plan Document focussed upon a specific location or an area subject to conservation or significant change (for example, major regeneration).

Best and Most Versatile Agricultural Land: Land in grades 1, 2 and 3a of the Agricultural Land Classification.

Biodiversity: The whole variety of life on earth; all species of plants and animals and the ecosystems of which they are part.

Biodiversity Action Plan (BAP): A plan which sets out proposals to protect and improve the places where trees, plants, animals and insects live.

Biomass: Plants and trees, and the non fossil fuel based fraction of the waste stream, when used to create energy.

Broad locations for growth: Indicative areas of major development.

Brownfield (previously developed) land: Land that is or was occupied by a permanent structure.

Building Research Establishment Environmental Assessment Method (BREEAM): This is a tool to measure the sustainability of non-domestic buildings.

Bulky goods: Retail categories that include furniture, white goods, electrical equipment, bedding, lighting, automotive parts, camping and outdoor equipment, tools, building materials and DIY and homemaker products.

Carbon emissions: Gases, such as carbon dioxide, caused by burning fossil fuels in transport and energy generation which contribute to global warming and climate change.

Chain of Conformity: It is important that the Council makes sure the inter-relationships between different Local Plan documents are clear and that the Local Plan as a whole is consistent with national policy. This consistency is commonly referred to as the 'chain of conformity'.

Combined heat and power: The use of a heat engine or a power station to simultaneously generate both electricity and useful heat.

Community Infrastructure Levy: A form of planning gain tax, where a proportion of the increase in value on land as a result of planning permission is used to finance the supporting infrastructure, such as schools and will 'unlock housing growth'.

Community Strategy: Although no longer a statutory requirement, Local Authorities can prepare Community Strategies with the aim of improving the social, environmental and economic well being of their areas. In Rotherham the Community Strategy is prepared by the Local Strategic Partnership, which includes local authority representatives.

Comparison goods: These can be described as goods that consumers buy at infrequent intervals and normally would compare prices before buying eg. TV, fridges, clothes etc.

Conservation Area: An area, usually part of a settlement, designated by a local planning authority for preservation or enhancement because of its special architectural or historic interest under the Planning (Listed Buildings and Conservation Areas) Act, 1990.

Contextual indicators: Measure changes in the wider social, economic, and environmental background against which policies operate. They help to relate policy outputs to the local area.

Convenience goods: A consumer item that is widely-available, purchased frequently and with minimal effort. Examples of convenience goods include newspapers and sweets.

Core Strategy: Sets out the long-term spatial vision for the local planning authority area, the spatial objectives and strategic policies to deliver that vision. The Core Strategy has the status of a development plan document.

Density: The number of buildings in a given area. In the Local Plan it is used mainly in relation to housing, being expressed as dwellings per hectare or 'dph'.

Department for Environment Food & Rural Affairs (Defra): The Government department responsible for environmental protection, food production and standards, agriculture, fisheries and rural communities.

Designations: Areas of land where specific policies apply.

Development Plan: As set out in Section 38 of the Planning and Compulsory Purchase Act 2004, an authority's development plan consists of the relevant regional spatial strategy (for Yorkshire and the Humber Region) and the development plan documents contained within its Local Plan. It sets out the Local Planning Authority's policies and proposals for the development and use of land and buildings in the authority's area.

Development Plan Documents (DPD): Spatial planning documents that undergo independent examination. They can include a Core Strategy, site specific allocations of land, generic development control policies, and area action plans (where needed). Proposals will all be shown on a policies map for the borough. Individual development plan documents or parts of a document can be reviewed independently from other development plan documents. Each authority must set out the programme for preparing its development plan documents in the local development scheme. A development plan document is used to make decisions on proposals for development.

District centres: District centres will usually comprise groups of shops often containing at least one supermarket or superstore, and a range of non-retail services, such as banks, building societies and restaurants, as well as local public facilities such as a library.

Ecological networks: The connections and interactions between the organisms and components of an ecosystem that conserve the ecosystem and provide ecosystem services that may also have social and economic values.

Ecosystem: A biological environment consisting of all the organisms living in a particular area, as well as all the physical components of the environment with which the organisms interact, such as air, soil, water and sunlight.

Ecosystem Services: The benefits that we derive from the natural world and its constituent ecosystems, including products like food, fibre, wood and water; services like pollination, nutrient cycling, soil formation, water purification, flood defence and opportunities for reflection and recreation.

Energy crops: Energy crops are a carbon neutral energy source and when substituted for fossil fuels can help reduce greenhouse gas emissions and contribute to renewable energy generation. An examples of an energy crop is short rotation coppice (e.g. willow and poplar), which is densely planted and then harvested on a 2-5 year cycle.

Equality impact assessment: A process designed to ensure that a policy, project or scheme does not discriminate against any disadvantaged or vulnerable people.

Essential Infrastructure: In relation to flood risk, this comprises essential transport infrastructure (including mass evacuation routes) which has to cross the area at risk; essential utility infrastructure which has to be located in a flood risk area for operational reasons, including electricity generating power stations and grid and primary substations; and water treatment works that need to remain operational in times of flood; and wind turbines.

European Landscape Convention: This promotes the protection, management and planning of European landscapes and organises European co-operation on landscape issues.

Evidence base: Information gathered by a planning authority to support preparation of local development documents. It includes quantitative and qualitative data.

Front loading: Front loading encourages more active involvement of communities, stakeholders and commercial interests earlier in the Local Plan process than under the previous planning system. The aim is to seek agreement on essential issues early in the process. Where agreement is difficult to achieve, front loading allows the maximum opportunity for participants to understand each others' positions and to negotiate a way forward.

Flood alleviation: The avoidance of the possibility of flooding by controlling the flow of water in rivers.

Flood and Water Management Act 2010: The Act aims to improve both flood risk management and the way we manage our water resources.

Geodiversity: The variety of rocks, fossils, minerals, landforms and soils, and all the natural processes that shape the landscape.

Green Belt: An area of open land where strict planning controls apply in order to check the further growth of a large built-up area, prevent neighbouring towns from merging or to preserve the special character of a town.

Greenfield: Land (or a defined site) that has not previously been developed. (Not to be confused with Green Belt.)

Greenhouse gas: components of the atmosphere that contribute to the greenhouse effect (the process by which an atmosphere warms a planet).

Green Space: Breaks in the urban environment formed by open areas such as parks, playing fields, woodlands and landscaped areas. These spaces may exist as definable linear routeways, forming part of a network linking urban areas to the surrounding countryside.

Green infrastructure: The network of multi-functional green space, both new and existing, both rural and urban, which supports the natural and ecological processes and is integral to the health and quality of life of sustainable communities.

Gross Value Added (GVA): This measures the contribution to the economy of each individual producer, industry or sector - the value of outputs (goods or services) less the value of inputs (labour and materials) used.

Habitats and Species of Principle Importance for Biodiversity: The habitats and species in England that have been identified via the Natural Environment and Rural Communities Act 2006 as requiring action in the England biodiversity strategy and which Local Authorities have a duty to protect and enhance.

Hazardous installations: Installations that use, manufacture or store significant quantities of hazardous substances that have the potential to cause serious harm to people on and surrounding the site.

Health impact assessment: The process by which a policy, program or project may be judged as to its potential effects on the health of a population, and the distribution of those effects within the population.

Hectare: A metric unit of measurement equivalent to 100 metres x 100 metres or 2.47 acres (i.e. approximately one and a half football fields).

Highly vulnerable uses: In relation to flood risk, this comprises: Police stations, Ambulance stations and Fire stations and Command Centres and telecommunications installations required to be operational during flooding; Emergency dispersal points; Basement dwellings; Caravans, mobile homes and park homes intended for permanent residential use; Installations requiring hazardous substances consent. (Where there is a demonstrable need to locate such installations for bulk storage of materials with port or other similar facilities, or such installations with energy infrastructure or carbon capture and storage installations, that require coastal or water-side locations, or need to be located in other high flood risk areas, in these instances the facilities should be classified as 'Essential Infrastructure').

Housing Market Renewal (HMR): There are some areas of the borough where houses are unpopular, sometimes because of the design of the houses or the housing estate. This can result in houses becoming so unpopular that no-one wants to live in them. This is known as housing market failure. Housing-market renewal is when the Council or the Government takes action to solve this problem. This can involve refurbishing existing houses, replacing existing houses with new ones or improving the local environment to make it more attractive to live in.

Housing trajectory: A means of showing past and future housing performance by identifying the predicted provision of housing over the lifespan of the Local Plan.

Independent Examination: An independent process where formal objections to a DPD made at Submission stage are considered by a government inspector. The Examination itself will be run by a government inspector. Many objections to DPDs will be considered through written comments made by the objector and the council. However, objectors have a right to make their case in person at the Examination if they choose.

Infill: Housing development that goes in the gaps between existing buildings.

Infrastructure: Physical services including water, gas, electricity, telecommunications supply and sewerage. It can also refer to community facilities, for example, schools, shops and public transport.

Infrastructure Delivery Plan: This will help direct growth to the most appropriate locations, and ensure that the different economic, social and environmental infrastructure needs of the borough's residents and businesses are met.

Inspector's Report: A report produced by the Inspector (from the Planning Inspectorate) following the Independent Examination. This sets out the Inspector's conclusions on the issues considered at the Examination. The report will recommend to the Council if the DPD needs to be changed as a result and in what way.

Integrated Impact Assessment: A report which accompanies the Core Strategy and includes the Sustainability Appraisal, a Health Impact Assessment and an Equalities Impact Assessment.

Issues and Options: Produced during the early stage in the preparation of development plan documents.

Joint Waste Plan: Produced jointly by Barnsley, Doncaster and Rotherham Councils and adopted on 8th March 2012, this provides a detailed planning framework to manage all types of waste in the three boroughs. It forms part of Rotherham's Local Plan and has the status of a Core Strategy.

Key Diagram: The diagrammatic interpretation of the spatial strategy, as set out in a local authority's Core Strategy.

Landscape Character Area: A unique geographic area with a consistent character and identity, defined by geology, land form, soils, vegetation, land use, settlement and field pattern.

Landscape Character Assessment: A way of assessing the appearance and essential characteristics of a landscape in terms of particular combinations of geology, landform, soils, vegetation, land use and human settlement.

Landscape Scale: This refers to action covering a large spatial scale and usually addressing a range of ecosystem processes, conservation objectives and land uses (the Natural Environment White Paper 2011).

Landscape Scale Conservation: This is characterised by the pursuit of multiple benefits across a defined area (eg water quality, biodiversity, access). The best examples links to wider economic and social priorities where enhancing nature can provide benefits to the local economy and quality of life (the Natural Environment White Paper 2011).

Less vulnerable uses: In relation to flood risk, this comprises: Police, ambulance and fire stations which are not required to be operational during flooding; Buildings used for: shops; financial, professional and other services; restaurants and cafes; hot food takeaways; offices; general industry; storage and distribution; non-residential institutions not included in 'more vulnerable'; and assembly and leisure; Land and buildings used for agriculture and forestry; Waste treatment (except landfill and hazardous waste facilities); Minerals working and processing (except for sand and gravel working); Water treatment works which do not need to remain operational during times of flood; Sewage treatment works (if adequate measures to control pollution and manage sewage during flooding events are in place).

Lifetime of development: This is as long as the development which has been permitted endures.

Listed Building: A building that has been placed on the Statutory List of Buildings of Special Architectural or Historic Interest.

Local centres: Local centres include a range of small shops of a local nature, serving a small catchment. Typically, local centres might include, amongst other shops, a small supermarket, a newsagent, a sub-post office and a pharmacy. Other facilities could include a hot-food takeaway and launderette. In rural areas, large villages may perform the role of a local centre.

Local Development Document (LDD): The collective term in the Act for development plan documents, supplementary planning documents and the statement of community involvement.

Local Development Framework (LDF): See Local Plan.

Local Development Scheme (LDS): Sets out the programme for preparing local development documents.

Local Enterprise Partnership (LEP): The LEP is based on a relationship between the public and private sector and a strong commitment to work together to ensure the growth of a rebalanced local economy. The LEP will be led by the private sector and will contribute significantly to the renewal of the national economy as a whole.

Local Nature Reserve (LNR): A statutory designation made under Section 21 of the National Parks and Access to the Countryside Act 1949, and amended by Schedule 11 of the Natural Environment and Rural Communities Act 2006.

Local Plan: The name for the portfolio of local development documents and related documents. It consists of development plan documents, supplementary planning documents, a statement of community involvement, the local development scheme and annual monitoring reports. It may also include local development orders and simplified planning zone schemes. Together all these documents will provide the framework for delivering the spatial planning strategy for a local authority area. The Local Plan was previously referred to as the Local Development Framework.

Local Planning Authority (LPA): The local authority or council, defined under The Town and Country Planning Act 1990, that is empowered by law to exercise statutory town planning functions for a particular area.

Local Service Centre: Where there are opportunities for sustainable development these will be pursued, but the settlement and growth strategy is mindful that the social infrastructure in these communities is more limited.

Local Sites: Including Local Wildlife Sites (LWS) and Regionally Important Geological Sites (RIGS). Non-statutory areas of local importance for nature conservation that complement nationally and internationally designated geological and wildlife sites. Local Sites are protected within the planning framework.

Local Strategic Partnership (LSP): Representatives from the public, voluntary, community and business sectors brought together with the objective of improving people's quality of life.

Localism Act 2011: An Act of Parliament which made changes to the powers of local government in England.

Main shopping area: Defined area where retail development is concentrated (generally comprising the primary and those secondary frontages which are adjoining and closely related to the primary shopping frontage).

Main Town Centre Uses: Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Microgeneration: The production of heat and / or electricity on a small scale from a low carbon source, e.g. solar panels.

Ministry of Housing, Communities & Local Government (MHCLG): Formerly the Department for Communities & Local Government, MHCLG is the Government department which has policy responsibility for (amongst others) housing, planning, urban regeneration and building regulations.

Monitoring: Regular and systematic collection and analysis of information to measure policy implementation.

More vulnerable uses: In relation to flood risk, this comprises: Hospitals; residential institutions such as residential care homes, children's homes, social services homes, prisons and hostels; buildings used for: dwelling houses; student halls of residence; drinking establishments; nightclubs; and hotels; non-residential uses for health services, nurseries and educational establishments; landfill and sites used for waste management facilities for hazardous waste; sites used for holiday or short-let caravans and camping, subject to a specific warning and evacuation plan.

National Character Areas: Divides England into 159 distinct natural areas. Each is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. Their boundaries follow natural lines in the landscape rather than administrative boundaries, making them a good decision making framework for the natural environment.

National Planning Policy Framework (NPPF): The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. Councils must take account of the NPPF when preparing their Local Plans.

Non-bulky goods: Includes items such as clothes and footwear.

Non-potable water: Water that is not of drinking quality, but which may still be used for many other purposes.

Non-Statutorily Protected Sites: Areas shown on the Policies Map to alert developers to areas which have identified interest of at least local value and include Local Wildlife Sites*, Regionally Important Geological Sites*, Local Nature Reserves, Ancient Woodland, and Register of Historic Parks and Gardens of Special Historic Interest (*areas of local importance for nature conservation that complement nationally and internationally designated geological and biological sites).

Outcomes: Macro-level (global, national and regional), real world changes which are influenced to some degree by the Local Plan.

Output indicators: Measure the direct effect of a policy. Used to assess whether policy targets are being achieved in reality using available information.

Outputs: The direct effects of a policy, e.g. number of houses built, amount of employment floorspace developed, etc.

Plan, Monitor and Manage (PMM): Means of measuring and reviewing policy, involving the adjustment of policy through monitoring if necessary.

Planning Act 2008: This legislation was intended to speed up the process for approving major new infrastructure projects such as airports, roads, harbours, energy facilities such as nuclear power and waste facilities. The Localism Act 2011 also makes changes to the regime under the Planning Act.

Planning gain: The benefits and safeguards, often for community benefit, secured by way of a planning obligation as part of a planning approval and usually provided at the developer's expense, e.g. affordable housing, community facilities or mitigation measures.

Planning Inspectorate: A government organisation which makes recommendations about the policies and proposals in DPDs through a formal Independent Examination. The Inspectorate is a neutral organisation which arbitrates where people and organisations do not agree with the Council. They also check whether proposals are in line with relevant government policy.

Planning obligations and agreements: A legal agreement between the Council and a developer which is needed before a development can go ahead. It will usually deal with things such as affordable housing, as well as other improvements that need to happen away from the development site, including improvements to roads, educational provision and open spaces.

Planning Policy Statement (PPS) / Planning Policy Guidance (PPG): National statements of planning policy prepared by the Government, but which have now been replaced by the National Planning Policy Framework and an accompanying Planning Policy Guidance website.

Policies Map: A plan which shows policies and proposals for specific sites and locations. These are shown on an Ordnance Survey map.

Policy implementation: Assessment of the effectiveness of policies in terms of achieving their targets. Measured by use of output and contextual indicators.

Primary shopping frontages: Primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods.

Principal Settlement: Where there is a full range of social and community infrastructure to meet current needs but the opportunities for growth are limited.

Principal Settlement for Growth: Where new social infrastructure and community services exist, or are able to be provided as part of a major development scheme to support new growth opportunities.

Recycling: The reprocessing of waste either into the same product or a different one.

Regional Development Agency (RDA): Government-funded organisations in England that aimed to 'spread economic prosperity and opportunity'. This was delivered through a number of initiatives, including events, advice services and funding. The RDAs ceased to operate in 2012 and have been replaced by Local Enterprise Partnerships.

Regional Econometric Model (REM): The Regional Econometric Model is an economic database and model used within the Yorkshire and Humber region to provide historic and projected labour market information on employment, output, and productivity.

Regional Spatial Strategy (RSS): Set out policies in relation to the development and use of land within Yorkshire and the Humber and formed part of the development plan. The Yorkshire and Humber Plan was revoked by Government on 22 February 2013 except for policies relating to York's Green Belt, and no longer forms part of Rotherham's development plan.

Register of Historic Parks & Gardens: The register aims to 'celebrate designed landscapes of note, and encourage appropriate protection', so safeguarding the features and qualities of key landscapes for the future. Each park or garden included is of special historic interest.

(The) Regulations: Legal documents prepared by the Government. They provide detailed information about how Acts should be applied, i.e. The Town and Country Planning (Local Planning) (England) Regulations 2012.

Renewable energy: Energy obtained from naturally occurring sources that are essentially inexhaustible, unlike, for example, the fossil fuels, of which there is a finite supply. Renewable sources of energy include wood, wind and solar thermal energy.

Rotherham Renaissance: A project aimed at creating a vibrant Rotherham town centre which includes proposals for apartments, shops, outdoor cafés, and enhanced public spaces.

Safeguarded land: This is land which is set aside in case it is needed for development in the long term. It is not available for development in the short term because it is not needed. The need to develop safeguarded land will be considered when the Local Plan is reviewed.

Scheduled Ancient Monument: This is a 'nationally important' archaeological site or historic building, given protection against unauthorised change.

Secondary shopping frontages: Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses.

Sequential approach: Considering options for sites for development in a particular order. For example, in terms of new shops, sites within a town, district or local centre should be considered first and then sites on the edge of centres before looking at sites outside centres. The same approach is applied to finding land for housing.

Settlement hierarchy: A way in which towns, villages and hamlets are categorised depending on their size and role. It can help make decisions about the amount and location of new development.

Sheffield City Region: This covers an area spanned by local authorities within South Yorkshire and the northern part of the East Midlands region. Over recent years, the Sheffield City Region Forum has overseen work in the City Region to increase the pace of economic growth through collaboration. Following Government's invitation to come forward with proposals to establish a Local Enterprise Partnership (LEP), a LEP was set up and the Forum stood down in 2010.

Shopping parades: Small parades of shops of purely neighbourhood significance which are not regarded as centres.

Significant effects: Effects which are significant in the context of the plan. (Annex II of the SEA Directive [see later definition] gives criteria for determining the likely environmental significance of effects).

Significant effects indicators: An indicator that measures the significant effects of the plan or programme.

Site of Special Scientific Interest (SSSI): Representative examples of nationally important wildlife and geology. SSSI are notified by Natural England under section 28 of the Wildlife and Countryside Act 1981 as being of special value for nature conservation and are legally protected under the Wildlife and Countryside Act, as amended by the Countryside and Rights of Way (CROW) Act 2000 and the Natural Environment and Rural Communities (NERC) Act 2006.

Sites and Policies Development Plan Document: This shows specific development sites and contains policies to guide the release of land and design of new development.

Social inclusion: Making sure that everyone has access to services and opportunities no matter what their background or income.

Soundness: At the Independent Examination, the Inspector must assess whether the DPD is 'sound'. This includes assessing whether the DPD has been prepared in the right way using the right procedures and if it is broadly in line with national planning guidance.

South Yorkshire Passenger Transport Executive (SYLTE): Responsible for the various public transport services in the sub-region.

Spatial planning: Goes beyond traditional land use planning to bring together and integrate policies for the development and use of land with other policies and programmes that influence the nature of places and how they function. Spatial planning includes policies that can impact on land use, for example by influencing the demands on, or needs for, development, but that are not capable of being delivered solely or mainly through the granting or refusal of planning permission.

Spatial planning zone: These are defined by considering various characteristics including housing markets and travel to work factors.

Statement of Community Involvement (SCI): Sets out the standards that authorities will work to by involving local communities in the preparation of local development documents and development management decisions.

Statutorily Protected Sites: Are shown on the Policies Map to alert developers to areas which have identified interest of at least national value and are protected by statute; these include Sites of Special Scientific Interest (SSSI) and Scheduled Ancient Monuments (SAM).

Strategic Allocation: An area for development allocated in the Core Strategy. Other sites are allocated through the Sites and Policies document.

Strategic Environmental Assessment (SEA): This term is used internationally to describe the environmental assessment of plans, policies and programmes. This environmental assessment (the SEA Directive) looks at the effects of certain plans and programmes on the environment.

Strategic Flood Risk Assessment: These are a required part of the planning process and are intended to form the basis for preparing appropriate policies for flood risk management at the local level.

Strategic Housing Land Availability Assessment: This provides information on the opportunities that exist to meet housing need within a specified area over the Plan period. The information from the assessment will inform the Local Plan, but does not actually allocate land for housing.

Strategic Housing Market Assessment: Housing Market Assessments establish the level of need and demand for housing examining issues such as the particular accommodation requirements of specific groups, for example Gypsies and Travellers.

Strategic Road Network: This consists of the M1 motorway between Woodall Common south of Woodall Motorway Service Area and Brinsworth north of Junction 33, and the M18 motorway from its junction with the M1 to Moor Lane north of Junction 1.

Sub-region: The administrative areas of Rotherham, Barnsley, Doncaster and Sheffield.

Submission: This is the stage at which people and organisations have the legal right to make a formal objection that will be considered by a government Inspector. Submission also refers to the point at which the DPD is formally sent to the Secretary of State.

Supplementary Planning Documents (SPD): Provide supplementary information in respect of the policies in development plan documents. They do not form part of the development plan and are not subject to independent examination.

Surface Water Management Plan: A framework through which key local partners with a responsibility for surface water and drainage in their area work together to understand the causes of surface water flooding and agree the most cost effective way of managing that risk.

Sustainability Appraisal (SA): Describes the form of assessment that considers social, environmental and economic effects of plans and proposals. It includes the requirements of the SEA Directive, referred to above. This has to be produced at each main consultation stage when preparing Local Development Documents.

Sustainable communities: A sustainable community is one in which most of the services and facilities people need, including schools and shops, are easy to get to, preferably without the need to use a car.

Sustainable development: Development that has an acceptable or positive effect on the economy, the environment and social conditions, and which uses natural resources carefully. Development that meets the needs of the present without compromising the ability of future generations to meet their own needs. This concept offers the prospect of reconciling the pressures for growth with the need for conservation.

Sustainable settlements: See Sustainable Communities.

Sustainable Urban Drainage Systems (SuDS): Water management practices and control systems designed to drain surface water in a more sustainable way than conventional systems. Different

techniques, such as infiltration and retention, are used which mimic runoff from the site in its natural state.

Targets: These are thresholds used to identify the scale of change to be achieved by policies over a specific time period (e.g. number of affordable homes to be built by a set date).

Town centres: the principal centre or centres in a local authority's area. Also see 'Main Town Centre Uses'.

Transport nodes: Areas where transport links are concentrated or cross each other, e.g. bus and train stations, interchanges.

Tree Preservation Order: These are used to protect specific trees or a particular area, group or woodland from deliberate damage and destruction.

Unitary Development Plan (UDP): A document which was previously used to make decisions on proposals for development. Under the Act, the UDP has been replaced by the Local Plan and is no longer used to make planning decisions.

Urban cooling: Cooling and shading provided by green open spaces can help counter the tendency of buildings, structures and hard surfacing to retain heat in urban areas as temperatures increase with climate change.

Urban Extensions: Significant development sites which have the potential to yield more than 500 dwellings.

Urban Potential Study (UPS): Studies undertaken to establish how much additional housing can be accommodated within urban areas.

Veteran Trees: A tree which, because of its great age, size or condition is of exceptional value for wildlife, in the landscape, or culturally.

Waste hierarchy: The principle that there are different levels of dealing with waste, ranging from the higher (more sustainable) levels such as reducing waste, re-using then recycling or composting, to the lower (less sustainable) levels such as burning and finally to landfill.

Water compatible development: In relation to flood risk, this comprises: Flood control infrastructure; Water transmission infrastructure and pumping stations; Sewage transmission infrastructure and pumping stations; Sand and gravel workings; Docks, marinas and wharves; Navigation facilities; MOD defence installations; Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location; Water-based recreation (excluding sleeping accommodation); Lifeguard and coastguard stations; Amenity open space, nature conservation and biodiversity, outdoor sports and recreation and essential facilities such as changing rooms; Essential ancillary sleeping or residential accommodation for staff required by uses in this category, subject to a specific warning and evacuation plan.

Wildlife corridor: An area, usually linear, of undeveloped land that links two or more sites or areas of natural or semi-natural habitat providing a safe route for movement of wildlife.

Windfalls: Sites for new housing that are not identified when allocating land in a development plan document but that may come forward for development during the Plan period. For example, the redevelopment of former industrial premises following unanticipated closure or relocation of a business.

Yorkshire and Humber Plan: See Regional Spatial Strategy.

Yorkshire Forward: See Regional Development Agency.

