



# Rotherham Local Plan: Sites and Policies Document

Rotherham Metropolitan Borough Council

Integrated Impact Assessment (IIA) Report 2015

Volume 2: Assessment of Allocations and Alternatives, and Site Selection

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## Preamble – Post-Publication Errata

Upon publication of the IIA Report, a number of errors were noted and have been corrected in this version of Volume 2 of the IIA Report. Certain other improvements and clarifications have also been made. The below table outlines the changes made to this volume since 28th September.

Section of IIA Report	Description of Error	Change Made
All drawings updated – error only in certain drawings: Figures 4-B, 4-D, 4-J, 4-K, 4-M, 4-N, 4-P, 4-Q, 4-S, 4-T, 4-V, 4-W, 4-Y, 4-Z Figures 2-A.2, 2-A.4, 2-A.5, 2-A.6, 2-A.7, 2-A.8, 2-A.9	The ‘alternative sites considered but not allocated’ at Stage 2 numbering above 800 did not appear in all maps. Some of these had been corrected manually using drawing / pdf-editing software, but the drawings listed were still affected.	All maps / plans updated.
Section 4.9.1	Aston, Aughton and Swallownest is stated as a ‘principal settlement for growth’; it should be stated as a ‘principal settlement’ only.	Text amended to say ‘principal settlement’
Appendix 2-C, Section 2-C.4, p. 241	Bullet point on ‘Surface water flood risk’ incomplete.  This change affects the pagination thereafter, recognising also a few page-break errors in the subsequent pages related to headings not keeping with their subordinate text.	The following text has been added after “Surface water flood risk”:  “– an assessment has been undertaken of the risks to development from surface water by the Council’s Streetpride Service (Drainage), utilising Environment Agency data; namely the latest updated Flood Map for Surface Water. Potential major surface water flooding which may make them unviable subject to further investigation = Red. Potential surface water flooding problems but these are likely to be able to be designed out (with SuDS: ponds etc.) = Amber. Where there are no intersections with the updated Flood Map for Surface Water, or where there is a slight intersection with the updated Flood Map for Surface Water, but we believe it will not affect the site for development = Green.”
Appendix 2-E, Section 2-E.3  Sections 4.3 to 4.13 – Stage 3 performance tables.	For Stage 3 of the Site Selection Methodology outputs, site scoring errors were identified for certain sites under “C. Green Belt” and “E. Deliverability (Housing)”, affecting sites:  056 155 826 796 507 059 170 238 289 549 114 201 242 421 803 134 203 324 828 833 137 563 335 792 138 608 751 379 139 793 744 397 140 822 481 811	Changes made to these site scores, and also to their respective descriptions relative to their selection / non-selection as allocations in Sections 4.3 to 4.13.

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## Acronyms and Abbreviations

The following acronyms and abbreviations have been used in this volume of the IIA Report for the Sites and Policies document.

Acronym / Abbreviation	Full Term
AA	Appropriate Assessment
AHLV	Area of High Landscape Value
AQMA	Air Quality Management Area
BAP	Biodiversity Action Plan
BDR Waste Partnership	Barnsley, Doncaster and Rotherham Waste Partnership
CAMS	Catchment Abstraction Management Strategy
CO <sub>2</sub> / CO <sub>2</sub> e	carbon dioxide / carbon dioxide equivalents – generally, references to CO <sub>2</sub> (the commonly understood term) actually mean CO <sub>2</sub> e, which is the amount of greenhouse gases in total (including other types of greenhouse gas such as methane, nitrogen dioxide and sulphur hexafluoride) as converted to the equivalent amount of CO <sub>2</sub> (in terms of global warming potential)
DCLG	Department of Communities and Local Government
EA	Environment Agency
EIA	Environmental Impact Assessment
EqIA	Equalities Impact Assessment
GAT	RMBC Rapid <b>G</b> eneral <b>A</b> ppraisal <b>T</b> ool
GIS	Geographic Information System
HIA	Health Impact Assessment
HRA	Habitats Regulations Assessment
HS2	High Speed 2
IIA	Integrated Impact Assessment
IMD	Index of Multiple Deprivation
LBAP	Local Biodiversity Action Plan
LCA	Landscape Character Assessment / Area
LDD	Local Development Document
LGS	Local Geological Site
LLSOA	Lower-Level Super Output Area
LNR	Local Nature Reserve
LWS	Local Wildlife Site
NCN	National Cycle Network
NNR	National Nature Reserve– a site of national nature conservation importance
NO <sub>2</sub>	nitrogen dioxide
NPPF	National Planning Policy Framework
ONS	Office for National Statistics

Acronym / Abbreviation	Full Term
PRoW	Public Right of Way
RIGS	Regionally Important Geological (and Geomorphological) Site
RMBC	Rotherham Metropolitan Borough Council
SA	Sustainability Appraisal
SAC	Special Area of Conservation – a site of international nature conservation importance
SEA	Strategic Environment Assessment
SFRA	Strategic Flood Risk Assessment
SHLAA	Strategic Housing Land Availability Assessment
SPA	Special Protection Area – a site of international nature conservation importance
SSSI	Site of Special Scientific Interest – a site of national nature or geological conservation importance
SYLTE	South Yorkshire Passenger Transport Executive
TPO	Tree Preservation Order
UDP	Unitary Development Plan
UK	United Kingdom

## 1. About This Volume and Relationship with Volumes 1 and 3

Volume 2 of the Integrated Impact Assessment (IIA) Report (this volume) contains information which documents the identification, assessment and selection of site allocations and their potential alternatives (i.e. the sites considered but not selected as allocations). This volume of the IIA Report should be read in conjunction with Volumes 1 and 3. In particular, Volume 1 provides background context to Local Plan development and the Sites and Policies document, as well as information on the IIA's history, approach and method. Volume 3 presents the results of the assessment of the Local Plan as a whole, including implementation of policies from both the Core Strategy and Site and Policies document in tandem with the preferred site allocations.

This IIA reports the results of four assessments in order to inform the development of the Sites and Policies document. These are:

- Sustainability Appraisal (SA) / Strategic Environmental Assessment (SEA) – assesses effects of the Sites and Policies document across a range of environmental, social and socio-economic issues;
- Health Impact Assessment (HIA) – assesses effects of the Sites and Policies document on the health and well-being of the population and its ability to access health-related facilities and services. This also addresses equalities issues and has some overlap with Equalities Impact Assessment;
- Equalities Impact Assessment (EqIA) – assesses effects of the Sites and Policies document in terms of equalities issues, with particular focus on disadvantaged or excluded groups of people. EqIA helps identify where we can best promote equality of opportunity; and
- Habitats Regulations Assessment (HRA) Screening – assesses the potential for the Sites and Policies document to significantly affect European nature conservation sites, and determine whether there is need for a full Appropriate Assessment.

The main component of Volume 2 is the Site Selection Methodology, which has been Rotherham's approach and detailed method for considering, and where applicable, assessing each of its 673 available sites for potential allocation ('site options'). (Section 3.3 of this volume discusses how the site options were identified.) The results of the Site Selection Methodology were used to inform the Council's decisions as to which sites to take forward as preferred allocations and safeguarded land within the Local Plan.

As shown in Figure 3-1 of Volume 1, and described in Section 3.6 of Volume 1, via the Site Selection Methodology, the sites were assessed under both policy and IIA / SA considerations (these terms being used interchangeably, but sometimes emphasising SA to clarify the framework and focus used for the assessment of sites). This has provided a consistent, objective and informed way of evaluating the borough's available sites, such that decisions on allocations were made without bias and on the basis of evidence, whilst allowing for an appropriate level of subjective input, including public and stakeholder views, the weighting of issues for particular situations or settlements, and professional judgment related to other technical planning aspects and achieving sustainable development.



## 2. The Site Selection Methodology

### 2.1 Introduction – Developing the Site Selection Methodology

The process of identifying or “allocating” sites for new development requires a significant number of factors to be taken into account. There is numerous planning, heritage and nature conservation legislation, Central Government's National Planning Policy Framework and other best practice which require potential impacts of development to be considered. In Rotherham, around 650 individual sites have been considered as potential site allocations, and the process of identifying and assessing these sites has evolved and improved over years, leading ultimately to the Site Selection Methodology.

Section 3.3 discusses the history of the identification of sites as options for the plan, and Appendix 2-B provides further detail.

It is essential that an objective and transparent method for choosing sites for future development and allocation is used. The following sections describe the evidence base studies and methodologies that have been prepared over previous years prior to the preparation of the Sites and Policies document.

#### 2.1.1 Evidence Base for Sites (Identifying Sites)

Whilst the Council must plan for future growth, it also needs to protect sensitive areas from development and ensure that the pattern of development does not have a negative impact on the long-term sustainability of the environment. Planning for the identification of potential development sites is supported by an extensive evidence base. This is discussed in Section 3.3.

#### 2.1.2 Methodologies for Assessing Potential Site Allocations

Prior to the onset of developing the Sites and Policies document, a number of studies were undertaken. These include:

- the Strategic Green Belt Review which provides an understanding of the strengths and weaknesses of existing Green Belt boundaries, plus a consideration of wider sustainability issues;
- the South Yorkshire Settlement Assessment which provided a consistent basis for assessing the role and function of settlements across South Yorkshire and to inform strategic regeneration and growth decisions at the local and regional level;
- a Settlement Capacity Survey Methodology which determines the borough's capacity to accommodate the level of growth envisaged by the Core Strategy, and identifies specific sites for housing and employment uses;
- Core Strategy Revised Options (2009) – methodology used to identify the growth opportunities and capacity in the borough for new development, assessing potential development sites against a range of criteria;
- Local plan preparation site surveys – between 2007 and 2008, survey criteria were prepared based upon an analysis of the SA Objectives detailed in Rotherham's LDF SA Scoping Report (2006), and site surveys were undertaken across the borough which applied this methodology to assess each identified site; and
- Various specific site assessment methodologies implemented to support the assessment site allocations, including:
  - South Yorkshire Passenger Transport Executive 'Land Use Transport Interaction Models (LUTI)' to test the potential site allocations at 2009 to assess them in terms of access to public transport and accessibility against the 'Core Public Transport Network' as defined in the Second South Yorkshire Local Transport Plan (LTP2);

- 2015 update to the LUTI assessment scores, accounting for changes to the Core Public Transport Network since 2009, and site boundary changes which alter the way the assessment is carried out (partly based on the central position of the site);
- an Infrastructure Delivery Study (2012) to investigate likely supporting infrastructure required to enable the delivery of sustainable development, by meeting the social and infrastructure needs of new residents within an area, and to mitigate any potential problems arising from significant new employment, residential and other development in a specific locality, where, this is viable to do so;
- Transport Modelling work (2013) undertaken to specifically consider the impact of housing and employment opportunities on the local highway network;
- a Strategic Flood Risk Assessments (SFRA) to identify and assess the risk of flooding across Rotherham; a Level 1 Strategic Flood Risk Assessment (2008) for the whole borough identified that a proportion of Rotherham is at risk of flooding;
- 2015 surface water flood risk assessment of sites, as informed by the Council's Preliminary Flood Risk Assessment (2011) which identifies and assesses the risk of flooding from local sources of flood risk across the borough, primarily from surface runoff, groundwater and ordinary watercourses; and
- in 2014, additional flood risk assessment work on the basis of detailed information supplied by the Environment Agency.

This Integrated Impact Assessment has been under development since 2013, and incorporates a Sustainability Appraisal, Health Impact Assessment and Equalities Impact Assessment. It incorporates the requirements of the EU Strategic Environmental Assessment Regulations. The purpose of the sustainability appraisal process is to appraise the social, environmental and economic effects of a plan from the outset. In doing so it has helped to ensure that decisions are made that contribute to achieving sustainable development.

### **2.1.3 Concluding Remarks**

The initial site assessment methodology and evidence base documents enabled the identification of sustainable development survey criteria that has subsequently been used to guide the preparation of the Site Selection Methodology applied to all the sites surveyed for the consultation.

## **2.2 History of the Site Selection Methodology's Application**

The Site Selection Methodology has been applied to Rotherham's emerging Sites and Policies document, and its results have been consulted upon twice during its development:

- draft Sites and Policies document, May 2013; and
- final Sites and Policies document, October 2014.

For the draft Sites and Policies document in 2013, 643 sites were considered and then 521 were assessed individually. The process of assessing and reviewing the sites led to 101 residential allocations, 48 employment allocations, 2 sites for retail allocations, 24 sites for safeguarded residential land, plus one gypsy and traveller site.

After consultation on the draft Sites and Policies document in spring/summer 2013, a number of changes were made and consulted upon in a final Sites and Policies document (October 2014). These included:

- Bassingthorpe Farm proposed as a Strategic Allocation in the adopted Core Strategy, and thus necessitating a different way of handling their consideration (though the 12 sites remained in the assessment for reference) and removing them as preferred sites– 7 residential and 2 employment allocations;

- 29 new sites identified (including expansion on previous sites), of these 4 allocated for residential land, 1 employment allocation and 4 retail allocations;
- 19 sites removed from selection as a result of consultation comments and further assessment – 10 residential allocations, 1 employment allocation, and 8 sites of safeguarded land;
- Change of 18 sites to allocations – 12 allocated as residential, 5 sites safeguarded for residential, 1 allocated as mixed use;
- Change of 2 sites from safeguarded residential to residential allocations; and
- 4 sites reduced in size within the previously identified boundary.

As a result, in 2014, 672 sites were considered and then 545 sites were individually assessed. The process of assessing and reviewing the sites led to 102 residential allocations, 46 employment allocations (40 employment sites, 6 potential employment sites), 6 sites for retail allocation, 19 sites for safeguarded residential land, plus one mixed use site and one gypsy and traveller site.

Since consultation on the previous Integrated Impact Assessment (IIA) and final Sites and Policies document, further changes have been made, as follows:

- Removal of the Bassingthorpe Farm Strategic Allocation sites from the pool of potential alternatives for better clarity (12 sites removed from the total count of sites and from the assessment tables – allocation count had already been removed in 2014);
- Addition of 1 new potential site for consideration, but not allocated (site 833 in the Non-Green Belt Villages);
- Change of 1 site from an employment allocation to a residential allocation (site 505 in Catcliffe);
- Removal of 4 residential allocations (289 in Maltby, 223 and 240 in Dinnington and 064 in Rotherham Urban Area);
- Removal of 5 employment allocations (sites 608, 755 and 756 in Rotherham Urban Area, site 501 in Catcliffe, and site 453 in Swallownest);
- Removal of 1 potential employment site (site 501 in Catcliffe) (with no other allocation – see below);
- Removal of 1 allocation as safeguarded land for residential development (site 723 in Maltby);
- Removal of 1 mixed use allocation (site 132 in Catcliffe);
- Change of 3 sites from 'potential employment sites' to employment allocations (sites 451 and 601 in Swallownest, and site 502 in Catcliffe);
- Change of 3 sites from employment allocations to 'special policy areas' (site 306 at Maltby, site 524 at Waverley, near Orgreave, and site 830 at Todwick, near Dinnington);
- Change of 2 sites from employment allocations to 'mixed use' allocations (site 099 in Rotherham Urban Area, and site 760 in Waverley, near Orgreave); and
- Site boundary changes (sites 098, 601, 602 and 793).

As a result, the final pool of sites includes 661 sites considered, and then 534 sites individually assessed. The process of assessing and reviewing the sites has therefore led to 99 residential allocations, 35 employment allocations, 2 mixed use allocations, 3 Special Policy Area sites, 6 sites for retail allocation, 18 sites for safeguarded residential land, and one gypsy and traveller site.

### **2.3 Stage 1 – Sites Excluded**

Stage 1 represents an initial sieving exercise to filter out at an early stage sites that have significant overriding constraint(s) to development, or have already been developed. Any constraints are so

significant that development is unviable or highly unlikely to be appropriate. The constraints applied were:

- Site already developed or otherwise unavailable;
- Conformity with the Local Plan settlement hierarchy; and
- Key environmental and heritage considerations such as biodiversity, flood risk, air quality and archaeological sites.

The detailed methodology can be found in Appendix 2-C, Section 2-C.2. The results of this stage are reported in summary in Section 3.3.3 and in detail in Appendix 2-E, Section 2-E.1.

## 2.4 Stage 2 – Sustainability Appraisal of Individual Sites

Stage 2 of the Site Selection Methodology involved the assessment of the remaining sites considered viable (i.e. not filtered out) after Stage 1. The aim of Stage 2 was to assess all sites that were deemed suitable under Stage 1 against a number of detailed site-specific sustainability factors and potential constraints to development, and by doing this, to conduct the main assessment stage of the IIA, including SA / SEA. The factors and constraints relate to a variety of social, economic and environmental issues which conform to the SA Framework agreed with statutory bodies and others at the scoping stage (as re-conducted most recently in 2013). The factors were:

- A. Access to Services
- B. Greenspace
- C. Other Leisure
- D. Support for Sustaining Schools
- F. National Cycle Network
- G. Access to Employment
- H. Infrastructure (non-transport)
- I. Highways / Site Accessibility
- J. Transport / Accessibility
- K. Biodiversity
- L. Air Quality
- M. Proximity to Water Body
- N. Groundwater Sources
- O. Soil Brownfield / Greenfield
- P. Geodiversity
- Q. Flood risk (both EA flood model and RMBC surface water flood risk)
- R. Waste
- S. Minerals
- T. General Landscape
- U. Designated Landscapes
- V. Townscape
- W. Historic and Built Environment

The detailed criteria / constraints can be found in the detailed methodology of Appendix 2-C, Section 2-C.4.

A Red / Amber / Green assessment for most of these criteria was applied. The colour coding represented the following categories:

- **Red** = potentially significant constraint and/or significant negative impact on the achievement of an SA Objective.
- **Amber** = some potential constraint and/or negative impact on the achievement of an SA Objective.

- **Green** = no known constraint and/or little negative impact on the achievement of an SA Objective.

The purpose of this scoring technique was to enable site comparison, and also to report on their “likely significant effects” for IIA purposes and in accordance with the SEA Regulations. ‘Red’ scoring did not automatically exclude sites, as the potential for any major adverse effect had to be considered further within Stage 3 (see Section 2.6). Within Stage 3, the potential for mitigation to avoid a major adverse effect was taken into consideration. If there were any potential major adverse effects which could not be avoided, this had to be considered against the alternatives and the potential benefits offered by the site. The same applied to sites with multiple ‘Amber’ constraints.

It should be noted that SA is not a decision-making tool, but rather SA informs decision-making. While the SA Objectives must be taken into account, planning considerations will influence decisions. Red / Amber / Green SA overall ‘scores’, one covering socio-economic considerations, one covering environmental considerations, and a third covering cumulative effects, were given to each site and considered as part of the Stage 3 site prioritisation.

The results of this stage are reported in summary by settlement in Chapter 4, and in detail in Appendix 2-E, Section 2-E.2.

#### **2.4.1 Verification of Core Strategy Targets – Reasonable Alternatives**

The IIA (incorporating SA) of the Core Strategy assessed various options for the distribution of housing and employment land across the borough, and this fed into decision-making. The adopted Core Strategy presents, as part of the Local Plan, the final targets for distribution of housing, employment and retail growth by key settlement area.

The Sites and Policies document identifies more specifically where it is possible to achieve the proposed housing and employment land targets. In tandem, the Site Selection Methodology assesses more specifically the potential environmental, health and socio-economic / equality effects of the sites available for meeting Local Plan targets. As such, it had to be considered whether the results of the previous IIA of the Core Strategy held true or otherwise remained valid, given this more detailed information. In order to test this case, the Council has considered the constraints to development on a settlement-by-settlement basis, and the IIA has reported upon this in Section 4.2.

It should be borne in mind that the Core Strategy was adopted whilst the Sites and Policies document was under development, and as such the Core Strategy itself was informed by some detailed knowledge of sites. Although it was unlikely that the targets and distribution of growth would need to be altered, the exercise was deemed necessary.

The exercise resulted in the conclusions of the IIA of the Core Strategy being found to remain overall valid, and the distribution of growth is considered achievable in line with sustainability objectives for the borough.

#### **2.4.2 Assessment of Potential Effects by Settlement**

In order to inform site selection in accordance with the Local Plan targets set out settlement-by-settlement, the IIA has considered the potential effects of developing site options on a settlement-by-settlement basis. These are reported in Sections 4.3 to 4.13.

### **2.5 Assessment of ‘In Combination’ Alternatives**

All sites can have effects or relevant constraints / opportunities which are greater in combination, and the borough-wide effects of the Sites and Policies document are addressed in Volume 3 of this IIA Report. However, in between individual site effects and the borough-wide effects, there is the potential for certain combinations of sites to affect particular environmental features or communities to an extent which is greater than the potential effects of the individual sites, and which cannot be dealt

with appropriately via the individual site assessments. This is a factor in considering what might be ‘reasonable alternatives’ in light of the relevant legislation. As such, in considering sites on a settlement-by-settlement basis (as described in Section 2.4.2 above), for certain settlements, significant ‘in combination’ alternatives were identified and had to be assessed by the IIA.

Section 3.4 of this volume discusses the approach used to identify ‘in combination’ alternatives. Sections 4.3 to 4.13 then set out for which settlements they were required, the alternatives themselves and their IIA results.

An approach was developed for assessing the ‘in combination’ alternatives in accordance with the basic principles of good practice environmental assessment. The approach used is one which records the baseline and aims to maximise transparency in sharing and consulting upon this information. It then considers aspects of magnitude of potential impacts to arrive at the potential significance of the effects of implementing that option. Within this assessment, certain basic assumptions about standard mitigation and controls are made. This method is described further in the following sections.

#### Baseline Information and Analysis

For the ‘in combination’ assessment, relevant elements of the baseline were identified and characterised by their relative value and/or sensitivity to impacts. The identification of baseline was based upon the potential for impacts identified and described, including the potential timing and spatial extent of such impacts. Table 2.1 below provides a guideline as to how the key and relevant aspects of the baseline were then assessed.

**Table 2.1: Guideline on how the importance and sensitivity of potential receptor types, locations, indicators or other features have been considered**

Importance/ Sensitivity	Features	Examples	Status of Indicator / Area / Feature	Examples
Very High	Internationally designated / valued or nationally rare	Scheduled Monuments, Grade I / II* Listed Buildings, European nature conservation sites	Far off-target, Nationally valued and very unhealthy	10% most deprived areas Rivers of ‘bad’ ecological status Listed Building ‘at risk’ of damage or loss
High	Nationally designated / valued or regionally rare	Registered Parks and Gardens, Grade II Listed Buildings, Sites of Special Scientific Interest, Areas of Outstanding Natural Beauty	Off-target and declining, Locally valued and very unhealthy	30% most deprived areas in decline Rivers of ‘moderate’ ecological status showing a reduction in quality LBAP habitat in severe decline
Medium	Locally designated / valued or locally rare	Local Wildlife Sites, LBAP habitats or species, key local landscape features identified by LCAs or other appraisals	Off-target but improving, On-target but declining, Undesignated and of some value, but very unhealthy	30% most deprived areas showing improvement Rivers of ‘poor’ ecological status showing improvement Residents identify a stone wall they feel is important to the landscape, but which is in decline
Low	Undesignated, but of some value or locally common	Habitats or species not in BAP	On-target and stable or improving	50% least deprived areas (IMD) not showing decline Rivers of ‘good’ ecological status which are not declining

## 2.5.1 Characterisation of Potential Effects

Once the potential for effects and the relevant baseline were identified, the significance of these potential effects was determined through assessment.

Table 2.2 below provides a guideline as to how the potential significant effects of each 'in combination' alternative were assessed. For the purposes of this assessment, only long-term (permanent or recurring) effects were assessed. The key construction-time temporary effects of implementing these options have been indicated, assuming that the controls identified in Appendix 2-F are implemented.

**Table 2.2: Guideline on identifying the significance of effects of an 'in combination' alternative**

Symbol	Significance of the Effect
+++	Major beneficial
++	Moderately beneficial
+	Slightly beneficial
0	Neutral or negligible
-	Slightly adverse
--	Moderately adverse
---	Major adverse

Magnitude	Examples of the Degree of Change Caused by a 'in combination' alternative Looked For:	Importance / Sensitivity of The Baseline			
		Low	Medium	High	Very High
High Positive	<ul style="list-style-type: none"> <li>A 'step change' in progress, e.g. saving a feature from destruction</li> <li>Creation of a feature which will provide known / lasting benefits</li> <li>Positive change to features across most of the borough or a similar scale.</li> </ul>	++	+++	+++	+++
Medium Positive	<ul style="list-style-type: none"> <li>Making important progress</li> <li>New or improved management of a feature</li> <li>Positive change to a number of areas or features</li> </ul>	+	++	+++	+++
Low Positive	<ul style="list-style-type: none"> <li>Making some noticeable progress</li> <li>Reducing an existing problem to a feature slightly</li> <li>Positive change to one area or feature</li> </ul>	+	+	++	+++
Neutral / Negligible	<ul style="list-style-type: none"> <li>No change or no discernible effect</li> </ul>	0	0	0	0
Low Negative	<ul style="list-style-type: none"> <li>Causing some noticeable harm to an environmental feature</li> <li>Causing some noticeable harm to the achievement of a social or economic objective</li> <li>Negative change to one area or feature</li> </ul>	-	-	--	---

Magnitude	Examples of the Degree of Change Caused by a 'in combination' alternative Looked For:	Importance / Sensitivity of The Baseline			
		Low	Medium	High	Very High
Medium Negative	<ul style="list-style-type: none"> <li>Causing harm which noticeably undermines the purpose / function of an environmental feature</li> <li>Causing detriment to the achievement of a social or economic objective</li> <li>Negative change to a number of areas or features</li> </ul>	-	---	----	-----
High Negative	<ul style="list-style-type: none"> <li>Causing harm which severely undermines the purpose / function of an environmental feature</li> <li>Strongly undermining the achievement of a social or economic objective</li> <li>Negative change to features across most of the borough or a similar scale</li> </ul>	---	----	-----	-----

The assessments presented in Chapter 4 are based on some key assumptions which should be understood, as described in the following paragraphs. The general assumptions about construction shown in Appendix 2-F also apply.

### 2.5.2 Timescale for Delivery and of Effects

The assessment tables note the proposed delivery periods of sites (0 – 5 years, 5 – 10 years or 10+ years), and then for each assessment note variations in the predicted effects between each period. In order to simplify the assessment, safeguarded land has been included in the 10+ years category, although the intention is that it would not be developed within this plan period (i.e. within the next 15 years). It must be assumed that effects will begin to occur within the delivery periods attributed to the sites, as it is feasible that all sites could be delivered in the early half of each period (e.g. if it is 0-5 years, then all sites of that period could be delivered in the first 3 years of the plan, rather than in years 4 or 5). It must also be recognised that the timescales of housing delivery are a best estimate, and are subject to detailed planning. Therefore, the timing of effects is also a best estimate, and they may occur later than indicated. In particular, operational effects of sites expected to be delivered in any given period may not occur until the next delivery period when fully occupied by residents or businesses.

### 2.5.3 Assumptions and Limitations

The process of identifying environmental, social or economic effects requires knowledge of both the current state of the environment and society, and assumptions about how the environment and society will progress in the absence of the plan. Often, the knowledge which would be ideal for understanding the effects of a proposal is not available, and the best information available is used. For this 'in combination' assessment, the following assumptions and limitations have applied, and are relevant to the topics specified.

#### Population

It is assumed for the purposes of assessment that in the 'without plan' scenario (without new housing), increases in population would be distributed throughout the borough in a fashion proportionate to the size of existing settlements. Allocating sites for housing therefore serves the purpose of concentrating the population in the areas selected for growth, and it is assumed that new sites do not lead to net growth in population in the borough overall.



## Access to Services and Facilities / Accessibility

While certain sites have highways access issues (some very constraining), these have had to be ignored for this part of the IIA assessment, and it is assumed that such issues can be overcome to gain adequate road access.

The basis for assessment of accessibility effects is the baseline, which has limitations. For example, the Index of Multiple Deprivation (IMD) 'Geographical Barriers' indicator is used. It measures a population-weighted road distance to primary schools, GP surgeries, post offices and food stores as a representative example of accessibility. As it is representative, there may be other factors which contribute towards overall site accessibility, including the potential for new facilities or new bus stops on high-frequency routes into local or town centres. Within Rotherham Borough, accessibility is generally in line with the national average according to the IMD, which gives its neighbourhoods an average 'Geographical Barriers' rank of around 15,000, or within the top 46% most deprived areas (i.e. only slightly more deprived than the average local authority in this area). It has been assumed that where sites are proposed in areas worse than this average, these will lead to a decline in the borough's performance in this area. Likewise, sites in areas experiencing better-than-average accessibility would improve the borough's overall performance.

## Buried (Unknown) Archaeology

Our approach to assessment involves attributing relative importance and/or sensitivity to features or attributes of the environment or society. This is part of the basis for determining the relative significance of an effect. For the issue of buried archaeology, the relative importance cannot be determined, nor can its potential 'sensitivity' (which by our definition would be tantamount to its condition and thus how much it could be damaged by any impact).

It can be assumed that every site has the potential for some buried archaeology of local or regional importance which is not appropriate for statutory designation. Buried archaeology of national importance could be appropriate for designation as a Scheduled Monument, however such a possibility cannot be predicted for any given site. This IIA therefore assumes that all sites have the potential for archaeology of 'Low' importance (see Table 2.1). The discovery of nationally significant archaeology would have to be dealt with at the project level (e.g. Environmental Impact Assessment or other project-level investigation and assessment). Since the beginning of the IIA process alongside the draft Sites and Policies document in 2013, RMBC have undertaken additional archaeological surveys to identify sites of archaeological importance. The Council has taken an efficient and pragmatic approach to archaeological survey, focusing on potential and preferred allocations, and where there has been known developer interest. It is not feasible to conduct tailored archaeological survey for all 545 sites. The findings of the archaeological surveys have been incorporated into this revision of the IIA.

It can also be assumed that with mitigation (see Appendix 2-F), according to the IIA method applied, the magnitude of an impact on buried archaeology would be limited to Medium Negative magnitude (see Table 2.2). This is because there are various methods of preservation (from preservation by record to preservation 'in situ' – normally meaning 'in the ground'), which would thus most likely prevent a High Negative effect. This assumption relies on adherence to national legislation, including the Ancient Monuments and Archaeological Areas Act 1979, and the assurance of an agreed level of preservation with archaeological curators.

## 2.6 Stage 3 – Site Prioritisation

Stage 3 of the Site Selection Methodology prioritised the 534 sites assessed for the purposes of allocation by comparison and consideration of both "SA" and "non-SA" planning and sustainability factors. The assessment drew in both the Stage 2 (SA) results and the 'in combination' assessment of sites described in Section 2.5 above as several of the factors considered.

The Stage 3 assessment used the following criteria:

- A. SA Score: Socio-Economic
- B. SA Score: Environmental
- C. Green Belt
- D. Urban Extensions
- E. Deliverability (Housing)
- F. Town, District & Local Centres
- G. Green Infrastructure Corridors
- H. HS2 Rail Route
- I. Other known constraints / issues
- J. SA Cumulative Effects

The detailed methodology is described in Appendix 2-C, Section 2-C.5.

Each of the 545 sites was scored, and this fed into decision-making. The possible outcomes for each site were:

- Allocated – (Residential/ Employment/ Retail/ Gypsy and Traveller site)
- Safeguarded - (Residential)
- None – (Not allocated)

The results of Stage 3 are reported in summary by settlement in Chapter 4, and in detail in Appendix 2-E, Section 2-E.3.

### 3. Identification of Site Alternatives

#### 3.1 Underpinning Policy and Assumptions

The Sites and Policies document is a key part of Rotherham's Local Plan, along with the adopted Core Strategy. It sets out development allocations and land designations to support the delivery of the strategic policies contained in the Core Strategy. This excludes the sites which now make up Bassingthorpe Farm Strategic Allocation which have been adopted as part of the Core Strategy (see Section 3.2). The broad aims of the adopted Core Strategy include:

- To implement a long-term spatial strategy that steers new development to the most sustainable locations;
- To create and secure sustainable communities that are as self-sufficient as possible in terms of employment, retail and local services;
- To reduce the borough's contribution to, and adapt to the effects, of climate change;
- To safeguard and enhance those elements which contribute to the distinct identity of Rotherham;
- To secure the highest-quality design achievable; and
- To ensure that the necessary new infrastructure is delivered to support the Local Plan's spatial strategy.

The key underpinning policy of the Site and Policies document is the adopted Local Plan Spatial Strategy which is set out in the Core Strategy. At the borough-wide level, it sets out the housing requirement of 968 net additional dwellings per annum across the borough, or 14,371 for the period 2013 – 2028 (which includes a backlog / shortfall which the Council acquired between April 2008 and March 2013). The Spatial Strategy is described further in Section 3.2.

A number of core policies are designed to achieve the Local Plan's objectives, with the reasoning behind each policy and the method of implementation included in Chapter 5 of the Core Strategy. The core policies fall within the following 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 and implementation.

The above themes are indicative of how the key components of Rotherham's spatial strategy will be delivered, identifying how much housing, employment and retail growth is planned for, where this will be directed, and the factors that will be taken into account when considering planning applications for new development. The important role of the Green Belt's is recognised in safeguarding the countryside, securing nature conservation interest, concentrating development towards urban areas and preventing settlements from joining together.

#### 3.2 Local Plan Spatial Strategy

Policy CS1 of the adopted Core Strategy provides the Spatial Strategy for the borough, setting out a clear settlement hierarchy and growth targets for each settlement grouping – i.e. the approximate levels of planned development for settlement groupings over the plan period. The amount of development for each settlement grouping reflects a combination of sustainability considerations,

including overall accessibility, capacity and the level of service provision. The policy includes a significant amount of new development at the Strategic Allocation at Bassingthorpe Farm (Rotherham Urban) and the Broad Location for Growth at Dinnington East in addition to a new community at Waverley which already has planning permission.

### 3.2.1 SA of Alternatives to the Spatial Strategy

The SA of the Core Strategy considered alternatives to the adopted Spatial Strategy. This process began in the very early stages of Local Plan development (a Core Strategy SA Report was first published in January 2007). Between 2006/07 and 2013, alternatives to the preferred Spatial Strategy considered included:

- Strategic options in the form of broad approaches to development in the borough (2007);
- Core Strategy Revised Options – options for growth (2009);
- Rotherham Town Centre Spatial Options (2009); and
- Broad Locations for Growth Options (2011).

The specific options identified and assessment results are documented in the Rotherham Core Strategy IIA Report (June 2013). Table 3.1 below summarises the reasons alternatives to the Spatial Strategy were discarded or not selected.

**Table 3.1: Summary of Alternatives to the Preferred Spatial Strategy (2007 – 2011)**

Alternative to Adopted Spatial Strategy	Summary of Reason Discarded / Not Selected Relative to SA / IIA Considerations
<b>Strategic Options (2007)</b>	
<p>Maintaining the baseline UDP position – under this scenario, in terms of broad distribution and the role of settlements, new housing and employment development would continue to be spread throughout the borough but often on the edge of settlements. Shops developed away from the main town centres for example at Bramley, Cortonwood, Catcliffe and Retail World.</p>	<p>Not a feasible alternative – the UDP did not contain sufficient remaining housing and employment land to meet the borough’s needs. As such, this scenario was only used as a basis for comparison in SA.</p>
<p>Responding to market forces – under this option, housing would have been spread throughout the borough, with housing largely on greenfield sites and possibly in the Green Belt. Employment sites would have been largely outside of town centre sites.</p>	<p>Minimal controls and safeguards, putting pressure on transport infrastructure, and with associated adverse environmental and social impacts.</p>
<p><i>In terms of the spatial strategy</i>, ‘managing the environment as a key resource’ was not selected as a preferred option. This would have focused new development in all urban centres and most local communities, with no clear focus on specific communities. New communities (such as Waverley) sites in the Green Belt or greenfield sites would not be developed. Housing renewal schemes would be considered in all areas.</p>	<p>Although this option would have provided major safeguards and enhancements for the environment, the SA identified long-term adverse effects on the local and regional economy, This could have knock-on effects for the sustainability of local communities.</p>

Alternative to Adopted Spatial Strategy	Summary of Reason Discarded / Not Selected Relative to SA / IIA Considerations
<b>Options for Growth (2009)</b>	
Baseline of the then Regional Spatial Strategy (RSS) policy – this would focus development with Rotherham Town.	Not a feasible alternative – the then RSS policy did not allow for sufficient development to meet the borough’s needs. As such, this scenario was only used as a basis for comparison in SA.
Urban Extensions and more Principal Towns – development focused in Rotherham Urban Area, Urban Extensions at Bassingthorpe Farm and Waverley, in Dinnington as an existing Principal Town and by extending the Principal Settlement network to include Brampton / Wath / West Melton. Growth in all other settlements would be limited. As compared to the adopted Spatial Strategy, it was similar, but limited growth in other key settlements along public transport corridors – i.e. Swinton / Kilnhurst, Wales / Kiveton Park, Aston / Aughton / Swallownest and Maltby / Hellaby.	This option had less potential than the adopted Spatial Strategy to improve access to facilities and services in those few key settlements, and less potential to tackle pockets of deprivation in the borough. It would have missed opportunities to encourage cycling, walking and public transport use.
Dispersed development – unconstrained growth in all settlements other than smaller villages,	This option would have put more pressure on rural areas, sensitive landscapes, Green Belt and greenfield land, see an increase in car dependency, natural resource consumption and pollution, and would need effective mitigation.
<b>Rotherham Town Centre Spatial Options (2009)</b>	
Expansion of Rotherham Town Centre – as compared to the preferred option of consolidating the town centre, this would expand the retail boundaries significantly.	This option could have led to more development in flood risk areas, and was thought likely to have promoted the night-time economy at a sacrifice to the daytime economy, which supports many existing retailers and businesses. This could also have discouraged town centre living and increase fear of crime and anti-social behaviour.
Contraction of Rotherham Town Centre / Dual Node Town Centres – as compared to the preferred option, this would have reduced the retail boundaries significantly.	This option would have had a detrimental impact on Rotherham Town Centre and associated leisure and community facilities, in favour of out-of-town retail. It would have required significant resources, including transport provision and infrastructure and was also thought likely to have promoted the night-time economy at a sacrifice to the daytime economy.
<b>Broad Location for Growth Options (2011)</b>	
Rawmarsh North	Would not provide as much capacity for development as the Bassingthorpe Farm option, limited employment potential, more remote from Rotherham Town Centre and has significant constraints regarding a former landfill tip and highway access issues. Significant biodiversity interests would be likely to impact on the capacity for new development.

Alternative to Adopted Spatial Strategy	Summary of Reason Discarded / Not Selected Relative to SA / IIA Considerations
Dinnington West	Would not connect well to existing residential areas, and could negatively impact on the Conservation Areas at North and South Anston. Limited connectivity to Dinnington Town Centre likelihood to lead to greater car dependency.
Wath East, Wath-upon-Dearne	Discounted for reasons relating to housing requirements – would require significant Green Belt land releases, which were not required to meet the housing targets within this settlement grouping.
Ravenfield Common	Would have had more limited regeneration benefits, and the capacity of the option to accommodate growth was constrained by relatively poor access to the local highway network.
Maltby South-West, Maltby Aston North Kiveton Park and Wales South Kiveton Park and Wales North Thorpe Hesley	Relative to previous options assessed determining the emerging spatial strategy, and the Local Plan's direction, these options were not in a Principal Settlement for Growth.

### 3.2.2 The Adopted Spatial Strategy

The adopted Spatial Strategy for the Local Plan states:

#### 1 Overall Strategy

*Most new development will take place within Rotherham's urban area and at Principal Settlements for Growth. At Principal Settlements and Local Service Centres development will be appropriate to the size of the settlement, meet the identified needs of the settlement and its immediate area and help create a balanced sustainable community. Our strategy will make the best use of key transport corridors, existing infrastructure, services and facilities to reduce the need to travel and ensure that wherever possible communities are self-contained*

*Where new development cannot be accommodated in a sustainable way to meet the needs of the settlement as determined by the settlement hierarchy, then consideration will be given to identifying sites in other appropriate settlements within the same tier or within or on the edge of a higher order settlement before searching for sites in settlements of a lower order in the hierarchy.*

*Rotherham's spatial strategy will be delivered through new investment and development in sustainable locations in accordance with the settlement hierarchy set out below. The hierarchy should also be used by public service providers to inform decisions about the provision of their services and infrastructure.*

Table 3.2 below provides the housing, employment and retail development targets by settlement as set out in the Spatial Strategy. They include a Strategic Allocation at Bassingthorpe Farm, northwest of Rotherham Town Centre, a Broad Location for Growth at Dinnington East, and Waverley New Community.

**Table 3.2: Housing, Employment and Retail Provision as Part of Rotherham’s Spatial Strategy**

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 floor space
<b>Main location for new growth</b>					
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)
<b>Principal settlements for growth</b>					
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
<b>Principal settlements</b>					
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
<b>Local service centres</b>					
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%	0	0

The sites which now make up Bassingthorpe Farm Strategic Allocation have been adopted as part of the Core Strategy, and are not re-assessed or reconsidered as part of the Sites and Policies document.

The Sites and Policies document identifies specific development sites to reflect the planned growth for each settlement grouping under Policy CS1, including the actual development sites within the Broad Location for Growth at Dinnington East. This will be supported through a detailed masterplanning programme which will determine the precise amount of development which could be accommodated in the Broad Location for Growth.

The following sections of the IIA Report focus on the assessment of the ‘reasonable alternatives’ to the sites which have been put forward in the Sites and Policies document.

### 3.3 Initial Identification of Sites

There have been a number of studies and assessments conducted towards building up an evidence base of sites available in Rotherham for potential allocation within the Local Plan. These are described in some detail in Appendix 2-B. The following is a summary of these studies:

- a long-standing source of sites from the representations received as part of the preparation of the Unitary Development Plan during the 1990s;
- a Housing Market Renewal Pathfinder programme (2002 – 2011), which had an overall strategic aim “to build and support sustainable communities and successful neighbourhoods where the quality and choice of housing underpins a buoyant economy and an improved quality of life”;
- an Urban Potential Study (2004) which established the anticipated extent to which urban areas can accommodate additional housing development, and which provides a basis to consider future land allocations and in the development plan;
- a “call for sites” for potential development sites from landowners following the introduction of Local Development Frameworks by the Planning and Compulsory Purchase Act (2004) between 2007 and 2008;
- a Strategic Green Belt Review which provides an understanding of the strengths and weaknesses of existing Green Belt boundaries, plus a consideration of wider sustainability issues;
- a South Yorkshire Settlement Assessment (2005) which provided a consistent basis for assessing the role and function of settlements across South Yorkshire and to inform strategic regeneration and growth decisions at the local and regional level;
- Settlement Capacity Reports (2008/09) for each settlement grouping used to re-evaluate the conclusions drawn within the 2005 South Yorkshire Settlement Study, comparing likely development opportunities and re-assessing the settlement classification;
- a Spatial Options Report (2009) which provided further information on patterns and levels of growth in the borough, and was subject to its own Sustainability Appraisal and formed the basis for the Core Strategy Revised Options;
- a further “call for sites” in 2009/10, whereby the Council re-opened its call for sites and invited suggestions for potential development sites for allocation;
- the Strategic Housing Land Availability Assessment (SHLAA) (2010, updated 2012), which identifies how much land is potentially available to meet the housing land requirements for the Local Plan allocations, providing the evidence base to demonstrate that there is enough land to support the housing growth strategy set out in the Core Strategy;
- the Employment Land Review (2007, updated 2010) which assessed the suitability for continued, or potential use for economic purposes, of a range of sites across Rotherham, focusing primarily on land allocated for employment development in the Unitary Development Plan which remains



undeveloped, a number of other sites currently or formerly used for employment purposes, and sites identified as potential allocations as part of early Site Allocations work;

- responses from consultation on the Sites and Policies Issues and Options Document in June 2011;
- responses from consultation on the draft Sites and Policies document (2013); and
- responses from consultation on the 'final' Sites and Policies document (2014).

The Strategic Housing Land Availability Assessment (SHLAA) and Employment Land Review were two particularly detailed studies which identified land with potential for future housing and employment development, without making any decision as to whether or not such sites should be developed. The SHLAA was updated in December 2012. These two assessment methodologies are described in further detail in the following sub-sections.

### 3.3.1 The SHLAA

All local planning authorities are expected to undertake a SHLAA in order to identify an adequate supply of land for housing. The SHLAA served a number of functions, with the full list described in the SHLAA document itself<sup>1</sup>. Relative to options for site allocations, a SHLAA identifies specific sites to provide new housing. In doing so, the Sheffield and Rotherham SHLAA (2012) considered the following in identifying reasonable site options:

- location and conformity with the Local Plan Spatial Strategy (see Section 3.2): the sites considered within the SHLAA's 'area of search' were those focussed in and around the main urban areas and larger Local Service Centres, as this provided an adequate number of options relative to the borough's housing targets, and conformed with the proposed distribution of housing.
- location and exclusion factors: excluded from consideration as reasonable site options were internationally and nationally designated nature conservation sites, Scheduled Monuments, cemeteries / graveyards / crematoria, active flood plains (Zone 3b), waterways / reservoirs / lakes / ponds / dams, and in most cases, locally designated nature conservation sites, mature woodland, land in active recreational use, land within 200 m of the M1 motorway, land outside urban areas and Local Service Centres with a high probability of flooding (Zone 3a), and land within 60 m of high-voltage power lines;

exceptions were made where sites were subject to an objection from a respondent on the draft local plans, or where sites were proposed as suitable for housing by a respondent in the SHLAA 'call-for-sites'.

- capacity of sites: a SHLAA only identifies sites which can make a significant contribution to housing supply, not considering potential windfall sites / very small sites (which can be considered for planning permission via other means besides allocation).
- deliverability: this included suitability (see location factors above) and:
  - availability*: whether the site is available to be developed, based on existing information on sites held by the council, a 'call for sites' involving house builders, developers, land owners and their representatives to identify additional sites (both within and outside existing settlements) that were not included in the first SHLAA (2007), as well as ascertaining a site owner's intention to sell; and
  - achievability*: whether the site is commercially and physically viable.
- whether developable: in line with achievability above, sites had to have a reasonable prospect of being available for development and could be developed within the plan period.

The detailed methodology can be found in the SHLAA document itself.

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<sup>1</sup> [http://www.rotherham.gov.uk/downloads/200074/planning\\_and\\_regeneration](http://www.rotherham.gov.uk/downloads/200074/planning_and_regeneration)

Reasonable site options are those considered deliverable, developable, which accord with the Local Plan Spatial Strategy and provide a significant contribution to housing delivery. Although there had been changes in the individual housing targets by settlement between 2012 and the adoption of the Core Strategy in 2014, the overall borough-wide housing target of 968 net additional dwellings per annum and the foundations of the Spatial Strategy (i.e. the roles of settlements and broad distribution of growth) have not changed. As such, the SHLAA still applies, having been broad enough to allow for adjustments in settlement-specific targets. There have, however, been specific site changes since 2012 as a result of consultation and the evolution and development of the Sites and Policies document.

### 3.3.2 The Employment Land Review

Rotherham's Employment Land Review identified a portfolio of employment land suitable to meet Rotherham's future requirements and market needs. The review involved the following key steps:

- assessments of sites allocated for employment use within the previous Unitary Development Plan (UDP) with more than 0.25 hectares of land remaining to be developed;
- a high-level review of the industrial estates within Rotherham, as existing industrial estates contain the majority of the borough's employment land stock (including some allocated development sites), considering the general quality of each of these estates;
- a detailed assessment of sites or areas within the above estates where it was deemed appropriate, including consideration of vacant plots, interest in other uses and links with residential areas;
- detailed assessments of sites outside of these industrial estates but still within land allocated for employment use; again including consideration of vacant plots, interest in other uses and links with residential areas; and
- inclusion of sites which have been suggested as new employment allocations through the recent Local Plan survey work and 'call for sites', or which were recommended for employment allocation as part of the initial Local Plan survey work undertaken in 2008.

Each of the sites was considered for its availability to be delivered within the Local Plan period.

Further information can be obtained within the Employment Land Review document, a link to which can be found in the references section (see RMBC, 2010).

### 3.3.3 Site Selection Methodology Stage 1: Filter of Unreasonable Site Options

As stated in Section **Error! Reference source not found.**, Stage 1 of the Site Selection Methodology filtered out sites which have significant overriding constraint(s) to future development. These sites were removed from further consideration. The constraints used to filter out sites at Stage 1 were as follows:

#### A. Site Developed or Unavailable

- Site is already fully developed – some sites were found to be already developed and therefore no longer available.
- Any site proposed for development must be likely to be developed (or at least started) during the plan period. Sites that are to be retained as Urban Greenspace were therefore discounted. Constraints relating to ownership were also considered, including cases where the site is unlikely to receive any interest from a developer. The latest SHLAA was used to determine that there is a reasonable prospect that a site developer will come forward.

## B. Conformity with the Local Plan Core Strategy settlement hierarchy

- Policy CS1 has classified settlement groupings according to the amount of development considered to be sustainable. The overall level of development which can be accommodated on sites identified in the Sites and Policies document must reflect that set out in CS1.
- The strategy for Green Belt villages is not to provide for any further development other than some very limited small in-fill; these sites were therefore discounted.

## C. Key environmental and heritage considerations:

- Biodiversity – Any site that falls within or so close to an international or national designation as to cause significant harm was discounted at this stage. International sites comprise Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar Sites. Nationally designated sites include Sites of Special Scientific Interest (SSSI) and National Nature Reserves (NNR). Regional and local designations were considered at a later stage.
- Flooding – Any site (or part of a site) within a functional flood plain (flood risk zone 3b) was discounted. Sites falling within areas that were a lower risk / medium risk from flooding, or which fell within high risk (flood risk zone 3a) but not what is defined as ‘functional floodplain’ (i.e. they can be defended), were further considered at a later stage.
- Archaeological – Any site that would significantly affect a nationally important archaeological site was discounted at this stage. Regionally and locally important archaeological features were considered further at a later stage.

In total, the Stage 1 assessment eliminated 127 sites for the following reasons:

- 5 sites were both developed and unavailable;
- 19 sites were eliminated due to already being developed (only);
- 55 sites were unavailable (only). This included any site proposed for development that would be likely to be developed (or at least started) during the plan period. Sites that were to be retained as Urban Greenspace were also discounted as being unavailable. Factors relating to ownership, or where the site was unlikely to receive any interest from a developer were also considered;
- 47 sites were eliminated due to their remote location; and
- 1 site was eliminated due to being within a functional floodplain.

All sites which were not excluded following Stage 1 were carried forward to Stage 2, and are considered to serve as ‘reasonable alternatives’ for the purposes of the SEA Regulations (in addition to ‘in combination’ alternatives).

## 3.4 Development of ‘In Combination’ Alternatives

It is important to understand how sites might affect sustainability considerations on both a site-by-site basis, and also if acting together – i.e. in combination. In the majority, this has been considered already in the development and assessment of the Local Plan’s Spatial Strategy, and its reasonable alternatives – see Section 3.2. This has included the assessment of alternative Broad Locations for Growth conducted in 2011.

At the Sites and Policies level, the decisions being made are more spatially specific within settlements and settlement groupings. The site-by-site assessment of Stage 2 has typically been sufficient to compare the potential effects of choosing any site or pair/group of sites over others. However, in a few cases, the environmental effects of choosing a pair or group of sites could not be fully explored without looking in more detail at the potential for effects of certain combinations of sites.

In other words, it was possible that sites which do not perform well on their own would perform better as part of a combination of allocations. Or as another example, it was possible that when considering

phasing and deliverability, there could be alternative groups of sites of similar performance, and therefore SA considerations may help to differentiate one group from another.

In order to determine whether further alternatives warranted consideration, the following steps were conducted:

- 1) An initial run of the Site Selection Methodology (Steps 1 to 3) identified the Council's initial preferred sites (2013);
- 2) the proposed allocations and safeguarded land were grouped into clusters, based on their potential for 'in combination' effects;
- 3) each of the clusters was reviewed against the SA Framework (all sustainability issues) to identify any potential 'in combination' effects (greater than the effects of individual sites);
- 4) where it was considered that there were potentially significant 'in combination' effects, alternative sites or site combinations (specifically those sites that were not allocated or safeguarded) were identified which could reasonably support housing or employment development (as relevant); and
- 5) consideration was given to identifying groups of sites which may increase the sustainability performance of particular settlements.

At Step 4, the alternative sites identified were considered for their ability to support the required level of housing or employment development. The purpose of the exercise was in part to identify their combined disadvantages, alongside any combined advantages over the proposed allocations and safeguarded land.

Sites proposed as part of the "in combination" alternatives include the redevelopment of sites where older buildings may be underused, sites which are currently in use but which have the potential to be redeveloped and in some cases include areas currently used as recreation areas.

The detailed development of 'in combination' alternatives is described under each settlement assessment in Sections 4.3 to 4.13.

## 4. Results of the Assessment

### 4.1 Site References

There is a difference between the site references used for preferred allocations and safeguarded land in the pre-submission version of the Sites and Policies document and this IIA Report. For the purposes of the Policies Map, the site references have been simplified since the assessment of the 500+ sites within the IIA and Site Selection Methodology.

Table 4.1 below provides a “map” of the site references between this IIA Report and the Sites and Policies document, in order to aid those reading the two documents together.

**Table 4.1: Site references in this IIA Report vs. the Sites and Policies document**

Site name	IIA Report / Site Selection Methodology site reference	Local Plan Policies Map site reference
<b>Rotherham Urban Area</b>		
OFF CENTENERY WAY/ BAWTRY ROAD	014	E3
FIELD VIEW	018	H36
OFF WEST BAWTRY ROAD	020	SG2
OFF GRANGE LANE	023	E4
FORMER THORN HILL PRIMARY SCHOOL	027	H8
LAND OFF ROTHERHAM ROAD (HENRY BOOT SITE)	031	E5
LAND OFF STUBBIN ROAD	045	H19
LAND OFF SYMONDS AVENUE	046	H18
LAND OFF WENTWORTH ROAD	047	H17
LAND OFF HARDING AVENUE	048	R6
LAND OFF HIGH STREET	060	H14
LAND OFF YORK ROAD,	065	H20
BELLOWS ROAD CENTRE	070	H13
LAND TO REAR OF PROPERTIES ON OCCUPATION ROAD	074	H11
DALTON ALLOTMENT SITE	077	H24
SITE OFF BARBERS AVENUE	080	H12
BOSWELL STREET AND ARUNDEL ROAD	088	H29
HERRINGTHORPE LEISURE CENTRE	089	H30
LAND TO SOUTH OF ALDWARKE LANE - ADJACENT YORKSHIRE WATER SEWAGE TREATMENT WORKS	097	E6
LAND OFF WADDINGTON WAY, ALDWARKE	098	E7
LAND TO NORTH OF STADIUM WAY, PARKGATE	099	MU20
PARKGATE BUSINESS PARK (SOUTH) OFF BEALE WAY	102	E8
LAND OFF WESTFIELD ROAD	103	H10

Site name	IIA Report / Site Selection Methodology site reference	Local Plan Policies Map site reference
ROUNDWOOD COLLIERY ACCESS OFF ALDWARKE LANE	104	E9
LAND WITHIN ALDWARKE STEEL WORKS (CORUS) OFF DONCASTER ROAD	105	E10
EAST OF BRECKS LANE, R/O BELCOURT ROAD	110	H33
FORMER CRICKET GROUND OFF BRECKS LANE	129	SG3
OFF FAR LANE	130	H28
LAND TO NORTH WEST OF DONCASTER ROAD DALTON	134	H25
LAND ADJOINING FERHAM RD AND BELMONT ST	152	H9
LAND BETWEEN FENTON RD AND HENLEY LANE	156	H4
LAND NORTHWEST OF MUNSBROUGH LANE	158	H3
LAND BETWEEN GRAYSON RD AND CHURCH ST	170	H6
LAND BEHIND BRADGATE CLUB	181	H7
WHINNEY HILL SITE A	185	H32
LAND TO NORTH OF ST GERARD'S CATHOLIC PRIMARY SCHOOL	192	H26
OLDGATE LANE SOUTH, THRYBERGH	198	H31
CHESTERHILL AVENUE (EAST), THRYBERGH	199	H31
GLEBE CRESCENT / CHESTERHILL AVENUE	200	H31
OFF LATHE ROAD/ WORRY GOOSE LANE	233	H34
OFF SHROGSWOOD ROAD	237	H35
LAND OFF GODSTONE ROAD	563	H23
LAND AT THE JUNCTION OF WELLGATE AND HOLLOWGATE	565	H22
DRUMMOND STREET CAR PARK	570	R2
LAND TO WEST OF WESTGATE	575	H21
PHOENIX BUSINESS PARK (UDP E27 & E29 REMAINDER)	602	E11
LAND TO NORTH OF GRANGE RD, RAWMARSH	664	SG1
LAND NORTH OF KILNHURST RD, RAWMARSH	691	H15
LAND ADJACENT TO MAGNA TEMPLEBOROUGH	747	E12
LAND TO EAST OF HARDING AVENUE (FORMERLY PART OF 0049)	761	H16
LAND OF MUNSBROUGH LANE	822	H2
DERELICT BUILDINGS CORPORATION STREET	823	H5
OUTDOOR MARKETS	824	R3
FOSTERS GARDEN CENTRE	826	R1
LAND NORTH OF HAROLD CROFT	793	H27

Site name	IIA Report / Site Selection Methodology site reference	Local Plan Policies Map site reference
<b>Dinnington, Anston and Laughton Common</b>		
ALLOTMENT LAND OFF EAST STREET	207	H79
LAND TO THE EAST OF PENNY PIECE LANE	208	H82
LAND BETWEEN SHEFFIELD ROAD AND MINERAL RAILWAY	209	H83
LAND OFF WENTWORTH WAY	219	H81
LAND OFF LODGE LANE (CISWO)	221	H80
LAND OFF SILVERDALES	222	H80
LAND OFF BOOKERS WAY	229	E13
LAND OFF OUTGANG LANE	232	H74
LAND TO THE SOUTH OF MONKSBRIDGE ROAD	235	E14
TIMBER YARD OFF OUTGANG LANE	238	H75
OLD SCHOOL SITE OFF DOE QUARRY LANE	239	H77
LAND OFF ATHORPE ROAD	242	H78
LAND OFF OLDCOATES ROAD (WEST)	498	H76
DINNINGTON COLLIERY SITE PHASE 1 (REMAINDER) MU36, E44, E45	598	E15
LAND OFF LODGE LANE (2)	717	SG12
LAND OFF OLDCOATES ROAD (EAST)	799	SG13
TODWICK NORTH	830	E16
LAND OFF LITTLEFIELD ROAD	831	R5
<b>Bramley, Wickersley and Ravenfield Common</b>		
LAND OFF MELCISS ROAD	359	H58
PONY PADDOCK OFF SECOND LANE	360	H61
COUNCIL DEPOT & YORKSHIRE WATER SITE OFF BAWTRY ROAD	366	H63
LAND OFF GILL CLOSE	368	H60
LAND OFF ST ALBAN'S WAY	371	SG9
WREXHAM HOUSE	375	SG10
LAND OFF ALLOTT CLOSE	391	H64
LAND ADJACENT WREXHAM HOUSE	458	SG10
LAND OFF NETHERMOOR DRIVE/ SECOND LANE	649	H62
LAND OFF FAIRWAYS	737	H59
LAND EAST OF MOOR LANE SOUTH	774	H65
LAND EAST OF MOOR LANE SOUTH, NORTH OF LIDGET LANE (2) - formerly part of 0452	798	SG8
LAND ADJ KING HENRY PUBLIC HOUSE	832	R4

Site name	IIA Report / Site Selection Methodology site reference	Local Plan Policies Map site reference
<b>Wath-upon-Deerne, Brampton and West Melton</b>		
LAND TO THE EAST OF CORTON WOOD BUSINESS PARK	258	H40
LAND TO THE NORTH OF WESTFIELD ROAD	267	H41
OFF ORCHARD PLACE	268	H44
LAND TO THE EAST OF WESTFIELD ROAD	270	SG7
LAND TO THE NORTH OF ELSECAR ROAD	288	SG6
HIGHFIELD FARM	292	H43
LAND OFF FARFIELD LANE	298	SG5
MANVERS WAY/ STATION ROAD	308	E17
BRAMPTON CENTRE	324	H42
LAND OFF DENMAN ROAD	335	H46
BROOKFIELD WAY	345	E18
MANVERS WAY (EXPRESS PARKS)	347	H45
MANVERS WAY/ DEARNE LANE	348	E19
MANVERS WAY	351	E20
BOLTON ROAD MANVERS UDP E11 (PART)	605	E21
LAND NORTH OF STUMP CROSS ROAD, WATH	771	H47
<b>Kiveton Park and Wales</b>		
KIVETON PARK COUNCIL DEPOT	462	GT
KEETON HALL ROAD	469	H93
CHAPEL WAY	475	H91
SOUTH OF LAMBRELL AVE	476	SG14
STOCKWELL LANE	480	SG14
NORTH OF SCHOOL RD	483	E32
OFF WALESWOOD WAY	484	E32
HARD LANE	547	H92
E38 WALESWOOD (EAST)	599	E33
E39 WALESWOOD (WEST) / VECTOR 31	600	E34
<b>Maltby and Hellaby</b>		
LAND TO THE SOUTH OF STAINTON LANE	271	H69
PROPERTIES ALONG NEWLAND AVENUE, BRAITHWELL ROAD AND CHADWICK DRIVE, MALTBY	294	H67
RECREATION GROUNDS AND ALLOTMENTS TO THE EAST OF HIGHFIELD PARK	296	H70
LAND AT MALTBY COLLIERY	305	E23
LAND OFF CUMWELL LANE	327	E24
LAND OFF ROTHERHAM ROAD	328	E25



Site name	IIA Report / Site Selection Methodology site reference	Local Plan Policies Map site reference
TARMAC SITE OFF BLYTH ROAD	409	H68
LAND NORTH OF SANDY LANE, HELLABY	699	E24
LAND NORTH OF HELLABY INDUSTRIAL ESTATE, HELLABY	709	E26
LAND ADJACENT TO M18 JUNCTION 1 AND A631	779	E24
LAND TO EAST OF CUMWELL LANE AND SOUTH OF BATEMAN ROAD	800	SG11
PARK HILL LODGE	828	H66
<b>Aston, Aughton and Swallownest</b>		
LAND TO NORTH OF ASTON BYPASS A57, EAST OF MANSFIELD ROAD	418	H90
LAND TO EAST OF LODGE LANE	419	H87
LAND AT JUNCTION OF MAIN STREET AND ROTHERHAM ROAD SWALLOWNEST	429	H86
LAND TO EAST OF PARK HILL FARM	447	H85
ASTON COMMON EAST OF WETHERBY DRIVE	448	H88
ASTON COMMON - WEST OF MANSFIELD ROAD	449	E27
LAND AT FORMER LAYCAST WORKS	451	E29
DISUSED TIP ON ASTON BYPASS (B6200)	454	SG16
FORMER BEIGHTON COLLIERY SITE (MU29 PART) PARK VIEW SWALLOWNEST	601	E30
ASTON COMMON - EAST OF MANSFIELD ROAD INDUSTRIAL ESTATE	758	E28
ASTON COMMON - SOUTH OF MANSFIELD ROAD	759	H89
LAND TO NORTH OF ASTON BYPASS A57, EAST OF CHURCH LANE	772	SG15
LAND OFF MANSFIELD ROAD	792	H90
<b>Swinton and Kilnhurst</b>		
CIVIC HALL SITE (part)	376	H49
LAND OFF TALBOT ROAD	392	E31
CRODA SITE	397	H51
OFF LAWRENCE DRIVE, PICCADILLY	403	H52
BRAMELD ROAD	404	H48
CHARNWOOD HOUSE	827	H50
<b>Catcliffe, Orgreave, Treeton and Waverley</b>		
LAND TO THE SOUTH OF WOOD LANE	489	H57
LAND OFF ROTHER CRESCENT	491	H56
LAND OFF EUROPA LINK	502	E36
LAND WEST OF SHEFFIELD LANE	505	H53

Site name	IIA Report / Site Selection Methodology site reference	Local Plan Policies Map site reference
LAND TO THE NORTH OF FRONT STREET	507	H55
WAVERLEY AMP SITE	524	E22
WAVERLEY MIXED USE COMMUNITY	535	H54
EWS DISMANTLED RAILWAY LINE, WOOD LANE	754	E35
HIGHFIELD COMMERCIAL	760	MU21
<b>Thurcroft</b>		
NORTH OF THURCROFT INDUSTRIAL ESTATE	432	E37
GREEN ARBOUR SCHOOL PLAYING FIELD (SOUTH)	434	H71
GREEN ARBOUR SCHOOL PLAYING FIELD (NORTH)	435	H71
SOUTH OF IVANHOE ROAD	436	H72
OFF SAWN MOOR ROAD	437	H73
<b>Non-Green Belt Villages: Thorpe Hesley, Todwick, Harthill, Woodsetts and Laughten-en-le-Morthen</b>		
LAND AT THORPE COMMON	512	H37
LAND AT ELDER TREE LODGE	513	H38
LAND TO THE SOUTH OF UPPER WORTLEY ROAD	514	SG4
LAND TO THE NORTH OF UPPER WORTLEY ROAD	515	H39
LAND OFF WINNEY HILL	533	H95
NORTH FARM CLOSE	551	H94
LAND TO THE WEST OF KIVETON LANE	730	H84

## 4.2 Assessment of All Individual Sites

As discussed in Section 2.4.1, it was important to verify that the Local Plan Spatial Strategy continued to provide the most sustainable solution for the distribution of housing within Rotherham, given more detailed assessment of the sites available. This was done qualitatively, considering the Stage 2 assessment scores of all sites.

A full assessment of sites was conducted in both 2013 and 2014 (refer to Volume 1, Section 1.3), and some sites have changed both between 2013 and 2014, and between 2014 and 2015 (see Section 2.1 of this volume). This IIA Report focuses on the 2015 pre-publication version of the Sites and Policies document, and only reiterates prior work where relevant and specified.

The discussion in this section reflects an historic preliminary stage in the consideration of sites under the IIA – it does not state the actual outcomes, which are documented in the remainder of Chapter 4.

Section 3.2.2 sets out the Spatial Strategy, including its key aims. This includes making the best use of key transport corridors, existing infrastructure and services and facilities in order to reduce the need to travel and ensure that communities are self-contained wherever possible.

The results of Stage 2 show that the majority of sites have relatively good public transport accessibility, as well as access to community services and facilities. They also in the majority have no key infrastructure constraints. Where sites do experience poor measured accessibility or infrastructure constraints, these are not specifically concentrated on any one settlement, and as such

the aims of the Spatial Strategy can ostensibly be achieved for each settlement with the right selection from the sites available.

Turning to the potential for breaching locally acceptable environmental or social limits, as stated in Section 2.4, red scores indicate a potentially significant constraint and/or significant negative impact on the achievement of an SA Objective. On the other hand, addressing a 'red' constraint or baseline issue could present opportunities for significant environmental or social benefits from or alongside development of a site.

A red score does not necessarily indicate something which should be avoided at all costs – this is discussed further below on a constraint-by-constraint basis. However, if unable to be mitigated, these effects could potentially make it impossible to develop a site effectively and within acceptable environmental or social limits.

The average number of red scores for all sites was approximately 2.5 out of 35 total criteria. The majority of these red scores were for greenfield land (i.e. would lead to the loss thereof; 313 sites), 'relative public transport accessibility' (289 sites), highways access (167 sites), greenspace accessibility (138 sites) and the Index of Multiple Deprivation measures for accessibility to services and facilities (91 sites). (The counts are not exclusive – some sites have multiple red scores.) The loss of greenfield land is in broad terms an unavoidable trade-off for conforming to Rotherham's Spatial Strategy, as there is not enough brownfield land available in the right locations. The other red score issues fall into two non-exclusive categories: those able to be mitigated to within acceptable impacts, and those able to be turned into significant sustainability. All forms of accessibility can be improved by development, for example, through the improvement of non-car vehicle transport (e.g. creating new bus stops, new lengths of cycleway, etc.) and the provision of additional greenspace, services and facilities.

Other red scores across sites and settlements were given for:

- water / sewerage capacity (31 sites): in theory, able to be mitigated with appropriate consultation and agreement of mitigation measures with the relevant water company – feasibility and timing constraints may apply in some cases;
- Local Wildlife Sites, Local Nature Reserves and ancient woodland (12 sites): only 12 sites had these constraints, and most were unlikely to be selected – site-specific circumstances apply;
- protected species (50 sites): the existence of protected species is not an insurmountable constraint in most cases – mitigation can be applied to ensure their protection, and again, site-specific circumstances apply;
- Air Quality Management Area (AQMA) (24 sites): the designation does not create an automatic exclusion, but it should be a serious consideration in the selection of allocations and any future development proposals, as there are significant health implications of developing where air quality objectives are already being breached;
- mapped water bodies (Ordnance Survey basis) (83 sites): these sites contain or are adjacent to water bodies, and potential impacts depend upon site-specific circumstances, including (for example) whether development is likely to preserve the water body (e.g. a pond) and whether it is likely to modify it or its banks (e.g. requirement for a flood defence);
- Regionally Important Geological Sites (RIGS) (6 sites): only 6 sites had this constraint, and most were unlikely to be selected – site-specific circumstances apply;
- Risk of flooding (44 sites): new development can be designed to account for flood risk from either rivers or surface water, and this constraint depends upon site-specific circumstances – it is likely only for a few sites would mitigation not be feasible / acceptable;
- Landscape sensitivity (26 sites): although a landscape may be highly sensitive to change, not all development will significantly alter the landscape. Impacts upon the landscape can be minimised

through master planning, design and associated landscape planting; as such, the impact depends upon site-specific circumstances<sup>2</sup>;

- Proximity to Area of High Landscape Value (AHLV) or Country Park (16 sites): these sites are within an AHLV, and this is a significant constraint. As with landscape sensitivity above, impacts can be minimised and the impact depends upon site-specific circumstances;
- Loss of essential greenspace or Tree Preservation Orders (7 sites): this is a significant, but very site-specific constraint which requires careful consideration;
- Archaeology (12 sites): this is a significant, but very site-specific constraint which requires careful consideration<sup>3</sup>; and
- Conservation Areas, Listed Buildings / Registered Parks and Gardens (39 sites): these are significant, but very site-specific constraints which require careful consideration.

The above constraints represent an overall ability, to achieve the Spatial Strategy within acceptable environmental and social limits, bearing in mind that in many cases some form of mitigation would likely be required. The focus for achieving sustainable development would then largely revolve around the strength of mitigating policy and the need for corrective action to manage adverse impacts.

## 4.3 Rotherham Urban Area

### 4.3.1 Introduction

As described in Section 3.2.2, Rotherham urban area is identified as a 'Main Location for New Growth' in the Core Strategy. It currently has approximately 44% of the borough's total number of households. As per Policy CS1 of the Core Strategy:

*The Rotherham Urban Area will be identified as the main location for new housing and employment growth. Rotherham Town Centre will be the principal focus for new retail and leisure floorspace. More localised retail and service floorspace is available at Parkgate and Rawmarsh.*

*Rotherham Town Centre has a train station linking Sheffield in the west and Doncaster, Leeds in the north. There is also a public transport interchange connecting to much of the rest of the Borough and the wider City Region. There are significant employment opportunities in the urban area, a college of further education, a hospital and new NHS walk-in centre.*

*Bassingthorpe Farm, in close proximity to Rotherham Town Centre and to neighbourhood services and facilities provided in Greasborough and Kimberworth, will be developed as an extension to Rotherham urban area. New development will integrate with existing communities. Supporting infrastructure, including a new local centre if required, will be provided as necessary to meet the needs of the emerging community and to ensure that existing provision is not working beyond its capacity.*

As discussed in Sections 3.1 and 3.2, the Strategic Allocation at Bassingthorpe Farm was adopted within the Core Strategy. Options relating to the Strategic Allocation are not reconsidered in the Sites and Policies document, nor within this IIA. The need for supporting infrastructure at Bassingthorpe Farm is being identified (and will be required – including new educational facilities), and will be subject to future, more specific assessment.

As shown in Table 3.2, the below is the development target for Rotherham Urban Area, showing the requirement without the Bassingthorpe Farm Strategic Allocation.

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<sup>2</sup> Further work has been done on landscape sensitivity and capacity. However, our summary is taken from the Stage 2 SA.

<sup>3</sup> Further supplemental studies are being done on heritage impact.

**Table 4.2: Adopted Spatial Strategy Development Target for Rotherham Urban Area**

	Indicative Housing Provision		Indicative Employment Provision	
	Percentage of borough requirement	Approx. number of dwellings	Percentage of borough requirement	Approx. hectares of land
Total for settlement group	38%	5,471	30%	71
Subtracting for Bassingthorpe Farm Strategic Allocation	-12%	-1,700	-5%	-11
<b>Remaining Target</b>	<b>26%</b>	<b>3,771</b>	<b>25%</b>	<b>61</b>











All sites considered at Stage 2 in Rotherham Urban Area are illustrated in Figure 4-B and Figure 4-D on the following pages, presenting also the preferred sites and the sustainability constraints relevant to decisions made on site selection. Figure 4-A provides the key to those two figures. The full list of sites and their sustainability assessment results can be found in Appendix 2-C, Section 2-C.4, and more comprehensive constraints maps can be found in Appendix 2-A.

There were 177 alternative sites considered in Rotherham Urban Area towards meeting the housing target.

**Figures 4-B and 4-C**

-  Proposed Allocation, Employment
-  Proposed Allocation, Retail
-  Proposed Allocation, Residential
-  Bassingthorpe Farm Strategic Allocation
-  Proposed Safeguarded Residential
-  Alternative Sites Considered, but Not Allocated
-  Grade I Listed Building
-  Grade II\* Listed Building
-  Grade II Listed Building
-  Scheduled Monument
-  Tree Preservation Order
-  Conservation Area
-  Local Wildlife Site
-  Site of Special Scientific Interest
-  Ancient Woodland
-  Registered Park and Garden
-  Area of High Landscape Value
-  Flood Risk Area (source: PFRA)
-  Main River
-  EA Flood Zone 3
-  EA Flood Zone 2

**Figure 4-D**

-  Proposed Allocation, Employment
  -  Proposed Allocation, Retail
  -  Proposed Allocation, Residential
  -  Proposed Safeguarded Residential
  -  Bassingthorpe Farm Strategic Allocation
  -  Alternative Sites Considered, but Not Allocated
- Index of Multiple Deprivation Geographical Barriers to Services Rank (% most deprived nationally)
-  No Data
  -  Within the top 20% most deprived nationally
  -  Between 20% and 40% most deprived
  -  Less than 40% most deprived

**Figure 4-A: Key to Figure 4-B, Figure 4-C and Figure 4-D**

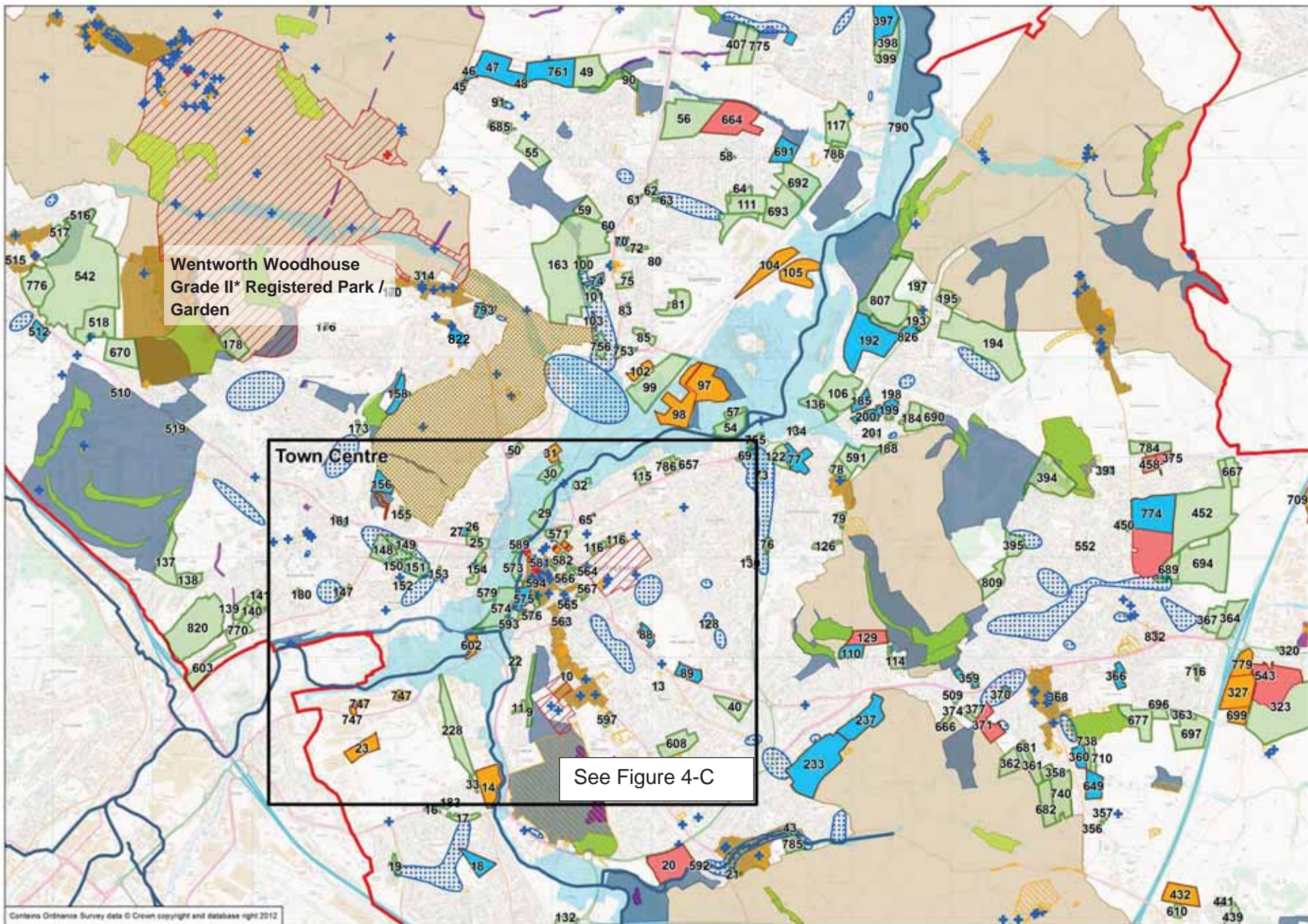
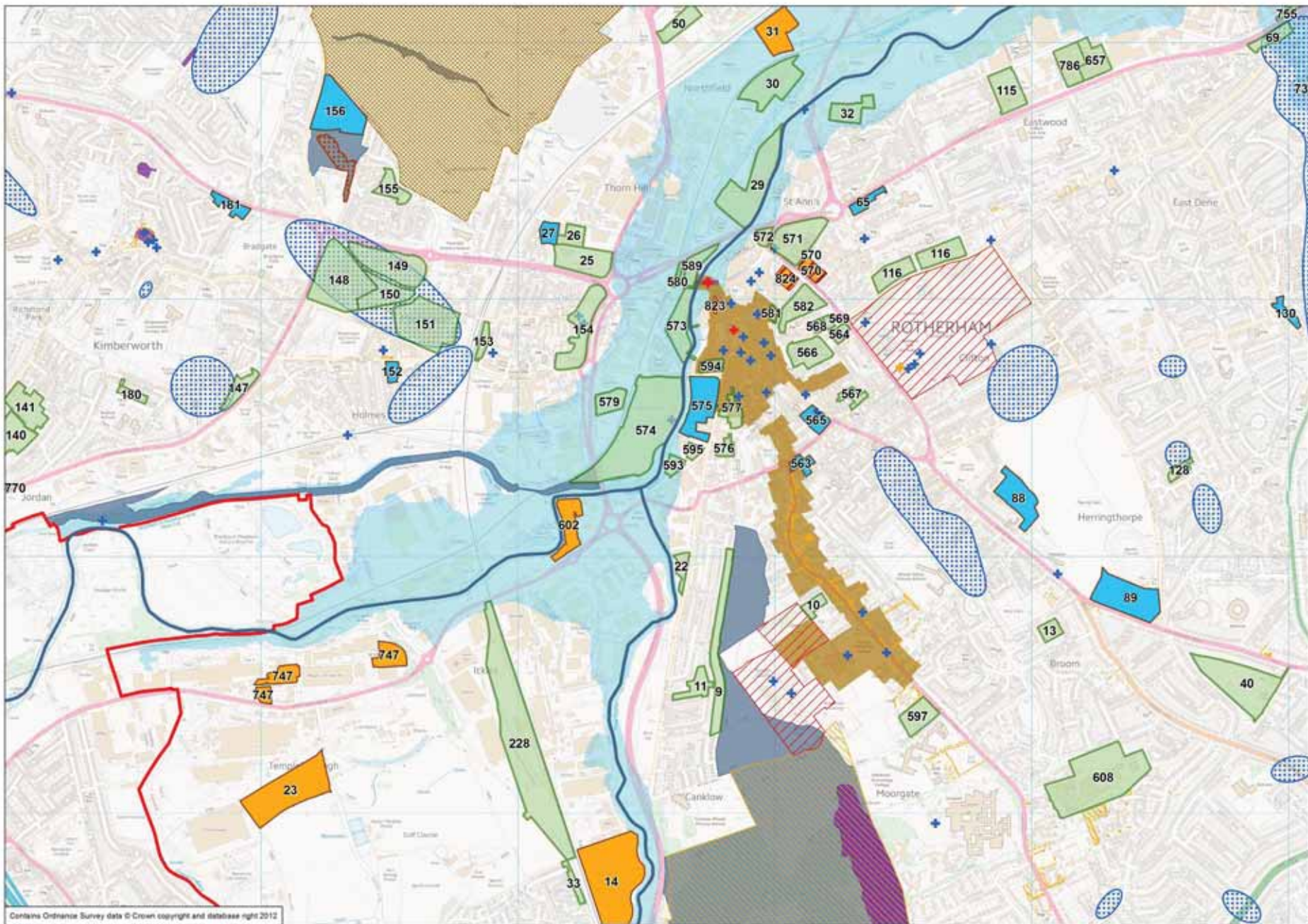
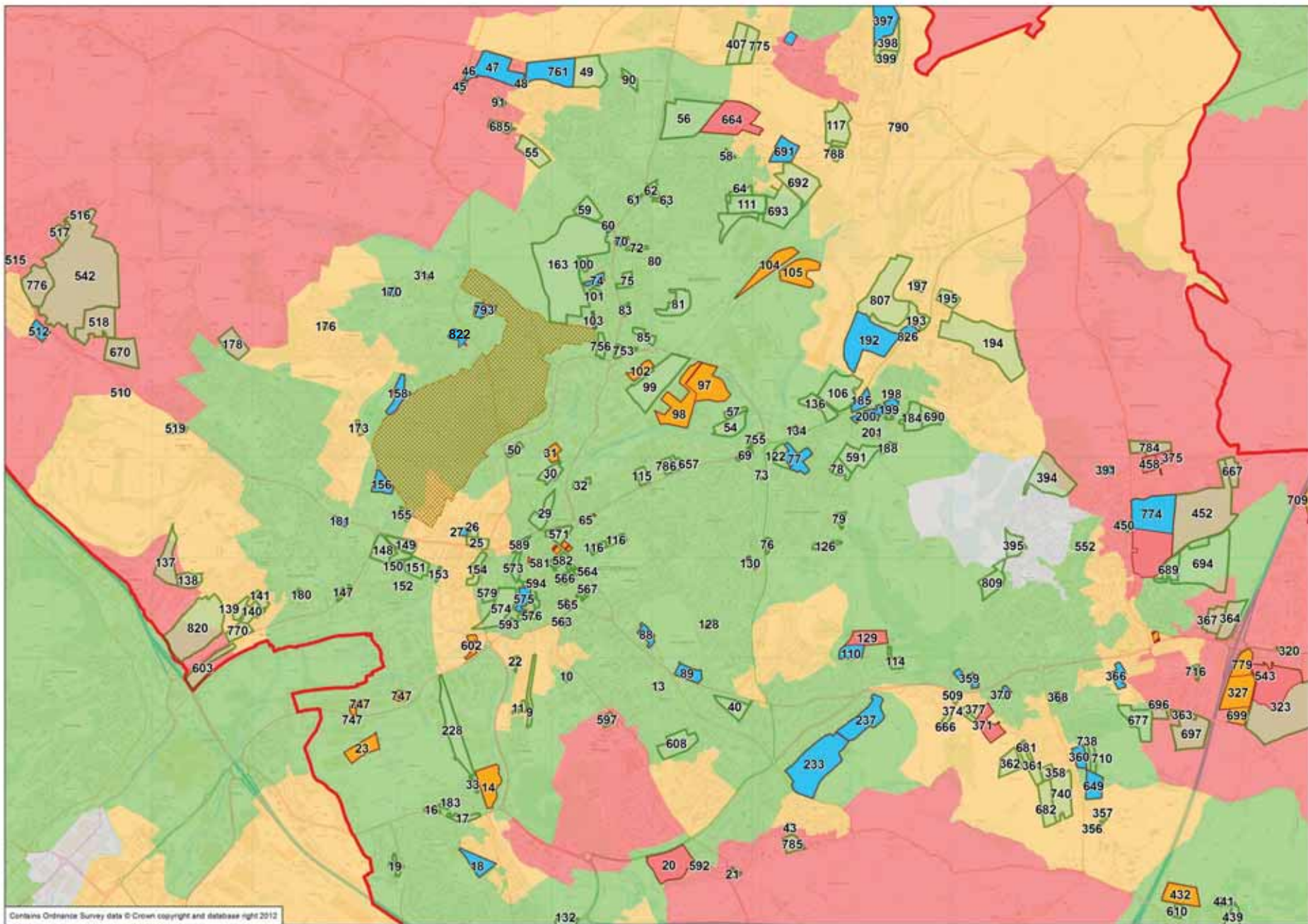


Figure 4-B: Individual site alternatives in Rotherham Urban Area, and some key sustainability constraints



**Figure 4-C: Inset map – individual site alternatives in Rotherham Town Centre, and some key sustainability constraints**





**Figure 4-D: Individual sites alternatives in Rotherham Urban Area, and accessibility to services and facilities (IMD)**

### 4.3.2 Results of Stage 2 Assessment of the Site Selection Methodology

Each alternative site within the Rotherham Urban Area has been assessed individually regarding its key sustainability constraints using a primarily GIS-based approach, and supplemented with additional assessment work where required. This has revealed opportunities for net benefits in terms of certain sustainability considerations. Table 4.3 below provides a summary of some of the key outcomes of this assessment. The full results can be found in Appendix 2-E, Section 2-E.2. For each of the individual sites, site survey summary sheets are available in IIA Volume 4.

While Table 4.3 indicates the preferred allocations and safeguarded land, Section 4.3.5 summarises the reasons for selecting these sites. As can be seen in the table, sites have been selected on the basis of a range of criteria, and do include sites which perform poorly under particular sustainability considerations or environmental issues. These sites perform well in other areas, and the risks they present for negative sustainability effects can be managed and addressed so as to avoid or minimise the adverse effects, and maximise the benefits of developing these sites.

**Table 4.3: Summary of some key outcomes of the Stage 2 assessment of sites**

<p><b>Bold, italic, orange</b> = sites selected as employment allocations  <b>Bold, italic, blue</b> = sites selected as mixed use or residential allocations, or safeguarded land  <b>Bold, italic, magenta</b> = sites selected as retail allocations                      For more information on the rationale for site selection, see Section 4.3.5.</p>		
Issue	Sites which scored positively:	Sites which scored poorly:
Flood risk (rivers / sea or surface water)	<p>There are 115 sites which have low flood risk ('Green' score for both 'flood risk' and 'surface water flooding'):</p> <p>0009; 0010; 0011; 0013; 0016; 0017; 0019; <b>0020; 0023</b>; 0025; 0026; <b>0027</b>; 0033; 0040; 0049; 0055; 0056; 0058; 0059; <b>0060</b>; 0061; 0064; <b>0065; 0070</b>; 0072; 0075; 0076; <b>0077</b>; 0078; 0079; <b>0080</b>; 0085; 0086; <b>0088; 0089</b>; 0090; 0091; 0101; 0106; 0109; <b>0110</b>; 0111; 0114; 0115; 0122; 0126; 0128; <b>0129; 0130; 0134</b>; 0137; 0138; 0139; 0140; 0141; 0147; 0148; 0149; <b>0152</b>; 0153; 0154; 0155; <b>0156; 0170</b>; 0173; 0178; 0180; 0183; 0184; <b>0185</b>; <b>0192</b>; 0194; 0195; 0197; <b>0198; 0199; 0200</b>; 0201; 0203; 0228; <b>0233; 0237</b>; 0314; <b>0563</b>; 0564; 0566; 0567; 0568; 0569; <b>0570</b>; 0571; 0572; <b>0575</b>; 0576; 0577; 0581; 0582; 0594; 0597; 0603; 0608; 0657; 0685; 0690; <b>0691</b>; 0693; 0753; <b>0761</b>; 0770; 0785; 0786; 0807; 0820; <b>0822; 0824</b></p>	<p>There are 23 sites which have high flood risk ('Red' score for either 'flood risk' or 'surface water flooding'):</p> <p>0029; <b>0031</b>; 0032; <b>0046; 0048</b>; 0062; 0063; 0069; 0073; <b>0099</b>; 0100; <b>0103</b>; 0573; 0574; 0579; 0580; 0592; 0593; <b>0602</b>; 0692; 0755; 0756; <b>0826</b></p>
Potential loss of environmentally sensitive features (biodiversity, water bodies / riparian areas, 'best and most versatile' agricultural land, geodiversity, significant landscape features)	<p>There are 94 sites with low risk of potential loss of environmentally sensitive features ('Green' scores for each of the key criteria<sup>4</sup>):</p> <p>0010; 0013; 0016; <b>0018</b>; 0019; 0022; <b>0023</b>; 0026; <b>0027</b>; 0029; <b>0031</b>; 0032; 0033; 0050; 0058; 0059; <b>0060</b>; 0061; 0062; <b>0065; 0070</b>; 0072; 0083; 0085; 0086; <b>0089</b>; 0091; <b>0098; 0099</b>; 0101; <b>0102; 0104; 0105</b>; 0109; 0115; 0116; 0122; 0128; <b>0130</b>; 0138; 0139; 0140; 0141; 0148; 0149; 0150; 0151; <b>0152</b>; 0153; 0180; 0183; <b>0185; 0198; 0199</b>; 0201; 0202; 0203; 0228; <b>0563</b>; 0564; <b>0565</b>; 0566; 0567; 0568; 0569; <b>0570</b>; 0572; 0573; 0574; <b>0575</b>; 0576; 0577; 0579; 0580; 0581; 0582; 0593; 0594; 0595; 0597; 0603; 0608; 0657; 0685; <b>0691; 0747</b>; 0753; 0755; 0770; 0786; 0820; <b>0823; 0824; 0826</b></p>	<p>There are 29 sites which contain an environmentally sensitive feature, such that they could lead to its loss (a 'Red' score for any of the key criteria):</p> <p>0043; 0049; 0063; <b>0074</b>; 0076; 0081; <b>0088</b>; 0090; 0100; <b>0110</b>; 0111; <b>0129</b>; 0136; 0137; 0154; 0163; 0178; 0188; 0194; 0195; <b>0233; 0237</b>; 0591; <b>0664</b>;</p>

<sup>4</sup> Key criteria under this issue: Potential impact on Local Wildlife Sites (LWS) and Local Nature Reserves (LNR), Loss of greenspace or Tree Preservation Orders and proximity to Regionally Important Geological Sites (RIGS), Water bodies and areas of High Landscape Value.

<p><b>Bold, italic, orange</b> = sites selected as employment allocations</p> <p><b>Bold, italic, blue</b> = sites selected as mixed use or residential allocations, or safeguarded land</p> <p><b>Bold, italic, magenta</b> = sites selected as retail allocations</p> <p>For more information on the rationale for site selection, see Section 4.3.5.</p>		
Issue	Sites which scored positively:	Sites which scored poorly:
		0692; 0693; 0756; <b>0761</b> ; <b>0793</b>
Potential loss of historic environment features	<p>There are 50 sites with low risk of potential loss of historic environment features ('Green scores' for each of the three historic and built environment. Criteria):</p> <p>0009; 0013; <b>0014</b>; 0016; <b>0018</b>; 0022; <b>0027</b>; <b>0031</b>; 0040; <b>0045</b>; <b>0046</b>; <b>0047</b>; 0056; 0059; 0064; <b>0065</b>; <b>0077</b>; <b>0080</b>; 0085; <b>0088</b>; <b>0089</b>; <b>0097</b>; <b>0098</b>; <b>0099</b>; <b>0103</b>; <b>0104</b>; <b>0105</b>; <b>0110</b>; 0114; <b>0129</b>; <b>0130</b>; <b>0134</b>; 0155; <b>0156</b>; 0183; <b>0185</b>; <b>0192</b>; <b>0198</b>; <b>0199</b>; <b>0200</b>; <b>0233</b>; <b>0570</b>; <b>0602</b>; <b>0664</b>; <b>0691</b>; 0692; 0693; 0755; 0756; <b>0761</b></p>	<p>There are 18 sites which contain or are within an historic designation (a 'Red' score for one of the historic and built environment criteria):</p> <p>0021; 0043; 0049; 0078; 0101; 0116; 0139; 0193; <b>0563</b>; 0573; 0574; <b>0575</b>; 0577; 0581; 0589; 0594; 0785; <b>0823</b></p>
Access to services (IMD 'geographical barriers' score)	<p>There are 114 sites with relatively good access to existing services ('Green' score):</p> <p>0010; 0013; 0019; <b>0020</b>; 0029; 0030; <b>0031</b>; 0040; 0050; 0054; 0056; 0057; 0058; 0059; <b>0060</b>; 0061; 0062; 0063; 0064; 0069; <b>0070</b>; 0072; 0073; <b>0074</b>; 0075; 0076; <b>0077</b>; 0078; <b>0080</b>; 0081; 0083; 0085; 0086; 0090; <b>0097</b>; <b>0098</b>; <b>0099</b>; 0100; 0101; <b>0102</b>; <b>0103</b>; <b>0104</b>; <b>0105</b>; 0106; 0109; <b>0110</b>; 0111; 0114; 0115; 0128; <b>0129</b>; <b>0130</b>; <b>0134</b>; 0136; 0147; 0148; 0149; 0150; 0151; <b>0152</b>; 0153; 0155; <b>0156</b>; <b>0170</b>; 0180; <b>0181</b>; 0184; <b>0185</b>; 0188; <b>0198</b>; <b>0199</b>; <b>0200</b>; 0201; 0202; 0203; <b>0233</b>; <b>0237</b>; 0314; <b>0563</b>; 0564; <b>0565</b>; 0566; 0567; 0568; 0569; <b>0570</b>; 0571; 0572; 0573; 0574; <b>0575</b>; 0576; 0577; 0579; 0581; 0582; 0589; 0591; 0593; 0594; 0595; 0608; 0657; <b>0664</b>; 0690; 0693; 0753; 0755; 0756; 0786; <b>0793</b>; <b>0822</b>; <b>0823</b>; <b>0824</b></p>	<p>There are 21 sites which have a 'red' or 'amber' score for access to services and a 'red' or 'amber' score for access to public transport, i.e. they have neither good access to services, nor good access to public transport:</p>
Access to public transport (LUTI 2015)	<p>There are 121 sites with good access to public transport ('Green' score):</p> <p>0009; 0010; 0011; 0013; <b>0014</b>; 0017; 0022; 0025; 0026; <b>0027</b>; 0029; 0030; <b>0031</b>; 0032; 0033; 0040; <b>0045</b>; <b>0046</b>; <b>0047</b>; <b>0048</b>; 0054; 0055; 0056; 0058; 0059; <b>0060</b>; 0061; 0062; 0063; 0064; <b>0065</b>; 0069; <b>0070</b>; 0072; 0073; <b>0074</b>; 0075; <b>0077</b>; <b>0080</b>; 0083; 0085; 0086; <b>0088</b>; <b>0089</b>; 0091; <b>0099</b>; 0100; 0101; <b>0102</b>; <b>0103</b>; 0106; 0111; 0114; 0115; 0116; 0122; <b>0134</b>; 0136; 0139; 0140; 0141; 0147; 0148; 0149; 0150; 0151; <b>0152</b>; 0153; 0154; 0155; <b>0156</b>; 0173; 0180; <b>0181</b>; <b>0185</b>; <b>0192</b>; 0193; 0195; 0197; <b>0198</b>; <b>0199</b>; <b>0200</b>; <b>0233</b>; <b>0237</b>; <b>0563</b>; 0564; <b>0565</b>; 0566; 0567; 0568; 0569; <b>0570</b>; 0573; 0574; <b>0575</b>; 0576; 0577; 0579; 0580; 0581; 0582; 0589; 0592; 0593; 0594; 0595; 0597; 0603; 0657; 0685; <b>0691</b>; 0753; 0755; 0756; <b>0761</b>; 0770; 0786; 0820; <b>0823</b>; <b>0824</b>; <b>0826</b></p>	<p>0016; <b>0018</b>; 0021; <b>0023</b>; 0043; 0049; 0079; 0117; 0126; 0137; 0138; 0176; 0178; 0183; 0194; 0228; <b>0602</b>; 0692; <b>0747</b>; 0785; 0807</p>
Key infrastructure problems: school capacity, sewerage capacity, highway access	<p>There are 55 sites which score positively ('Green scores') for school capacity, sewerage capacity and highways access:</p> <p>0009; 0016; 0017; <b>0018</b>; 0019; 0021; 0022; <b>0060</b>; 0062; <b>0065</b>; 0075; 0079; <b>0080</b>; 0083; <b>0089</b>; 0091; <b>0102</b>; <b>0103</b>; 0114; 0115; 0122; 0139; 0141; 0147; 0150; 0152; 0153; <b>0154</b>; 0155; <b>0170</b>; 0176; <b>0181</b>; <b>0185</b>; 0195; <b>0198</b>; <b>0199</b>; <b>0200</b>; 0201; 0202; 0203; 0564; <b>0565</b>; 0566; 0567; 0568; 0569; <b>0570</b>; 0573; 0577; 0580; 0581; 0582; 0595; 0597; <b>0602</b></p>	<p>There are 0 sites with particular school capacity issues.</p> <p>There are 7 sites with a potential sewerage capacity issue ('Red' score):</p> <p>0011; 0086; 0194; <b>0233</b>;</p>

**Bold, italic, orange** = sites selected as employment allocations  
**Bold, italic, blue** = sites selected as mixed use or residential allocations, or safeguarded land  
**Bold, italic, magenta** = sites selected as retail allocations  
 For more information on the rationale for site selection, see Section 4.3.5.

Issue	Sites which scored positively:	Sites which scored poorly:
		<b>0237</b> ; 0592; 0756 <i>There are 36 sites with a significant highways access issue ('Red' score):</i> 0010; <b>0020</b> ; 0030; 0040; 0043; 0049; 0054; 0055; 0057; <b>0074</b> ; 0078; <b>0088</b> ; 0090; <b>0097</b> ; <b>0099</b> ; 0100; <b>0104</b> ; <b>0105</b> ; 0111; 0117; 0128; <b>0129</b> ; 0138; 0178; 0194; 0314; 0574; 0579; 0591; 0592; <b>0664</b> ; 0690; 0692; 0693; <b>0761</b> ; 0807

### 4.3.3 'In Combination' Alternatives

As discussed in Section 3.4, it was necessary to explore whether the potential effects of selecting an individual site may be significantly different from a specific combination of sites. As a result, proposed allocations and safeguarded land were grouped into clusters, based on their potential for 'in combination' effects on particular issues or features within the borough. These issues or potential effects on receptors within the borough were identified based on experience and professional judgment.

Table 4.4 below outlines the 'in combination' alternatives identified as significant and therefore requiring consideration in the IIA for Rotherham Urban Area.

**Table 4.4: Identification of 'in combination' alternatives in Rotherham Urban Area**

Issue Considered – Potential 'Gaps' in Individual Site Assessment	Analysis	Do Alternatives Need to be Considered?
Each individual site's sustainability effects considered	These are the direct outputs of the Site Selection Methodology	Yes (see below): <b>Alternative R1</b> The sites identified via the Site Selection Methodology.
Landscape / visual / setting effects on the Wentworth Woodhouse Grade II* Registered Park and Garden Impacts on setting of Grade I, II* and II Listed Buildings.	The various allocations in between Greasbrough and Rawmarsh are likely to result in landscape and visual effects in combination. This includes effects combined with the Core Strategy, due to part of the Bassingthorpe Farm Strategic Allocation (north of Scrooby	Yes: <b>Alternative R2</b> R1 minus sites in view of the Registered Park & Garden. Maximise sites in the central conurbation of Rotherham Town and allocate remaining on urban fringe.

Issue Considered – Potential ‘Gaps’ in Individual Site Assessment	Analysis	Do Alternatives Need to be Considered?
	<p>Lane)<sup>5</sup>. There are also ‘in combination’ issues relating to Listed Buildings and Local Wildlife Sites.</p> <p>It should be recognised that sites not selected in the area such as O163, if selected, would increase the potential for adverse effects.</p>	<p>Yes: <b>Alternative R3</b> R1 minus sites in view of the Registered Park &amp; Garden. Replace all with alternative sites on urban fringe.</p>
<p>Landscape / visual effects relating to various Areas of High Landscape Value (AHLV)</p>	<p>Three sites in the south of Rotherham Urban Area at Whiston / Listerdale are within an AHLV. A number of other sites are also situated in view from AHLVs, including several which may impede views of the landscape designation from existing residents and others.</p>	<p>Yes: <b>Alternative R4</b> R1 minus sites within the AHLV, or between residents and these areas. Maximise sites in the central conurbation of Rotherham Town and allocate remaining on urban fringe.</p> <p><b>Alternative R5</b> R1 minus sites within the AHLV, or between residents and these areas. Replace all with alternative sites on urban fringe.</p>
<p>Local Plan employment / mixed use allocations 097, 098 and 099 are located within Flood Zones 2 &amp; 3.</p>	<p>Although these employment sites are in the floodplain, with resultant requirement for flood risk management infrastructure and potential for impacts in extreme floods which such measures cannot prevent, there are no alternative employment sites available of suitable size.</p>	<p>Nothing further to consider under SA / IIA.</p>
<p>Local Plan employment / mixed use allocations 097, 098, 099 and 102 are located in an area known for sightings of golden plover (a protected species, &amp; link with European nature conservation sites).</p>	<p>The records of sightings of golden plover in this area are mainly in flight, however there is some ambiguity in the records. There are no alternative employment sites available of suitable size, and appropriate investigation and management of golden plover can be achieved through policy and site-level mitigation.</p>	<p>Nothing further to consider under SA / IIA.</p>
<p>Mixed use and employment allocations located in close proximity to AQMA. These sites may prevent the AQMA from meeting its targets.</p>	<p>The large employment allocations are the major contributor to potential air quality effects. There are no alternative employment sites available of suitable size.</p>	<p>Nothing further to consider under SA / IIA.</p>

Plans showing each of alternatives R1 to R5 can be found in Appendix 2-D, Section 2-D.1. The sites in proximity to Wentworth Woodhouse Grade II\* Registered Park and Garden (and the overlapping Area of High Landscape Value) can be seen in Figure 4-B..

<sup>5</sup> Although the Bassingthorpe Farm Strategic Allocation is adopted, it has not yet been developed, and as such, there remains the potential for ‘in combination’ effects caused by site allocations in this plan, and also the development of the Strategic Allocation, which has been considered herein.

Alternatives R2 to R5 were then developed with specific Stage 2 site alternatives attributed to each, in order to see if they were indeed viable alternatives to the preferred plan. These sites did not need to be scrutinised for details of “acceptability”, as the objective of this level of assessment has been to identify and assess broad alternatives to housing delivery in Rotherham Urban Area. However, it was required that there was evidence of the alternative being reasonable. Table 4.5 provides the summary of this work.

**Table 4.5: Rotherham Urban Area ‘in combination’ alternatives and housing provision (2014)**

Option	Housing Target (no. dwellings)	No. Housing Sites	Estimated Housing Provision	Comment
R1	3771	38	3498	Reliant on windfall sites to meet target - would be met.
R2		72	4209	Indicative - could be less if more selective about sites, but shows target can be met using this approach
R3		37	4118	
R4		75	4642	
R5		36	3594	Reliant on windfall sites to meet target - would be met.

Each of the alternatives R1 to R5 described in Table 4.4 and Table 4.5 was assessed using the SA Framework (all sustainability issues) to identify any potential ‘in combination’ effects (greater than the effects of individual sites). The results of the assessment are described below.

#### 4.3.4 Results of ‘In Combination’ Alternative Assessment

The IIA assessment of the likely significant effects of the ‘in combination’ alternatives for Rotherham Urban Area is presented in Appendix 2-D, Section 2-D.1.3. Table 4.6 below provides a summary of the outcomes of this assessment.

**Table 4.6: Summary of the Assessment of the ‘In Combination’ Alternatives for Rotherham Urban Area**

IIA Topic(s)	Alternative	Relative Performance (0 = middle, + = better than the middle performer, – = worse than the middle performer)	
1. Population and Equality 2. Health and Well-Being 3. Accessibility / Community Facilities 4. Education and Skills	R1	This is the middle-performing alternative – it has 46 of 68 sites with good accessibility, but 4 with particularly poor accessibility. New service provision could ensure it performs as well as R5.	0
	R2	R2 includes a number of highly accessible town centre sites, however it would lead to the loss of greenspace in Rotherham conurbation, including both formal existing greenspace and informal areas on existing sites, which would be maximised for housing.	–
	R3	As for R1, except that 43 of 62 total sites have good accessibility to services, and only 2 are in the worst category.	+
	R4	R4 includes just one site in the 20% most deprived areas for access to services. This alternative would lead to the loss of greenspace in Rotherham conurbation, including both formal existing greenspace and informal areas on existing sites, which would be maximised for housing.	–

IIA Topic(s)	Alternative	Relative Performance (0 = middle, + = better than the middle performer, – = worse than the middle performer)	
	R5	With no sites in the 20% most deprived areas for access to services, this alternative performs the best based on existing constraints.	+
5. Economy and Employment	R1	In all of the alternatives, access to public transport is generally good, and the sites are located within a Main Location for Growth, having employment opportunities. It is considered that there is no significant difference across the sites.	0
	R2		0
	R3		0
	R4		0
	R5		0
6. Transport and Carbon Emissions	R1	Operational emissions from housing and employment development include energy use, transport, increase in road users and embodied carbon within on-going maintenance and operation of buildings and outdoor space.	0
	R2		0
	R3	Increased patronage of the highway and public transport network is expected due to an increasing number of residents. As most sites have good accessibility to public transport and the highways network, it can be expected that per capita emissions will be similar to present, but total emissions will increase (an adverse effect). All alternatives share the same approximate effect.	0
	R4		0
	R5		0
7. Biodiversity	R1	Although the net effect could be negative (see Appendix 2-D), this is the best performing alternative. While recreational pressure, transport emissions and potential partial loss of land within an LWS, are issues, these are considered lesser risks than the other alternatives.	+
	R2	This is the middle-performing alternative. It is as for R1, but with the potential for recreation-based effects on additional ancient woodland areas.	0
	R3	All three of these alternatives would result in the complete loss of the Kilnhurst Flash cLWS.	–
	R4		–
	R5		–
8. Air Quality	R1	Performs similar to R3 and R5, but has the fewest sites in proximity to AQMAs.	+
	R2	Joint with R4, this has the greatest potential risk of worsening air quality in AQMAs around Rotherham Town Centre.	–
	R3	Has just one additional site in proximity to AQMAs as compared to alternative R1.	+
	R4	As for alternative R2.	–
	R5	R5 sites do not perform as poorly as R2 and R4, as there is less potential to affect AQMAs in Rotherham Town Centre, but In eastern Rotherham, this alternative concentrates sites along a road route within an AQMA.	0
9. Water Resources	R1	For sites adjacent or in proximity to water bodies, there is a potential for increased structural modification of them or transitional areas. For R2 and R4, brownfield sites in Rotherham Town Centre have been excluded, as it can be assumed that watercourses adjacent to them are already at least somewhat modified.	–
	R2		+
	R3		0
	R4		+
	R5		+
10. Soil and geology	R1	For all alternatives, a number of greenfield sites are located within the vicinity of a RIGS, with further in the vicinity of LGSSs.	–
	R2		–

IIA Topic(s)	Alternative	Relative Performance (0 = middle, + = better than the middle performer, – = worse than the middle performer)	
	R3	Bradgate Brickworks Geological SSSI is located within 250m of a site. This could lead to negative effects on site amenity (e.g. visual amenity from the site or towards the site), access or integrity through unmanaged recreational pressure.	0
	R4		+
	R5		0
11. Flood Risk	R1	For all alternatives, given the sites which are in the category of significant flood risk, even with mitigation in the form of flood defences and protection, the sites will have some level of vulnerability to either flood levels above the feasible protection afforded by mitigation, or to the disruption and potential stress and other health effects caused by flooding. R1 and R3 have the least vulnerability to flood risk, whilst R2 and R4 have the greatest given the town centre sites.	+
	R2		–
	R3		+
	R4		–
	R5		0
12. Waste and Mineral Resource	R1	It is assumed that the capacity of existing recycling facilities would be increased at least proportionately through developer contributions. All sites have access to a recycling centre, and as a result recycling rates will be improved or remain similar to the current situation, leading to no or little change to performance indicators. No significant effects to mineral resources are expected.	0
	R2		0
	R3		0
	R4		0
	R5		0
13. Landscape and Townscape	R1	With a number of edge of settlement sites near to Greasbrough and Rawmarsh, views to and from the surrounding Area of High Landscape Value (AHLV) would be affected. Two other AHLVs would be likewise affected, including loss of area within the AHLVs, and this could affect residents, certain footpaths (both formal and informal) and also roads. <sup>6</sup>	–
	R2	These alternatives reduce pressure on the AHLV near Greasbrough and Rawmarsh. Townscape and lesser landscape effects can be mitigated through good design.	0
	R3		0
	R4	These alternatives reduce pressure on all AHLVs, and protect area within them. Again, townscape and lesser landscape effects can be mitigated through good design.	+
	R5		+
14. Historic Environment	R1	Without mitigation, there is potential for ‘in combination’ effects on views to and from the Wentworth Woodhouse Registered Park and Garden and associated features. There are also sites adjacent to Conservation Areas, risking effects to their setting or historic context. <sup>6</sup>	–
	R2	This alternative offsets pressure near Greasbrough and Wentworth Woodhouse by increasing pressure mainly in Rotherham Town Centre. However, this places pressure on high-density housing near to historic features in the town centre.	–
	R3	Sites identified for this alternative have less proximity to designated historic features overall, and those features which remain are of lower ‘grade’ and thus importance (although still of significant importance).	+
	R4	This performs very similarly to R2, but with additional protection of	–

<sup>6</sup> A substantial amount of work has been carried out to assess and mitigate the potential effects at Bassingthorpe Farm Strategic Allocation. The Council has been working with Historic England to ensure there are minimal effects on the Registered Park and Garden and Wentworth Woodhouse.



IIA Topic(s)	Alternative	Relative Performance (0 = middle, + = better than the middle performer, – = worse than the middle performer)
		the Whiston Conservation Area.
	R5	This performs very similarly to R3, but with additional protection of the Whiston Conservation Area.

The summary of Table 4.6 indicates that R1 relative to other options had 4 negative outcomes and 3 positive outcomes, as compared to R2 with 4 negatives and no positives, R3 with 1 negative and 4 positives, R4 with 4 negatives and no positives and R5 with 1 negative and no positives. However, this table is purely a relative comparison, and does not indicate the absolute effects of each option. It also is not a true reflection of the number or severity of issues which arise under each alternative, as there are four IIA topics grouped together, and then there can be a number of issues within any given IIA topic.

In terms of the site selection process, the results of the assessment were not used directly – they fed into Stage 3 of the Site Selection Methodology. This was incorporated into the selection of sites at Stage 3, and ‘in combination’ assessment results were one criterion amongst eight. Alternative R1 was carried forward.

In summary, the result is that each alternative has a unique set of potential benefits and potential adverse effects, and therefore trade-offs are inevitable. The IIA had previously identified that the number of allocations and safeguarded land required between Greasbrough and Rawmarsh could be reduced in order to lower the potential impact on soils/geology, water resources, historic environment and landscape, and this has been done since its initial publication in 2013. The negative effects of alternatives R2, R4 and R5 include greater challenges in achieving highways access, loss of greenspace and amenity space in urban areas, potentially worsened air quality in urban areas, impacts on Local Wildlife Sites (possibly at least partial loss of a candidate site), and slightly greater flood risk. Alternative R3 presents a ‘middle option’ which could reduce impacts on the Registered Park and Garden whilst increasing pressure on biodiversity.

R1 and R3 appear to perform best in terms of positive outcomes; however, R3’s significant adverse effects on biodiversity which cannot be effectively avoided, must be compared against adverse effects from R1 which can be avoided or reduced. These are effects on water bodies (e.g. direct modification or loss of ponds, for example), proximity to designated geological sites, landscape and townscape effects, and effects on Wentworth Woodhouse Registered Park and Garden. Good design would be expected to avoid the majority of significant effects, and could be used to minimise any remaining such effects, whilst maximising the benefits of selecting these sites.

**4.3.5 Site Selection and Rationale**

As discussed in Section 2.6, Stage 3 of the Site Selection Methodology applied the SA / IIA assessment results to a wider assessment framework involving “non-SA” planning factors, such that they were compared against each other and prioritised towards sustainability and the best fit with the priorities of the Local Plan / Core Strategy. Given the sites available, even some poorly performing sites still had to be chosen for allocation to meet the development needs for Rotherham Urban Area.

Table 4.7 below summarises the final sites allocated and safeguarded land relative to Stage 3 assessment results. It includes those sites which performed well, yet were not selected, as well as those which performed poorly and were selected, and why this decision was made. The “Reasons for Selecting Site” include, where applicable, where the specific IIA performance has been relatively good (i.e. few ‘Red’ constraints), bearing in mind that the IIA made up 3 of the 8 Stage 3 criteria, and thus many of the overall red scores counted came from non-IIA considerations.

**Table 4.7: Rationale for allocated and safeguarded land in Rotherham Urban Area**

Stage 3 Performance – What Determined the Best Sites?		Reason for Selecting Site “Positive attributes include...”	Exceptions – Sites Not Selected Within This Category		Reason for Not Selecting these Sites as Allocations or Safeguarded Land
Selected Sites Within this Category					
Emp: Employment Res: Residential Ret: Retail S: Safeguarded Residential MU: Mixed Use SPA: Special Policy Area					
<b>L► Sites with no ‘Red’ and maximum 3 ‘Amber’ scores under any Stage 3 criterion</b>					
089 (Res)	HERRINGTHORPE LEISURE CENTRE	... relationship to the existing built settlement, being brownfield , good public transport accessibility and meeting the settlements role established in the Spatial Strategy.	013	LISLE ROAD BROOM	<b>Already allocated</b> for residential use, and its current or future use is likely to remain viable and/or a good use of land.
130 (Res)	OFF FAR LANE	... relationship to the existing built settlement, its accessibility, and meeting the settlements role established in the Spatial Strategy.	016	PHOENIX GROVE	<b>Already allocated</b> for residential use, and its current or future use is likely to remain viable and/or a good use of land.
152 (Res)	LAND ADJOINING FERHAM RD AND BELMONT ST	... relationship to the existing built settlement, being previously developed / vacant, good accessibility to services and facilities, and meeting the settlements role established in the Spatial Strategy.	026	LAND AT THE BUNGALOW AND ADJACENT LAND	<b>Already allocated</b> for employment use, and its current or future use is likely to remain viable and/or a good use of land.
185 (Res)	WHINNEY HILL SITE A	... being a previously cleared residential site, having a transport improvement scheme to create a quality bus corridor in the locality, and being in an accessible location.	050	LAND FORMERLY OWNED BY BRITISH GAS	<b>Already allocated</b> for employment use, and its current or future use is likely to remain viable and/or a good use of land.

Stage 3 Performance – What Determined the Best Sites?		Reason for Selecting Site “Positive attributes include...”	Exceptions – Sites Not Selected Within This Category		Reason for Not Selecting these Sites as Allocations or Safeguarded Land
Selected Sites Within this Category Emp: Employment Res: Residential Ret: Retail S: Safeguarded Residential MU: Mixed Use SPA: Special Policy Area					
198 (Res)	OLDGATE LANE SOUTH, THRYBERGH	... being part of the wider Chesterhill redevelopment scheme .	058	LAND OFF KILNHURST ROAD	<b>Already allocated</b> for residential use, and its current or future use is likely to remain viable and/or a good use of land.
199 (Res)	CHESTERHILL AVENUE (EAST), THRYBERGH	... being part of the wider Chesterhill redevelopment scheme .	061	LAND OFF DALE ROAD	<b>Already allocated</b> for residential use, and its current or future use is likely to remain viable and/or a good use of land.
			072	LAND TO REAR OF PROPERTIES ON ROCKCLIFFE ROAD	<b>Already allocated</b> for mixed use, and its current or future use is likely to remain viable and/or a good use of land. The range of permitted uses has now been determined and is provided in Table 7 to Policy SP64.
			075	LAND OFF VESEY STREET (INCORPORATING RYAN PLACE & RAWMARSH HOUSE)	<b>Already allocated</b> for residential use and urban greenspace, and its current or future use is likely to remain viable and/or a good use of land.
			085	SITE OFF ALDWARKE ROAD	<b>Already allocated</b> for residential use, and its current or future use is likely to remain viable and/or a good use of land.
			147	LAND BETWEEN MEADOW BANK RD AND CLAREMONT ST	<b>To be retained as urban greenspace and residential, as the site is high-value greenspace.</b>
			176	LAND WEST OF ROCKINGHAM JUNIOR SCHOOL	Allocated in UDP as development site but considered appropriate as a <b>potential residential windfall site.</b>

Stage 3 Performance – What Determined the Best Sites?		Reason for Selecting Site “Positive attributes include...”	Exceptions – Sites Not Selected Within This Category	Reason for Not Selecting these Sites as Allocations or Safeguarded Land
Selected Sites Within this Category Emp: Employment Res: Residential Ret: Retail S: Safeguarded Residential MU: Mixed Use SPA: Special Policy Area				
			180 LAND SOUTH OF DEEPPDALE RD, KIMBERWORTH	It is proposed to maintain the existing residential allocation. However, the site is currently used as back gardens and unlikely to become available it is also too small to allocate in isolation as a development site.
			201 FOLJAMBE DRIVE / WILSON DRIVE	<b>Already allocated</b> for residential use, and its current or future use is likely to remain viable and/or a good use of land.
			203 MEADOW CLOSE / WILSON DRIVE (TWO SITES)	<b>Already allocated</b> for residential use, and its redevelopment is considered unlikely to be viable during this plan period.
			228 MASBOROUGH SIDINGS	<b>Already allocated</b> for employment use, and its current or future use is likely to remain viable and/or a good use of land.
			564 LAND OFF CHATHAM STREET	Not appropriate to allocate for development, as <b>other policy mechanisms will be used to change its allocation, if appropriate.</b>
			566 DONCASTER GATE HOSPITAL	The site is considered suitable for a range of uses and therefore it is proposed that the site be allocated for mixed use - MU13 - see background paper for details of the menu of uses.

Stage 3 Performance – What Determined the Best Sites?		Reason for Selecting Site “Positive attributes include...”	Exceptions – Sites Not Selected Within This Category	Reason for Not Selecting these Sites as Allocations or Safeguarded Land
Selected Sites Within this Category Emp: Employment Res: Residential Ret: Retail S: Safeguarded Residential MU: Mixed Use SPA: Special Policy Area				
			569 LAND OFF DONCASTER ROAD	This site is allocated for mixed use. The site continues to be in use and remains suitable and viable for a mix of uses. It is proposed that the site is a mixed use allocation - MU12 - see background paper for further details on the menu of appropriate uses.
			582 COLLEGE BUILDINGS	<b>Already allocated</b> for community facilities, and its current or future use is likely to remain viable and/or a good use of land.
			597 120 MOORGATE ROAD	<b>Already allocated</b> for employment use, and its current or future use is likely to remain viable and/or a good use of land.
			608 SWINDEN TECHNOLOGY CENTRE	<b>Already allocated</b> for employment use, and its current or future use is likely to remain viable and/or a good use of land.
			753 FORMER CAR SHOWROOM PARKGATE	<b>Outline planning permission has been granted</b> for the development of 5 retail units on this site. It is adjacent to Parkgate District Centre and therefore proposed that the site is included within the Parkgate District Centre Boundary as a retail allocation.

Stage 3 Performance – What Determined the Best Sites?		Reason for Selecting Site “Positive attributes include...”	Exceptions – Sites Not Selected Within This Category		Reason for Not Selecting these Sites as Allocations or Safeguarded Land
Selected Sites Within this Category Emp: Employment Res: Residential Ret: Retail S: Safeguarded Residential MU: Mixed Use SPA: Special Policy Area					
<b>L ▶ Sites with 1 ‘Red’ score and maximum 2 ‘Amber’ scores under any Stage 3 criterion</b>					
018 (Res)	FIELD VIEW	... being a good-performing site under the IIA / SA, already has planning permission for residential development, and development is underway.	062	BUS DEPOT SITE	<b>Already allocated</b> for employment use, and its current or future use is likely to remain viable and/or a good use of land.
070 (Res)	BELLOWS ROAD CENTRE	... being a good-performign site under the IIA / SA, and having development commencing to implement an extant application.	063	SPORTS GROUND & CLUB OFF WILLOWGARTH	<b>Already allocated</b> for residential use and urban greenspace, and its current or future use is likely to remain viable and/or a good use of land.
565 (Res)	LAND AT THE JUNCTION OF WELLGATE AND HOLLOWGATE	... having previously had permission for housing and retail development, being close to Rotherham town centre, and being able to contribute towards the town centre's Renaissance aspirations in meeting housing requirements in a sustainable urban location.	069	LAND OFF DONCASTER ROAD, EAST DENE	<b>Already allocated</b> for residential use and urban greenspace, and its current or future use is likely to remain viable and/or a good use of land.
570 (Ret)	DRUMMOND STREET CAR PARK	... being suitable for a mix of uses, close to Rotherham Interchange and the town centre, works in conjunction with an extension of the town centre boundary to include the former civic area at Walker Place which has been redeveloped by Tesco.	083	SITE OFF HOLLYBUSH STREET	It is proposed that the site is identified as mixed use allocation (MU05). See background paper for further details on the menu of appropriate uses, including the retention of car parking provision available at the rear of the site.

Stage 3 Performance – What Determined the Best Sites?		Reason for Selecting Site “Positive attributes include...”	Exceptions – Sites Not Selected Within This Category		Reason for Not Selecting these Sites as Allocations or Safeguarded Land
Selected Sites Within this Category Emp: Employment Res: Residential Ret: Retail S: Safeguarded Residential MU: Mixed Use SPA: Special Policy Area					
823 (Ret)	DERELICT BUILDINGS CORPORATION STREET	... lying within Rotherham town centre, presenting an opportunity to remove a blight on the townscape caused by vacant, fire-damaged properties, and potential to contribute towards the vitality and viability of the town centre.	086	LAND EITHER SIDE OF SCHOOL LANE	<b>Already allocated</b> for employment use, and its current or future use is likely to remain viable and/or a good use of land.
			091	SITE AT WHITFIELD ROAD	<b>Already allocated</b> for retail and residential use, and its current or future use is likely to remain viable and/or a good use of land.
			101	SITE OFF OCCUPATION ROAD	<b>Already allocated</b> for employment use, and its current or future use is likely to remain viable and/or a good use of land.
			115	STEEL MILLS SHAKESPEARE ROAD	<b>Already allocated</b> for employment use, and its current or future use is likely to remain viable and/or a good use of land.
			122	SITE OFF LADY OAK ROAD	<b>Already allocated</b> for residential use, and its redevelopment is considered unlikely to be viable during this plan period.
			126	LAND OFF THE RIDGEWAY	<b>Already allocated</b> for residential use, and its current or future use is likely to remain viable and/or a good use of land.

Stage 3 Performance – What Determined the Best Sites?		Reason for Selecting Site “Positive attributes include...”	Exceptions – Sites Not Selected Within This Category	Reason for Not Selecting these Sites as Allocations or Safeguarded Land	
Selected Sites Within this Category Emp: Employment Res: Residential Ret: Retail S: Safeguarded Residential MU: Mixed Use SPA: Special Policy Area					
↓			153	OLD MASBROUGH TRAIN STATION	<b>Allocate for mixed use</b> - MU07, its current or future use is likely to remain viable and/or a good use of land, see background paper for further details on the menu of appropriate uses.
			155	CLOUGH HILL, LAND BETWEEN AVONDALE RD AND HENLEY LA.	<b>To be retained as urban greenspace, as meets a recognised need or serves an important amenity or townscape function.</b>
			183	LAND R/O 32, 52 AND 54 FERNLEIGH DRIVE	<b>Already allocated</b> for residential use, and its current or future use is likely to remain viable and/or a good use of land.
			202	MEADOW CLOSE / WILSON DRIVE (TWO SITES)	<b>Already allocated</b> for community facilities, and its current or future use is likely to remain viable and/or a good use of land.
			567	LAND OFF ALBION ROAD	<b>Already allocated</b> for residential use, and its current or future use is likely to remain viable and/or a good use of land.
			568	CIVIC THEATRE	<b>This site is allocated for mixed use</b> and is currently used as the civic theatre with an annex to the college to the north. The site continues to be in use and remains suitable for a mix of uses. It is proposed that the site is a mixed use allocation - MU12 - see background paper for further details on the menu of appropriate uses.



Stage 3 Performance – What Determined the Best Sites?		Reason for Selecting Site “Positive attributes include...”	Exceptions – Sites Not Selected Within This Category	Reason for Not Selecting these Sites as Allocations or Safeguarded Land	
Selected Sites Within this Category Emp: Employment Res: Residential Ret: Retail S: Safeguarded Residential MU: Mixed Use SPA: Special Policy Area					
			571	CIVIC OFFICES	Currently being developed and will be included in the revised Town Centre boundary.
			576	LAND OFF COKE HILL	<b>This site is allocated for mixed use in the Unitary Development Plan and includes a mix of existing uses and vacant land. The site continues to be in use and remains suitable for a mix of uses. Transportation rate the site amber, noting that access improvements required which will necessitate the use of additional land. Including residential in any future mixed use menu would contribute towards the Renaissance aspirations and meeting housing requirements in a sustainable urban location. It is proposed that the site is a existing mixed use allocation MU10 - see background paper for further details on the menu of appropriate uses.</b>
			581	LAND OFF HOWARD STREET	<b>Already allocated for retail use, and its current or future use is likely to remain viable and/or a good use of land.</b>

Stage 3 Performance – What Determined the Best Sites?		Reason for Selecting Site “Positive attributes include...”	Exceptions – Sites Not Selected Within This Category		Reason for Not Selecting these Sites as Allocations or Safeguarded Land
Selected Sites Within this Category Emp: Employment Res: Residential Ret: Retail S: Safeguarded Residential MU: Mixed Use SPA: Special Policy Area					
			595	LAND TO THE WEST OF WESTGATE	Already allocated for mixed use, and its current or future use is likely to remain viable and/or a good use of land. Potential to modify range of permitted uses only.
			755	FORMER DC COOK SITE	Already allocated for employment use, and its current or future use is likely to remain viable and/or a good use of land.
<b>► Sites with no ‘Red’ and 3 to 6 ‘Amber’ scores under any Stage 3 criterion</b>					
014 (Emp)	OFF CENTENERY WAY/ BAWTRY ROAD	... being allocated for business and industrial use in the adopted UDP, and providing opportunities for development in the future given some significant constraints are overcome.	009	ROTHER VIEW ROAD	Already allocated for residential use, and its current or future use is likely to remain viable and/or a good use of land.
027 (Res)	FORMER THORN HILL PRIMARY SCHOOL	... being a previously developed site (former primary school), being a good-performing site under the IIA / SA, relationship to the existing built settlement, and it meeting the settlements role established in the Spatial Strategy.	017	LAND ABUTTING BAWTRY ROAD, BRINSWORTH	To be retained as urban greenspace, as the site is high-value greenspace and its steep slope limits the developable area such that this area is insufficient for allocation.
047 (Res)	LAND OFF WENTWORTH ROAD	... being a good-performing site under the IIA / SA, having planning permission and having development which has already commenced.	025	RECREATION GROUND AND FORMER SCHOOL PLAYING FIELD (AT B & Q ROUNDABOUT)	To be allocated as urban greenspace and residential (proportions and locations yet to be determined). The site meets a recognised recreational need and serves an important amenity and townscape function. Potential for some residential on the site

Stage 3 Performance – What Determined the Best Sites?		Reason for Selecting Site “Positive attributes include...”	Exceptions – Sites Not Selected Within This Category		Reason for Not Selecting these Sites as Allocations or Safeguarded Land
Selected Sites Within this Category					
Emp: Employment Res: Residential Ret: Retail S: Safeguarded Residential MU: Mixed Use SPA: Special Policy Area					following determination of the green link between Bassingthorpe Farm and Rotherham Town Centre.
060 (Res)	LAND OFF HIGH STREET	... being a good-performing site under the IIA / SA, relationship to the existing built settlement, having outline planning permission, and it meeting the settlements role established in the Spatial Strategy.	064	SITES ON RYECROFT SPORTS GROUND	<b>To be retained as urban greenspace and Green Belt</b> , as consultation on the SHLAA led to discussions with partners who queried the deliverability of this site and did not support its inclusion as a preferred allocation.
077 (Res)	DALTON ALLOTMENT SITE	... being a good-performing site under the IIA / SA, relationship to the existing built settlement, having planning permission, and it meeting the settlements role established in the Spatial Strategy.	079	LAND OFF FAVELL ROAD	<b>Already allocated</b> for residential use and urban greenspace, and its current or future use is likely to remain viable and/or a good use of land.
080 (Res)	SITE OFF BARBERS AVENUE	... being a good-performing site under the IIA / SA, relationship to the existing built settlement, having planning permission, and it meeting the settlements role established in the Spatial Strategy.	109	SITE OFF TAYLORS LANE	Not appropriate to allocate for development, as <b>other policy mechanisms will be used to change its allocation, if appropriate.</b>

Stage 3 Performance – What Determined the Best Sites?		Reason for Selecting Site “Positive attributes include...”	Exceptions – Sites Not Selected Within This Category		Reason for Not Selecting these Sites as Allocations or Safeguarded Land
Selected Sites Within this Category Emp: Employment Res: Residential Ret: Retail S: Safeguarded Residential MU: Mixed Use SPA: Special Policy Area					
102 (Emp)	- PARKGATE BUSINESS PARK (SOUTH) OFF BEALE WAY	... being a good-performing site under the IIA / SA, being allocated in the UDP (as mixed use, though identified as an employment development site), and scoring highly in the Employment Land Review.	141	LAND ADJOINING MEADOWHALL RD AND CLEMENT ST	<b>Already allocated</b> for residential use, and its current or future use is likely to remain viable and/or a good use of land.
134 (Res)	LAND TO NORTH WEST OF DONCASTER ROAD DALTON	... being a good-performing site under the IIA / SA, relationship to the existing built settlement, its accessibility, and it meeting the settlements role established in the Spatial Strategy.	148	IVANHOE WORKS, KIMBERWORTH RD	<b>Change allocation to B1 light industrial</b>
156 (Res)	LAND BETWEEN FENTON RD AND HENLEY LANE	... being a good-performing site under the IIA / SA, having planning permission, relationship to the existing built settlement, proximity to Rotherham Urban Area and existing services, and being within a popular residential area.	149	LAND ADJOINING WORTLEY RD AND GARDEN ST, MASBROUGH	<b>Change in allocation to B1 light industrial.</b>
158 (Res)	LAND NORTHWEST OF MUNSBROUGH LANE	... being a good-performing site under the IIA / SA, proximity to Rotherham Urban Area and existing services, being a popular residential area and it meeting the settlements role established in the Spatial Strategy.	150	LAND ADJOINING MIDLAND RD AND WORTLEY RD	<b>Change in allocation to B1 light industrial.</b>

Stage 3 Performance – What Determined the Best Sites?		Reason for Selecting Site “Positive attributes include...”	Exceptions – Sites Not Selected Within This Category		Reason for Not Selecting these Sites as Allocations or Safeguarded Land
Selected Sites Within this Category Emp: Employment Res: Residential Ret: Retail S: Safeguarded Residential MU: Mixed Use SPA: Special Policy Area					
170 (Res)	LAND BETWEEN GRAYSON RD AND CHURCH ST	... besides potential difficulty delivering development on the site (red score), it is a good-performing site under the IIA / SA, and comprises land not currently in use (a former depot).	151	LAND BETWEEN KIMBERWORTH RD AND MIDLAND RD	Change in allocation to B1 light industrial.
200 (Res)	GLEBE CRESCENT / CHESTERHILL AVENUE	... being a previously developed site, being a good-performing site under the IIA / SA, relationship to the existing built settlement, and it meeting the settlements role established in the Spatial Strategy.			
<b>► Sites with 1 ‘Red’ and 3 to 6 ‘Amber’ scores under any Stage 3 criterion</b>					
031 (Emp)	LAND OFF ROTHERHAM ROAD (HENRY BOOT SITE)	... besides flood risk issues, it is a good-performing site under the IIA / SA, being an existing allocation under the UDP, having planning permission in conjunction with the wider site, and having scored highly in the Employment Land Review 2010.	011	OFF CASTLE AVENUE	Already allocated for residential use, and its current or future use is likely to remain viable and/or a good use of land.
045 (Res)	LAND OFF STUBBIN ROAD	... being a good-performing site under the IIA / SA, having a good relationship with the existing built settlement, and meeting the settlements role established in the Spatial Strategy.	022	FORMER JOB LOT SITE	To be retained as commercial location due to Environment Agency objections to placing residential development classed as ‘more vulnerable’ under Planning Practice Guidance: Flood risk and coastal change in high flood risk area.

Stage 3 Performance – What Determined the Best Sites?		Reason for Selecting Site “Positive attributes include...”	Exceptions – Sites Not Selected Within This Category		Reason for Not Selecting these Sites as Allocations or Safeguarded Land
Selected Sites Within this Category Emp: Employment Res: Residential Ret: Retail S: Safeguarded Residential MU: Mixed Use SPA: Special Policy Area					
046 (Res)	LAND OFF SYMONDS AVENUE	... besides surface water flooding issues which only affect part of the site, being a good-performing site under the IIA / SA, having a good relationship with the existing built settlement, and meeting the settlements role established in the Spatial Strategy.	029	CLARE COURT, ASHLEY INDUSTRIAL ESTATE, ASHLEY COURT AND OTHER SMALL INDUSTRIAL ACTIVITIES	<b>Already allocated</b> for employment use, and its current or future use is likely to remain viable and/or a good use of land.
048 (Ret)	LAND OFF HARDING AVENUE	... that its red score (access to services) does not apply to retail, and in fact is a major positive as development of the site can help fulfill a need for retail-related services. Also, development has taken place on the adjacent site, and this site would be complementary.	030	LAND OFF NORTHFIELD ROAD ADJACENT TO THE CANAL	The Council has agreed to retain its industrial and business use allocation but it is not a development site option
065 (Res)	LAND OFF YORK ROAD,	... besides location within an AQMA, it is a good-performing site under the IIA / SA, having a good relationship to the existing built settlement, having planning permission, and meeting the settlements role established in the Spatial Strategy.	033	OFF FERNLEIGH DRIVE,/AUGUSTUS ROAD, BRINSWORTH	<b>Already allocated</b> for residential use, and its current or future use is likely to remain viable and/or a good use of land.

Stage 3 Performance – What Determined the Best Sites?		Reason for Selecting Site “Positive attributes include...”	Exceptions – Sites Not Selected Within This Category		Reason for Not Selecting these Sites as Allocations or Safeguarded Land
Selected Sites Within this Category Emp: Employment Res: Residential Ret: Retail S: Safeguarded Residential MU: Mixed Use SPA: Special Policy Area					
098 (Emp)	LAND OFF ALDWARKE LANE, ALDWARKE	... being a good-performing site under the IIA / SA, being an existing allocation under the UDP, and having potential to work well in conjunction with the wider site.	073	LAND OFF MOWBRAY STREET	To be retained as urban greenspace, as meets a recognised need or serves an important amenity or townscape function.
103 (Res)	LAND OFF WESTFIELD ROAD	... besides surface water flood risk issues on part of the site (which can likely be resolved), it is a good-performing site under the IIA / SA, having a good relationship to the existing built settlement, having planning permission, and meeting the settlements role established in the Spatial Strategy.	106	CORUS STEEL WORKS TO NORTH OF WEIGH BRIDGE	Already allocated for employment use and greenspace, and its current or future use is likely to remain viable and/or a good use of land.
104 (Emp)	ROUNDWOOD COLLIERY ACCESS OFF ALDWARKE LANE	... besides highways access issues, being a good-performing site under the IIA / SA, currently undergoing reclamation and restoration to enable future development, being brownfield land, and being available within the plan period.	114	LAND OFF BRECKS CRESCENT AND GIBBING GREAVE ROAD	To be allocated as greenspace, as 'red' score for nature conservation unlikely to be overcome / adequately mitigated. Also, a community centre is to be retained for community uses at this stage.
105 (Emp)	LAND WITHIN ALDWARKE STEEL WORKS (CORUS) OFF DONCASTER ROAD	... besides highways access issues, being a good-performing site under the IIA / SA, already having a UDP allocation for industrial and business use, and being brownfield land.	173	LAND EAST OF SIMMONITE RD, WEST OF FENTON RD	To be retained as urban greenspace, as meets a recognised need or serves an important amenity or townscape function.

Stage 3 Performance – What Determined the Best Sites?		Reason for Selecting Site “Positive attributes include...”	Exceptions – Sites Not Selected Within This Category		Reason for Not Selecting these Sites as Allocations or Safeguarded Land
Selected Sites Within this Category Emp: Employment Res: Residential Ret: Retail S: Safeguarded Residential MU: Mixed Use SPA: Special Policy Area					
181 (Res)	LAND BEHIND BRADGATE CLUB	... besides location within an AQMA, it is a good-performing site under the IIA / SA, having a good relationship to the existing built settlement, and meeting the settlements role established in the Spatial Strategy.	572	CRINOLINE HOUSE	<b>Already developed</b> - the site forms part of the wider Tesco redevelopment and is within the town centre boundary. This is considered to remain the most appropriate allocation given the site context.
563 (Res)	LAND OFF GODSTONE ROAD	... besides being within a Conservation Area and the potential loss of TPO trees (issues which can be mitigated), being a good-performing site under the IIA / SA, being previously allocated under the UDP (for mixed use), having had a previous permission for development of 60 dwellings (now lapsed), and overall being appropriate for residential development.	770	LAND SOUTH OF MEADOWHALL RD	<b>To be retained as green belt</b> due to Yorkshire Water objections in relation to sewage works.
602 (Emp)	PHOENIX BUSINESS PARK	... scoring highly in the 2010 Employment Land Review, being located within a predominantly industrial area, having good public transport access, and being part of a key gateway between Rotherham and Sheffield.			



Stage 3 Performance – What Determined the Best Sites?		Reason for Selecting Site “Positive attributes include...”	Exceptions – Sites Not Selected Within This Category	Reason for Not Selecting these Sites as Allocations or Safeguarded Land
Selected Sites Within this Category				
Emp: Employment Res: Residential Ret: Retail S: Safeguarded Residential MU: Mixed Use SPA: Special Policy Area				
793 (Res)	LAND NORTH OF HARRY CROFT	... besides protected species issues and being adjacent to an ordinary watercourse (both of which can be mitigated), being a good-performing site under the IIA / SA, being part of the Bassingthorpe Farm new community and Bassingthorpe Farm Concept Framework, and being justified through the evidence base documents prepared to support the Core Strategy.		
822 (Res)	LAND OFF MUNSBROUGH LANE	... being a good-performing site under the IIA / SA, being part allocated as residential under the UDP, that part of the site being previously developed, relationship to the existing built settlement, and it meeting the settlements role established in the Spatial Strategy.		
826 (Res)	FOSTERS GARDEN CENTRE	... besides landscape sensitivity and surface water flooding issues which can be resolved, being a good-performing site under the IIA / SA, having a good relationship with the existing built settlement, and meeting the settlements role established in the Spatial Strategy.		

Stage 3 Performance – What Determined the Best Sites?		Reason for Selecting Site “Positive attributes include...”	Exceptions – Sites Not Selected Within This Category	Reason for Not Selecting these Sites as Allocations or Safeguarded Land	
Selected Sites Within this Category Emp: Employment Res: Residential Ret: Retail S: Safeguarded Residential MU: Mixed Use SPA: Special Policy Area					
<b>L ▶ Sites with 2 ‘Red’ and 0 to 5 ‘Amber’ scores under any Stage 3 criterion</b>					
074 (Res)	LAND TO REAR OF PROPERTIES ON OCCUPATION ROAD	... besides highways access issues and being adjacent to an ordinary watercourse (both which can be resolved), being a good-performing site under the IIA / SA, having a good relationship with the existing built settlement, and meeting the settlements role established in the Spatial Strategy.	010	R/O 70-78 MOORGATE ROAD	<b>'Red' score for transportation cannot be overcome / mitigated</b> without demolition or further land acquisition. In its current form, the site is not appropriate.
088 (Res)	BOSWELL STREET AND ARUNDEL ROAD	... besides highways access issues and potential loss of greenspace, being a good-performing site under the IIA / SA, having a good relationship with the existing built settlement, being a brownfield site, and meeting the settlements role established in the Spatial Strategy.	019	ST. GEORGE'S DRIVE	<b>Already allocated</b> for residential use, and its redevelopment is considered unlikely to be viable during this plan period.

Stage 3 Performance – What Determined the Best Sites?		Reason for Selecting Site “Positive attributes include...”	Exceptions – Sites Not Selected Within This Category		Reason for Not Selecting these Sites as Allocations or Safeguarded Land
Selected Sites Within this Category Emp: Employment Res: Residential Ret: Retail S: Safeguarded Residential MU: Mixed Use SPA: Special Policy Area					
099 (MU)	NORTH-EAST OF PARKGATE RETAIL PARK	... besides highways access and fluvial flood risk (issues which can be mitigated), being a good-performing site under the IIA / SA, being previously allocated under the UDP (for employment), scoring highly under the Employment Land Review, being close the Tram-Train pilot scheme station, being a brownfield site, and offering potential for supporting uses, such as a park and ride facility.	021	ABDY FARM	<b>Already allocated</b> for residential use, and its current or future use is likely to remain viable and/or a good use of land.
110 (Res)	EAST OF BRECKS LANE, R/O BELCOURT ROAD	... besides protected species issues and high landscape sensitivity (both of which can be mitigated), being a good-performing site under the IIA / SA, having good proximity to services, having a good relationship with the existing built settlement, and meeting the settlements role established in the Spatial Strategy.	032	LAND OFF ERSKINE ROAD	<b>Already allocated</b> for residential use, and its current or future use is likely to remain viable and/or a good use of land.

Stage 3 Performance – What Determined the Best Sites?		Reason for Selecting Site “Positive attributes include...”	Exceptions – Sites Not Selected Within This Category		Reason for Not Selecting these Sites as Allocations or Safeguarded Land
Selected Sites Within this Category Emp: Employment Res: Residential Ret: Retail S: Safeguarded Residential MU: Mixed Use SPA: Special Policy Area					
192 (Res)	LAND TO NORTH OF ST GERARD'S CATHOLIC PRIMARY SCHOOL	... besides landscape sensitivity, being a good-performing site under the IIA / SA, having a good relationship with the existing built settlement, and meeting the settlements role established in the Spatial Strategy.	040	R/O 62 - 124 WICKERSLEY ROAD (THE PITCHES)	To be retained as urban greenspace, as meets a recognised need or serves an important amenity or townscape function.
575 (Res)	LAND TO WEST OF WESTGATE	... besides being within a Conservation Area and in proximity to a Grade I Listed Building (issues which can be mitigated), being a good-performing site under the IIA / SA, being previously allocated under the UDP (for mixed use), having a good relationship with the existing built settlement, being a brownfield site, and meeting the settlements role established in the Spatial Strategy.	054	LAND AT ALDWARKE SEWAGE TREATMENT WORKS	Already allocated for employment use, and a combination of environmental constraints render current development on site more appropriate than reallocation.
691 (Res)	LAND NORTH OF KILNHURST RD, RAWMARSH	... besides protected species issues which can be mitigated, being a good-performing site under the IIA / SA, being adjacent to a residential area and near to a primary school.	055	LAND OFF HAUGH ROAD	To be retained as green belt, as 'red' score for transportation cannot be overcome / mitigated without demolition or further land acquisition, and numerous 'amber' constraints which would be very unlikely to be avoidable in terms of negative impacts (including landscape and views from Registered Park and Garden).

Stage 3 Performance – What Determined the Best Sites?		Reason for Selecting Site “Positive attributes include...”	Exceptions – Sites Not Selected Within This Category	Reason for Not Selecting these Sites as Allocations or Safeguarded Land	
Selected Sites Within this Category Emp: Employment Res: Residential Ret: Retail S: Safeguarded Residential MU: Mixed Use SPA: Special Policy Area					
			057	LAND AT ALDWARKE SEWAGE TREATMENT WORKS (OFF ALDWARKE LANE)	<b>Already allocated</b> for employment use, and a combination of environmental constraints render current development on site more appropriate than reallocation.
			059	LAND OFF GREASBOROUGH LANE	To be retained as green belt, as landscape / townscape considerations not picked up by constraints render this site inappropriate. Reallocation would result in an isolated, incongruous tongue of development which is highly visible in the landscape (including from a Registered Park and Garden), with electricity pylon within the site boundary further highlighting its lack of 'fit' within the settlement edge.
			076	OFF HERRINGTHORPE VALLEY ROAD AND CAWTHORNE CLOSE	<b>Already allocated</b> for residential use and urban greenspace, and its current or future use is likely to remain viable and/or a good use of land.
			081	LAND OFF WILLIAM STREET & LAND AT END OF VICTORIA ROAD	<b>Poor performance against Stage 3 criteria.</b>
			116	DONCASTER ROAD, RIDGE ROAD	<b>Not appropriate to allocate for development, as other policy mechanisms will be used to change its allocation, if appropriate.</b>

Stage 3 Performance – What Determined the Best Sites?		Reason for Selecting Site “Positive attributes include...”	Exceptions – Sites Not Selected Within This Category	Reason for Not Selecting these Sites as Allocations or Safeguarded Land
Selected Sites Within this Category Emp: Employment Res: Residential Ret: Retail S: Safeguarded Residential MU: Mixed Use SPA: Special Policy Area				
			128 OFF LONGFELLOW DRIVE	<b>Already allocated</b> for residential use, and its current or future use is likely to remain viable and/or a good use of land.
			136 URBAN GREENSPACE ADJACENT TO SILVERWOOD CENTRE	<b>To be retained as urban greenspace, as meets a recognised need or serves an important amenity or townscape function.</b>
			139 LAND ADJACENT MEADOWHALL ROAD AND RICHMOND PARK AVE	<b>To be retained as green belt, as 'red' score for proximity to Scheduled Monument is unlikely to be able to be mitigated appropriately.</b>
			140 LAND EAST OF MEADOWHALL RD	<b>To be retained as green belt</b> due to Yorkshire Water objections in relation to proximity of existing sewage treatment works.
			154 LAND BETWEEN CENTENARY WAY, NEW WORTLEY RD AND MASBROUGH ST	<b>Already allocated</b> for residential, employment and greenspace use, and its current or future use is likely to remain viable and/or a good use of land.
			188 MOUSEHOLE LANE	<b>To be retained as green belt, as 'red' scores for landscape cannot be overcome / adequately mitigated,</b> and there would be additional townscape issues not captured by constraints in the site selection methodology.

Stage 3 Performance – What Determined the Best Sites?		Reason for Selecting Site “Positive attributes include...”	Exceptions – Sites Not Selected Within This Category	Reason for Not Selecting these Sites as Allocations or Safeguarded Land
Selected Sites Within this Category Emp: Employment Res: Residential Ret: Retail S: Safeguarded Residential MU: Mixed Use SPA: Special Policy Area				
			193 CHESTNUT TREE FARM OFF DONCASTER ROAD	'Red' scores for historic environment features cannot be overcome / adequately mitigated, and there would be landscape / townscape issues not captured by constraints in the site selection methodology.
			314 LAND BEHIND GREASBROUGH CLUB	Already allocated for residential use, although its delivery is in question due to multiple environmental constraints.
			573 FORGE ISLAND	Poor performance against Stage 3 criteria.
			577 LAND EITHER SIDE OF WILFRED STREET	Allocated for mixed use, MU10 and its current or future use is likely to remain viable and/or a good use of land. Including residential in any future mixed use menu would contribute towards the town centre's Renaissance aspirations and meeting housing requirements in a sustainable urban location. See background paper for further details on the menu of appropriate uses.
			580 LAND OFF COLLEGE ROAD	Poor performance against Stage 3 criteria.
			589 LAND OFF GREASBROUGH ROAD	Poor performance against Stage 3 criteria.

Stage 3 Performance – What Determined the Best Sites?		Reason for Selecting Site “Positive attributes include...”	Exceptions – Sites Not Selected Within This Category	Reason for Not Selecting these Sites as Allocations or Safeguarded Land	
Selected Sites Within this Category Emp: Employment Res: Residential Ret: Retail S: Safeguarded Residential MU: Mixed Use SPA: Special Policy Area					
			592	LAND WITHIN CURTILAGE 42 WHISTON VALE	To be retained as urban greenspace, as 'red' score for transportation cannot be overcome / mitigated without demolition or further land acquisition, and also flood risk would remain a major issue, even with mitigation.
			593	LAND OFF SHEFFIELD ROAD	Poor performance against Stage 3 criteria.
			594	LAND ADJACENT TO MARKET STREET	Poor performance against Stage 3 criteria.
			603	J34 NORTH, MEADOWBANK ROAD	Allocate for industry and business; a combination of environmental constraints render current activity on site more appropriate than reallocation to other uses.
			657	LAND AT KNOWLES SITE, FITZWILLIAM RD	Already allocated for employment use, and its current or future use is likely to remain viable and/or a good use of land.
			685	LAND AT ROCKINGHAM HOUSE FARM, HAUGH RD, UPPER HAUGH	To be retained as green belt, as landscape / townscape considerations not picked up by Site Selection Methodology constraints render this site inappropriate. Reallocation would result in an isolated, incongruous tongue of development which is highly visible in the landscape (including from a Registered Park and Garden), with electricity pylon within the site



Stage 3 Performance – What Determined the Best Sites?		Reason for Selecting Site “Positive attributes include...”	Exceptions – Sites Not Selected Within This Category		Reason for Not Selecting these Sites as Allocations or Safeguarded Land
Selected Sites Within this Category Emp: Employment Res: Residential Ret: Retail S: Safeguarded Residential MU: Mixed Use SPA: Special Policy Area					
					boundary further highlighting its lack of 'fit' within the settlement edge.
			756	RECREATION GROUND, SCHOOL LANE	Poor performance against Stage 3 criteria.
			785	LAND AT MOORHOUSE LANE	Poor performance against Stage 3 criteria.
			786	LAND BETWEEN CHESTERTON / SHAW / FITZWILLIAM ROADS	Already allocated for employment use, and its current or future use is likely to remain viable and/or a good use of land.
			820	LAND TO NORTH OF MEADOWHALL ROAD J34 NORTH	Poor performance against Stage 3 criteria.
<b>L► Sites with 3 or 4 ‘Red’ and 0 to 4 ‘Amber’ scores under any Stage 3 criterion</b>					
020 (S)	OFF WEST BAWTRY ROAD	... besides highways access (which can be mitigated), being a good-performing site under the IIA / SA, having a good relationship with the existing built settlement, and meeting the settlements role established in the Spatial Strategy.	043	R/O 14 -24 MIDDLEFIELDS DRIVE	'Red' score for transportation cannot be overcome / mitigated without demolition or further land acquisition. In its current form, the site is not appropriate. To be designated as greenspace.

Stage 3 Performance – What Determined the Best Sites?		Reason for Selecting Site “Positive attributes include...”	Exceptions – Sites Not Selected Within This Category		Reason for Not Selecting these Sites as Allocations or Safeguarded Land
Selected Sites Within this Category Emp: Employment Res: Residential Ret: Retail S: Safeguarded Residential MU: Mixed Use SPA: Special Policy Area					
097 (Emp)	YORKSHIRE WATER LAND, ALDWARKE	... besides highways access and protected species issues (both of which can be mitigated), being a good-performing site under the IIA / SA, being previously allocated under the UDP (for industrial / business), being recommended for retention under the Employment Land Review, and being a brownfield site.	049	LAND TO REAR OF HAUGH GREEN	To be retained as green belt.
129 (S)	FORMER CRICKET GROUND OFF BRECKS LANE	... besides highways access issues and landscape sensitivity (both of which can be mitigated), being a good-performing site under the IIA / SA.	056	FORMER TIP SITE	Not to be reallocated, given significant concerns regarding previous use as a refuse tip, with potential for contamination and ground stability issues.
233 (Res)	OFF LATHE ROAD/ WORRY GOOSE LANE	... besides water / sewerage capacity issues identified, landscape sensitivity and being adjacent to an ordinary watercourse (all of which can be mitigated), being a good-performing site under the IIA / SA, being in proximity to Rotherham Urban Area, being close to existing services and facilities, being a popular residential area, and meeting the settlements role established in the Spatial Strategy .	078	LAND OFF DALTON LANE AND NETHERFIELD VIEW	Poor performance against Stage 3 criteria. Issues not readily resolved.

Stage 3 Performance – What Determined the Best Sites?		Reason for Selecting Site “Positive attributes include...”	Exceptions – Sites Not Selected Within This Category		Reason for Not Selecting these Sites as Allocations or Safeguarded Land
Selected Sites Within this Category Emp: Employment Res: Residential Ret: Retail S: Safeguarded Residential MU: Mixed Use SPA: Special Policy Area					
237 (Res)	OFF SHROGSWOOD ROAD	... besides water / sewerage capacity issues identified, landscape sensitivity and being adjacent to an ordinary watercourse (all of which can be mitigated), being a good-performing site under the IIA / SA, being in proximity to Rotherham Urban Area, being close to existing services and facilities, being a popular residential area, and meeting the settlements role established in the Spatial Strategy .	090	BIRCH WOOD	<b>Poor performance against Stage 3 criteria. Issues not readily resolved.</b>
664 (S)	LAND TO NORTH OF GRANGE RD, RAWMARSH	... besides highways access issues, protected species issues and containing a mapped water body - seemingly drains and being adjacent to a brook (all of which can be mitigated), being a good-performing site under the IIA / SA.	100	LAND TO REAR OF PROPERTIES ON CHURCH STREET	<b>Already allocated</b> for residential use and greenspace, and difficulties with regard to access and proximity to local wildlife site, therefore retained in current allocation.
761 (Res)	LAND TO EAST OF HARDING AVENUE (FORMERLY PART OF 049)	... besides highways access issues and containing a mapped water body - seemingly a pond (both which can be mitigated), being a good-performing site under the IIA / SA, being in proximity to Rotherham Urban Area, being a popular residential area, and meeting the settlements role established in the	111	EXTENDED AREA OF RYECROFT SPORTS GROUND	<b>To be retained as greenspace</b> within the green belt, as currently meets a recognised need or serves an important amenity or townscape function.

Stage 3 Performance – What Determined the Best Sites?		Reason for Selecting Site “Positive attributes include...”	Exceptions – Sites Not Selected Within This Category	Reason for Not Selecting these Sites as Allocations or Safeguarded Land	
Selected Sites Within this Category Emp: Employment Res: Residential Ret: Retail S: Safeguarded Residential MU: Mixed Use SPA: Special Policy Area					
		Spatial Strategy.			
			117	CLAY PIT KILNHURST	Poor performance against Stage 3 criteria. Issues not readily resolved.
			137	LAND ADJACENT WEST HILL AND DROPPINGWELL RD	Poor performance against Stage 3 criteria.
			138	LAND ADJACENT WEST HILL, HILL TOP	To be retained as green belt, as 'red' score for transportation cannot be overcome / mitigated without demolition or further land acquisition, and also poor access to services and employment. Possible impacts on a Scheduled Monument.
			163	LAND SOUTH OF GREASBROUGH LA, NORTHEAST OF CINDER BRIDGE RD	Poor performance against Stage 3 criteria. Issues not readily resolved.
			178	LAND ADJACENT SCHOLDS COPPICE	Poor performance against Stage 3 criteria. Issues not readily resolved.
			184	THRYBERGH PARISH PLAYING FIELDS	Poor performance against Stage 3 criteria. Issues not readily resolved.
			194	MARCH FLATTS FIELD	Poor performance against Stage 3 criteria. Issues not readily resolved.
			195	MANOR FARM COURT	Poor performance against Stage 3 criteria. Issues not readily resolved.
			197	FORMER CRICKET GROUND, ROTHERHAM GOLF CLUB	Poor performance against Stage 3 criteria. Issues not readily resolved.

Stage 3 Performance – What Determined the Best Sites?		Reason for Selecting Site “Positive attributes include...”	Exceptions – Sites Not Selected Within This Category	Reason for Not Selecting these Sites as Allocations or Safeguarded Land	
Selected Sites Within this Category Emp: Employment Res: Residential Ret: Retail S: Safeguarded Residential MU: Mixed Use SPA: Special Policy Area					
			574	GUEST AND CHRIMES AND ADJACENT LAND	Poor performance against Stage 3 criteria. Issues not readily resolved.
			579	LAND OFF BRINSWORTH STREET	Poor performance against Stage 3 criteria. Issues not readily resolved.
			591	LAND OFF MAGNA LANE/ DALTON LANE	Poor performance against Stage 3 criteria. Issues not readily resolved.
			690	LAND SOUTH OF HOLLINGS LANE	Poor performance against Stage 3 criteria. Issues not readily resolved.
			692	LAND SOUTH OF KILNHURST RD, RAWMARSH	Poor performance against Stage 3 criteria. Issues not readily resolved.
			693	LAND NORTH OF ROUNDWOOD ROLLING MILLS, RAWMARSH	Poor performance against Stage 3 criteria. Issues not readily resolved.
			807	LAND WEST OF DONCASTER ROAD	Poor performance against Stage 3 criteria. Issues not readily resolved.

### 4.3.6 Outstanding Sustainability Issues / Constraints and Potential Mitigation or Enhancement

The results of the IIA as reported in Sections 4.3.2 and 4.3.3 highlighted certain constraints that exist within the preferred sites provided in Section 4.3.5 above. The full results in Appendix 2-D and Appendix 2-E provide the fuller details of potential environmental issues and effects identified. Some of these constraints are also opportunities presented for development to improve sustainability within Rotherham Urban Area – for example, where access to greenspace is poor, providing new greenspace for all to use.

Figure 4-E below shows the sub-areas of Rotherham Urban Area. Table 4.8 on the following page summarises the issues and constraints by sub-area, and the potential mitigation which the Council must pursue in order to avoid, minimise or where not possible, compensate for such effects.

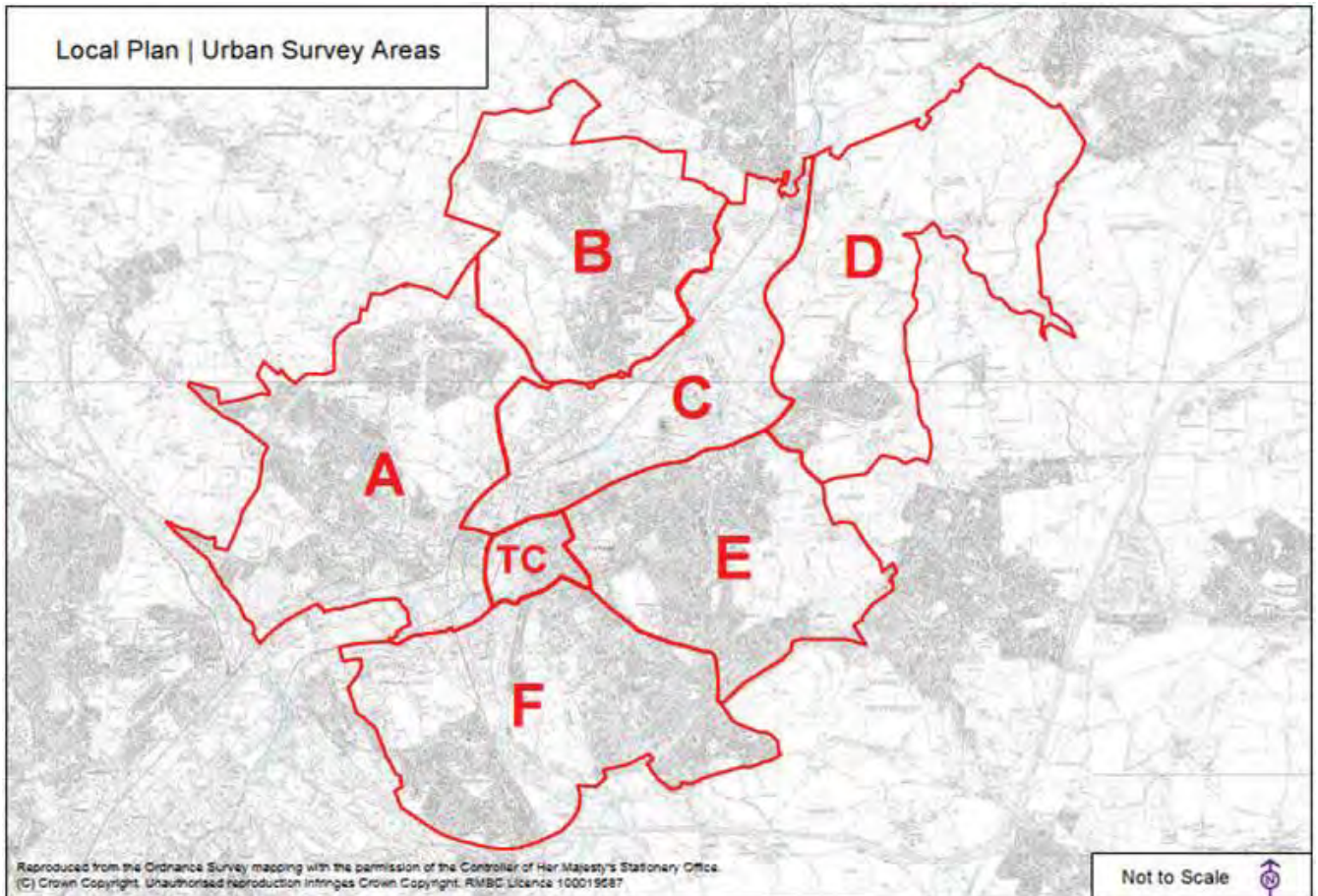


Figure 4-E: Rotherham Urban Area – Sub-Areas

Table 4.8: Outstanding Sustainability Issues and Potential Mitigation or Enhancement

Sub-area of Rotherham UA	Issue(s) Identified by Site Selection Methodology / IIA of Sites	Potential Mitigation or Enhancement	Possible Delivery Mechanisms
A) North West Rotherham	Site 0158 suffers poor accessibility to formal greenspace	<ul style="list-style-type: none"> <li>Ensure good connectivity with planned provision of greenspace and amenity at Bassingthorpe Farm.</li> <li>Application of Policies CS 28 and SP 40 to ensure greenspace provision is adequate, whether within the site or in tandem with Bassingthorpe Farm development.</li> </ul>	<ul style="list-style-type: none"> <li>Planning conditions</li> <li>Planning obligations</li> <li>Community Infrastructure Levy</li> </ul>
	Certain sites have issues around water / sewerage and highways access	Application of Policies CS 32, SP 70, CS 30 and SP 29 to ensure good and timely infrastructure provision	<ul style="list-style-type: none"> <li>Planning conditions</li> <li>Planning obligations</li> <li>Community Infrastructure Levy</li> </ul>

Sub-area of Rotherham UA	Issue(s) Identified by Site Selection Methodology / IIA of Sites	Potential Mitigation or Enhancement	Possible Delivery Mechanisms
	Employment allocation site 0602 is not very accessible by non-car modes of transport, including buses and cyclists.	<ul style="list-style-type: none"> <li>• Seek to have a bus stop installed for bus route 69, or other current or future routes to service the site.</li> <li>• Seek to incorporate cycle lanes on the A6178.</li> <li>• Application of Policies CS 14 and SP 29 to achieve the above in tandem with development of the site.</li> </ul>	<ul style="list-style-type: none"> <li>• Planning conditions</li> <li>• Planning obligations</li> <li>• Community Infrastructure Levy</li> <li>• Wider route connections via joint-working with the SYLTP partnership and implementation of the Local Transport Plan (LTP3)</li> </ul>
	Residential allocations 0158, 0170, 0793 and 0822 have poor public transport accessibility	Application of Policies CS 14 and SP 29 to achieve improved sustainable transport opportunities in tandem with development of the sites.	
	Certain sites are in close proximity to LWSs and ancient woodland	<ul style="list-style-type: none"> <li>• Ensure Policies CS 19, CS 20, and CS 28 are applied rigorously for nature conservation sites' and protected species' protection, and seek positive management and enhancement via those policies and others – e.g. Green Infrastructure.</li> <li>• Ensure the Council receives ecologist advice on applications where protected species are potentially at risk or in proximity to important habitats and designated sites, specifically considering recreational pressure / damage to any wildlife site.</li> </ul>	<ul style="list-style-type: none"> <li>• Planning conditions</li> <li>• Planning obligations</li> <li>• Community Infrastructure Levy for provision of greenspace on-site and Green Infrastructure off-site</li> </ul>
	Sites 0602 and 0793 have significant protected species issues.		
	Site 0181 is within an Air Quality Management Area (AQMA)	Ensure applicant assesses air quality in accordance with Policy SP 55 and provides a baseline alongside any planning application, plus evidence that residents will live in an area of good air quality, in order to comply with Policies CS 14 and CS 27 (i.e. to assess the appropriateness / effectiveness of any mitigation).	<ul style="list-style-type: none"> <li>• Planning conditions</li> <li>• Planning obligations</li> <li>• Community Infrastructure Levy</li> </ul>
	Site 0793 contains water bodies, which are 'ordinary watercourses'	Apply appropriate policies, e.g. SP 35 and SP 50, to ensure water bodies on-site are appropriately preserved and protected	Planning conditions
	Site 0602 has significant flood risk issues	<ul style="list-style-type: none"> <li>• Site 0602 will require an appropriate flood risk assessment.</li> <li>• Apply Policies CS 25 and SP 50 to ensure flood risk on- and off-site is dealt with robustly, including the timely resourcing and implementation of any required flood risk management measures.</li> </ul>	<ul style="list-style-type: none"> <li>• Planning conditions</li> <li>• Planning obligations</li> <li>• Community Infrastructure Levy</li> </ul>
	Sites 0181 and 0793 have potential surface water flooding issues		

Sub-area of Rotherham UA	Issue(s) Identified by Site Selection Methodology / IIA of Sites	Potential Mitigation or Enhancement	Possible Delivery Mechanisms
	Site 0822 is within a coal mining referral area, and all sites are within a minerals safeguarding area	Apply policy CS 26 and aim to avoid the sterilisation of mineral resources.	Planning conditions
	Most sites are in proximity to an area of high landscape value or contain greenspace which is not well used or culturally significant, or less than 10 TPO trees	<ul style="list-style-type: none"> <li>• Planning applications will generally require the assessment, preservation and where not possible, replacement of TPO trees.</li> <li>• Application of Policies CS 21 and SP 35 to conserve and enhance landscape and townscape quality and character; and CS 22 to ensure adequate greenspace is provided.</li> <li>• Application of Policies CS 19, CS 20, and SP 36 regarding TPO trees and green infrastructure.</li> </ul>	Planning conditions
	Some 'Amber' historic environment constraints – proximity to designated features.	<ul style="list-style-type: none"> <li>• Application of Policies CS 23, SP 43, SP 44, SP 45, SP 46, SP 47, SP 48 and SP 49 as may be appropriate towards the conservation and enhancement of nearby heritage features.</li> <li>• Via the above policies, it may be possible to create net improvements to the setting of historic environment features, for example, where sites are being redeveloped.</li> </ul>	Planning conditions
B) Rawmarsh / Parkgate	Certain sites have issues around water / sewerage and highways access – in particular, 3 sites have "red" flagged highways constraints: Sites 074, 664 & 761	Application of Policies CS 32, SP 70, CS 30 and SP 29 to ensure good and timely infrastructure provision	<ul style="list-style-type: none"> <li>• Planning conditions</li> <li>• Planning obligations</li> <li>• Community Infrastructure Levy</li> </ul>
	Sites 045, 046 and 047 are residential allocations which show having poor accessibility to community services and facilities, mainly by foot or cycle.	<ul style="list-style-type: none"> <li>• Application of Policy SP 66 for the provision of new community services and facilities where reasonable relative to the scale of development.</li> <li>• Application of Policy SP 29 to maximise the benefit of good public transport accessibility for these sites.</li> <li>• Work with partners to ensure it is a priority to preserve good public transport accessibility.</li> </ul>	<ul style="list-style-type: none"> <li>• Planning conditions</li> <li>• Planning obligations</li> <li>• Community Infrastructure Levy</li> <li>• Joint-working with partners on a broader level</li> </ul>
	Site 664 has poor accessibility to public transport, but good accessibility to services and facilities	<ul style="list-style-type: none"> <li>• Application of Policy SP 66 for the provision of new community services and facilities where reasonable relative to the scale of development. Consider any particular services which may not be accessible by foot</li> </ul>	<ul style="list-style-type: none"> <li>• Planning conditions</li> <li>• Planning obligations</li> <li>• Community Infrastructure Levy</li> <li>• Joint-working with</li> </ul>



Sub-area of Rotherham UA	Issue(s) Identified by Site Selection Methodology / IIA of Sites	Potential Mitigation or Enhancement	Possible Delivery Mechanisms
		<p>or cycle.</p> <ul style="list-style-type: none"> <li>• Application of Policy SP 29 to improve public transport accessibility, where feasible.</li> <li>• Work with partners to try and extend and improve public transport accessibility.</li> </ul>	<p>partners on a broader level</p>
	<p>Site 074 is in close proximity to an LWS</p> <p>Sites 070, 664 and 691 have significant protected species issues.</p>	<ul style="list-style-type: none"> <li>• Ensure Policies CS 19, CS 20, and CS 28 are applied rigorously for nature conservation sites' and protected species' protection, and seek positive management and enhancement via those policies and others – e.g. Green Infrastructure.</li> <li>• Ensure the Council receives ecologist advice on applications where protected species are potentially at risk or in proximity to important habitats and designated sites, specifically considering recreational pressure / damage to any wildlife site.</li> </ul>	<ul style="list-style-type: none"> <li>• Planning conditions</li> <li>• Planning obligations</li> <li>• Community Infrastructure Levy for provision of greenspace on-site and Green Infrastructure off-site</li> </ul>
	<p>Sites 047, 048, 074, 103, 664 &amp; 761 are either in proximity to or contain water bodies, mostly drains and streams</p>	<ul style="list-style-type: none"> <li>• Apply appropriate policies, e.g. SP 35 and SP 50, to ensure water bodies on-site are appropriately preserved and protected</li> <li>• Avoid the potential cumulative modification or channelisation of watercourses</li> </ul>	<p>Planning conditions</p>
	<p>Sites 046, 048 and 103 have significant surface water flood risk issues</p> <p>Sites 045, 047, 074 and 664 have potential surface water flooding issues</p>	<ul style="list-style-type: none"> <li>• Apply Policies CS 25 and SP 50 to ensure flood risk on- and off-site is dealt with robustly, including the timely resourcing and implementation of any required flood risk management measures.</li> </ul>	<ul style="list-style-type: none"> <li>• Planning conditions</li> <li>• Planning obligations</li> <li>• Community Infrastructure Levy</li> </ul>
	<p>Half of sites are in an area of moderate landscape sensitivity, in proximity to an area of high landscape value or contain greenspace which is not well used or culturally significant, or less than 10 TPO trees</p>	<ul style="list-style-type: none"> <li>• Planning applications will generally require the assessment, preservation and where not possible, replacement of TPO trees.</li> <li>• Application of Policies CS 21 and SP 35 to conserve and enhance landscape and townscape quality and character; and CS 22 to ensure adequate greenspace is provided.</li> <li>• Application of Policies CS 19, CS 20, and SP 36 regarding TPO trees and green infrastructure.</li> </ul>	<p>Planning conditions</p>
	<p>Sites 060, 070 &amp; 074 have 'Amber' historic environment constraints – proximity to</p>	<ul style="list-style-type: none"> <li>• Application of Policies CS 23, SP 43, SP 44, SP 45, SP 46, SP 47, SP 48 and SP 49 as may be appropriate towards the conservation and</li> </ul>	<p>Planning conditions</p>

Sub-area of Rotherham UA	Issue(s) Identified by Site Selection Methodology / IIA of Sites	Potential Mitigation or Enhancement	Possible Delivery Mechanisms
	designated features.	<p>enhancement of nearby heritage features.</p> <ul style="list-style-type: none"> <li>• Via the above policies, it may be possible to create net improvements to the setting of historic environment features, for example, where sites are being redeveloped.</li> </ul>	
C) Aldwarke	Site 099 suffers poor accessibility to formal greenspace.	<ul style="list-style-type: none"> <li>• Application of Policies CS 28 and SP 40 to provide new, formal greenspace.</li> </ul>	<ul style="list-style-type: none"> <li>• Planning conditions</li> <li>• Planning obligations</li> <li>• Community Infrastructure Levy</li> </ul>
	Certain sites have issues around highways access – in particular, 4 sites have “red” flagged highways constraints: Sites 097, 099, 104 & 105	Application of Policies CS 32, SP 70, CS 30 and SP 29 to ensure good and timely infrastructure provision	<ul style="list-style-type: none"> <li>• Planning conditions</li> <li>• Planning obligations</li> <li>• Community Infrastructure Levy</li> </ul>
	4 employment sites have poor accessibility by public transport – 097, 098, 104& 105	<ul style="list-style-type: none"> <li>• Application of Policy SP 29 to improve public transport accessibility, where feasible.</li> <li>• Work with partners to try and extend and improve public transport accessibility.</li> </ul>	<ul style="list-style-type: none"> <li>• Planning conditions</li> <li>• Planning obligations</li> <li>• Community Infrastructure Levy</li> <li>• Joint-working with partners on a broader level</li> </ul>
	Site 097 is in close proximity to an LWS	<ul style="list-style-type: none"> <li>• Ensure Policies CS 19, CS 20, and CS 28 are applied rigorously for nature conservation sites’ and protected species’ protection, and seek positive management and enhancement via those policies and others – e.g. Green Infrastructure.</li> <li>• Ensure the Council receives ecologist advice on applications where protected species are potentially at risk or in proximity to important habitats and designated sites, specifically considering recreational pressure / damage to any wildlife site.</li> </ul>	<ul style="list-style-type: none"> <li>• Planning conditions</li> <li>• Planning obligations</li> <li>• Community Infrastructure Levy for provision of greenspace on-site and Green Infrastructure off-site</li> </ul>
	Sites 031 and 097 have significant protected species issues.		
	Sites 192 and 826 are within landscapes which are highly sensitive to development.	<ul style="list-style-type: none"> <li>• Application of Policies CS 21 and SP 35 to conserve and enhance landscape and townscape quality and character.</li> </ul>	Planning conditions
	Sites 134 is in proximity to a water body	Apply appropriate policies, e.g. SP 35 and SP 50, to ensure water bodies on-site are appropriately preserved and protected	Planning conditions
	Sites 031 & 099 have significant flood risk	<ul style="list-style-type: none"> <li>• Sites 031 &amp; 099 will require an</li> </ul>	<ul style="list-style-type: none"> <li>• Planning conditions</li> </ul>

Sub-area of Rotherham UA	Issue(s) Identified by Site Selection Methodology / IIA of Sites	Potential Mitigation or Enhancement	Possible Delivery Mechanisms
	issues	appropriate flood risk assessment.	<ul style="list-style-type: none"> <li>• Planning obligations</li> <li>• Community Infrastructure Levy</li> </ul>
	Most of the remaining sites (except for 027 & 134) have known flood risk – either fluvial or surface water	<ul style="list-style-type: none"> <li>• Apply Policies CS 25 and SP 50 to ensure flood risk on- and off-site is dealt with robustly, including the timely resourcing and implementation of any required flood risk management measures.</li> </ul>	
	Site 102 has an ‘Amber’ historic environment constraint for archaeology – proximity to designated features.	<ul style="list-style-type: none"> <li>• Application of Policies CS 23, SP 43, SP 44, SP 45, SP 46, SP 47, SP 48 and SP 49 as may be appropriate towards the conservation and enhancement of nearby heritage features.</li> </ul>	Planning conditions
D) Thrybergh	2 sites have issues around water / sewerage and highways access – Sites 192 & 826; Site 192 also has a potential water / sewerage issue	Application of Policies CS 32, SP 70, CS 30 and SP 29 to ensure good and timely infrastructure provision	<ul style="list-style-type: none"> <li>• Planning conditions</li> <li>• Planning obligations</li> <li>• Community Infrastructure Levy</li> </ul>
	All 6 residential sites suffer poor accessibility to formal greenspace.	<ul style="list-style-type: none"> <li>• Application of Policies CS 28 and SP 40 to provide new, formal greenspace in Thrybergh.</li> </ul>	<ul style="list-style-type: none"> <li>• Planning conditions</li> <li>• Planning obligations</li> <li>• Community Infrastructure Levy</li> </ul>
	Site 192 is in close proximity to an LWS	<ul style="list-style-type: none"> <li>• Ensure Policies CS 19, CS 20, and CS 28 are applied rigorously for nature conservation sites’ and protected species’ protection, and seek positive management and enhancement via those policies and others – e.g. Green Infrastructure.</li> </ul>	<ul style="list-style-type: none"> <li>• Planning conditions</li> <li>• Planning obligations</li> <li>• Community Infrastructure Levy for provision of greenspace on-site and Green Infrastructure off-site</li> </ul>
	Sites 192 is in proximity to a water body	Apply appropriate policies, e.g. SP 35 and SP 50, to ensure water bodies on-site are appropriately preserved and protected	Planning conditions
	Site 826 has significant surface water flood risk issues	<ul style="list-style-type: none"> <li>• Apply Policies CS 25 and SP 50 to ensure flood risk on- and off-site is dealt with robustly, including the timely resourcing and implementation of any required flood risk management measures.</li> </ul>	<ul style="list-style-type: none"> <li>• Planning conditions</li> <li>• Planning obligations</li> <li>• Community Infrastructure Levy</li> </ul>
	Sites 192 and 826 are in an area of high landscape sensitivity	<ul style="list-style-type: none"> <li>• Application of Policies CS 21 and SP 35 to conserve and enhance landscape and townscape quality and character; and CS 22 to ensure adequate greenspace is provided.</li> </ul>	Planning conditions
	Site 200 contains greenspace which is not well used or culturally significant, or	<ul style="list-style-type: none"> <li>• Application of Policies CS 19, CS 20, and SP 36 regarding green infrastructure.</li> </ul>	

Sub-area of Rotherham UA	Issue(s) Identified by Site Selection Methodology / IIA of Sites	Potential Mitigation or Enhancement	Possible Delivery Mechanisms
	less than 10 TPO trees		
	Site 826 has two 'Amber' historic environment constraints – proximity to designated features.	<ul style="list-style-type: none"> <li>• Application of Policies CS 23, SP 43, SP 44, SP 45, SP 46, SP 47, SP 48 and SP 49 as may be appropriate towards the conservation and enhancement of nearby heritage features.</li> <li>• Via the above policies, it may be possible to create net improvements to the setting of historic environment features, for example, where sites are being redeveloped.</li> </ul>	Planning conditions
E) East Rotherham	Sites 233 and 237 suffer poor accessibility to formal greenspace.	<ul style="list-style-type: none"> <li>• Application of Policies CS 28 and SP 40 to provide new, formal greenspace.</li> </ul>	<ul style="list-style-type: none"> <li>• Planning conditions</li> <li>• Planning obligations</li> <li>• Community Infrastructure Levy</li> </ul>
	3 sites have poor accessibility to public transport – 110, 129 & 130	<ul style="list-style-type: none"> <li>• Application of Policy SP 29 to improve public transport accessibility, where feasible.</li> <li>• Work with partners to try and extend and improve public transport accessibility.</li> </ul>	<ul style="list-style-type: none"> <li>• Planning conditions</li> <li>• Planning obligations</li> <li>• Community Infrastructure Levy</li> <li>• Joint-working with partners on a broader level</li> </ul>
	Certain sites have issues around water / sewerage and highways access – in particular, 2 sites have "red" flagged highways constraints: 088 & 129; and 2 have "red" water / sewerage constraints: 233 & 237	Application of Policies CS 32, SP 70, CS 30 and SP 29 to ensure good and timely infrastructure provision	<ul style="list-style-type: none"> <li>• Planning conditions</li> <li>• Planning obligations</li> <li>• Community Infrastructure Levy</li> </ul>
	Site 110 is in close proximity to an LWS; 110 and 129 are in close proximity to ancient woodland	<ul style="list-style-type: none"> <li>• Ensure Policies CS 19, CS 20, and CS 28 are applied rigorously for nature conservation sites' and protected species' protection, and seek positive management and enhancement via those policies and others – e.g. Green Infrastructure.</li> </ul>	<ul style="list-style-type: none"> <li>• Planning conditions</li> <li>• Planning obligations</li> </ul>
	Sites 110 and 237 have significant protected species issues.	<ul style="list-style-type: none"> <li>• Ensure the Council receives ecologist advice on applications where protected species are potentially at risk or in proximity to important habitats and designated sites, specifically considering recreational pressure / damage to any wildlife site.</li> </ul>	<ul style="list-style-type: none"> <li>• Community Infrastructure Levy for provision of greenspace on-site and Green Infrastructure off-site</li> </ul>
	Site 065 lies within an AQMA; Site 077 is in close proximity to an AQMA	<ul style="list-style-type: none"> <li>• Ensure applicant for Site 065 assesses air quality in accordance with Policy SP 55 and provides a baseline alongside any planning</li> </ul>	<ul style="list-style-type: none"> <li>• Planning conditions</li> <li>• Planning obligations</li> <li>• Community</li> </ul>

Sub-area of Rotherham UA	Issue(s) Identified by Site Selection Methodology / IIA of Sites	Potential Mitigation or Enhancement	Possible Delivery Mechanisms
		<p>application, plus evidence that residents will live in an area of good air quality, in order to comply with Policies CS 14 and CS 27 (i.e. to assess the appropriateness / effectiveness of any mitigation).</p> <ul style="list-style-type: none"> <li>Minimise reliance on the private car for Site 077 – application of Policy SP 29 to improve public transport accessibility, where feasible. Work with partners to try and extend and improve public transport accessibility.</li> </ul>	<p>Infrastructure Levy</p> <ul style="list-style-type: none"> <li>For Site 077, joint-working with partners on a broader level</li> </ul>
	<p>Sites 129, 233 &amp; 237 are either in proximity to or contain water bodies</p>	<ul style="list-style-type: none"> <li>Apply appropriate policies, e.g. SP 35 and SP 50, to ensure water bodies on-site are appropriately preserved and protected</li> <li>Avoid the potential cumulative modification or channelisation of watercourses</li> </ul>	<p>Planning conditions</p>
	<p>Most sites are in an area of high landscape sensitivity, in proximity to an area of high landscape value or contain greenspace which is not well used or culturally significant, or less than 10 TPO trees</p>	<ul style="list-style-type: none"> <li>Planning applications will generally require the assessment, preservation and where not possible, replacement of TPO trees.</li> <li>Application of Policies CS 21 and SP 35 to conserve and enhance landscape and townscape quality and character; and CS 22 to ensure adequate greenspace is provided.</li> <li>Application of Policies CS 19, CS 20, and SP 36 regarding TPO trees and green infrastructure.</li> </ul>	<p>Planning conditions</p>
	<p>Site 237 has an ‘Amber’ historic environment constraint for archaeology – proximity to designated features.</p>	<ul style="list-style-type: none"> <li>Application of Policies CS 23, SP 43, SP 44, SP 45, SP 46, SP 47, SP 48 and SP 49 as may be appropriate towards the conservation and enhancement of nearby heritage features.</li> </ul>	<p>Planning conditions</p>
<p>F) Lower Don and Rother Valley</p>	<p>Site 020 suffers poor accessibility to formal greenspace.</p>	<ul style="list-style-type: none"> <li>Application of Policies CS 28 and SP 40 to provide new, formal greenspace.</li> </ul>	<ul style="list-style-type: none"> <li>Planning conditions</li> <li>Planning obligations</li> <li>Community Infrastructure Levy</li> </ul>
	<p>Certain sites have issues around water / sewerage and highways access – in particular, Site 020 has a “red” flagged highways constraint</p>	<p>Application of Policies CS 32, SP 70, CS 30 and SP 29 to ensure good and timely infrastructure provision</p>	<ul style="list-style-type: none"> <li>Planning conditions</li> <li>Planning obligations</li> <li>Community Infrastructure Levy</li> </ul>
	<p>Sites 018 has poor accessibility to public transport, and only fair</p>	<ul style="list-style-type: none"> <li>Application of Policy SP 29 to improve public transport accessibility, where</li> </ul>	<ul style="list-style-type: none"> <li>Planning conditions</li> <li>Planning obligations</li> </ul>

Sub-area of Rotherham UA	Issue(s) Identified by Site Selection Methodology / IIA of Sites	Potential Mitigation or Enhancement	Possible Delivery Mechanisms
	accessibility to services and facilities.	feasible.	<ul style="list-style-type: none"> <li>Community Infrastructure Levy</li> </ul>
	2 employment sites have poor accessibility by public transport – 023 & 747	<ul style="list-style-type: none"> <li>Work with partners to try and extend and improve public transport accessibility.</li> <li>Application of Policies CS 21 and SP 35 to conserve and enhance landscape and townscape quality and character.</li> </ul>	<ul style="list-style-type: none"> <li>Joint-working with partners on a broader level</li> </ul>
	Site 018 lies within an AQMA; Sites 014, 020 and 563 are in close proximity to an AQMA	<ul style="list-style-type: none"> <li>Ensure applicant for Site 018 assesses air quality in accordance with Policy SP 55 and provides a baseline alongside any planning application, plus evidence that residents will live in an area of good air quality, in order to comply with Policies CS 14 and CS 27 (i.e. to assess the appropriateness / effectiveness of any mitigation).</li> <li>Minimise reliance on the private car for other sites – application of Policy SP 29 to improve public transport accessibility, where feasible. Work with partners to try and extend and improve public transport accessibility.</li> </ul>	<ul style="list-style-type: none"> <li>Planning conditions</li> <li>Planning obligations</li> <li>Community Infrastructure Levy</li> <li>For sites outside of but near to AQMA, joint-working with partners on a broader level</li> </ul>
	Sites 020 is in proximity to a water body	Apply appropriate policies, e.g. SP 35 and SP 50, to ensure water bodies on-site are appropriately preserved and protected	Planning conditions
	Site 014, 018 & 747 have known flood risk – either fluvial or surface water	<ul style="list-style-type: none"> <li>Apply Policies CS 25 and SP 50 to ensure flood risk on- and off-site is dealt with robustly, including the timely resourcing and implementation of any required flood risk management measures.</li> </ul>	<ul style="list-style-type: none"> <li>Planning conditions</li> <li>Planning obligations</li> <li>Community Infrastructure Levy</li> </ul>
	Site 563 is within a Conservation Area ('Red' constraint)	<ul style="list-style-type: none"> <li>Application of Policies CS 23, SP 43, SP 44, SP 45, SP 46, SP 47, SP 48 and SP 49 as may be appropriate towards the conservation and enhancement of nearby heritage features.</li> </ul>	Planning conditions
	Some 'Amber' historic environment constraints – proximity to designated features.	<ul style="list-style-type: none"> <li>Via the above policies, it may be possible to create net improvements to the setting of historic environment features, for example, where sites are being redeveloped.</li> </ul>	Planning conditions
TC – Rotherham Town Centre	Site 575 has an issue around water / sewerage capacity	Application of Policies CS 32, SP 70, CS 30 and SP 29 to ensure good and timely infrastructure provision	<ul style="list-style-type: none"> <li>Planning conditions</li> <li>Planning obligations</li> <li>Community Infrastructure Levy</li> </ul>
	Site 563 lies within an historic Conservation	<ul style="list-style-type: none"> <li>Application of Policies CS 23, SP 43, SP 44, SP 45, SP 46, SP 47, SP 48</li> </ul>	Planning conditions

Sub-area of Rotherham UA	Issue(s) Identified by Site Selection Methodology / IIA of Sites	Potential Mitigation or Enhancement	Possible Delivery Mechanisms
	Area, and its development could have impacts on its historic features or character.	<p>and SP 49 as may be appropriate towards the conservation and enhancement of nearby heritage features.</p> <ul style="list-style-type: none"> <li>• Via the above policies, it may be possible to create net improvements to the setting of historic environment features, for example, where sites are being redeveloped.</li> </ul>	
	Site 565 lies within an AQMA; Sites 570 and 824 are in close proximity to an AQMA	<ul style="list-style-type: none"> <li>• Ensure applicant for Site 565 assesses air quality in accordance with Policy SP 55 and provides a baseline alongside any planning application, plus evidence that residents will live in an area of good air quality, in order to comply with Policies CS 14 and CS 27 (i.e. to assess the appropriateness / effectiveness of any mitigation).</li> <li>• Minimise reliance on the private car for other sites – application of Policy SP 29 to improve public transport accessibility, where feasible. Work with partners to try and extend and improve public transport accessibility.</li> </ul>	<ul style="list-style-type: none"> <li>• Planning conditions</li> <li>• Planning obligations</li> <li>• Community Infrastructure Levy</li> <li>• For sites outside of but near to AQMA, joint-working with partners on a broader level</li> </ul>
	Site 565 & 823 have known flood risk – either fluvial or surface water	<ul style="list-style-type: none"> <li>• Apply Policies CS 25 and SP 50 to ensure flood risk on- and off-site is dealt with robustly, including the timely resourcing and implementation of any required flood risk management measures.</li> </ul>	<ul style="list-style-type: none"> <li>• Planning conditions</li> <li>• Planning obligations</li> <li>• Community Infrastructure Levy</li> </ul>
	<p>Sites 575 and 823 are within a Conservation Area and Site 575 is in close proximity to a Grade I Listed Building ('Red' constraints)</p> <p>Some 'Amber' historic environment constraints – proximity to designated features.</p>	<ul style="list-style-type: none"> <li>• Application of Policies CS 23, SP 43, SP 44, SP 45, SP 46, SP 47, SP 48 and SP 49 as may be appropriate towards the conservation and enhancement of nearby heritage features.</li> <li>• Via the above policies, it may be possible to create net improvements to the setting of historic environment features, for example, where sites are being redeveloped.</li> </ul>	<p>Planning conditions</p>

In addition to the issues identified in Table 4.8 above, there are a number of sites with no access to the Public Right of Way (PRoW) network. Wherever appropriate, planning conditions, planning obligations and/or the Community Infrastructure Levy should be applied to connect into and extend the PRoW network, whether as footpaths, combined footway / cycleway or bridleway. Also, there are a few sites in proximity to designated geodiversity sites. The potential recreational pressure or unmanaged visitation to geological SSSIs, RIGS and LGSs should be taken into consideration alongside biodiversity considerations as part of application of Policy SP 36. The safeguarding of minerals is also a potential issue for many sites, and planning applications must conform with Policies CS 26 and SP 52.

## 4.4 Dinnington, Anston and Laughton Common

### 4.4.1 Introduction

As described in Section 3.2.2, Dinnington, Anston and Laughton Common is identified as a ‘Principal settlement for Growth’ in the Core Strategy. It currently has approximately 8% of the borough’s total number of households. As per Policy CS1 of the Core Strategy:

*The Dinnington Settlement Grouping (Dinnington, Anston, Laughton Common) will continue to be identified as a principal settlement capable of accommodating significant growth at an appropriate level in the future. Dinnington has significant employment opportunities available locally, there is a college of further education and a modern transport interchange linking the wider rural hinterland to Rotherham-Sheffield-Worksop.*

As shown in Table 3.2, the below is the development target for Dinnington, Anston and Laughton Common.

**Table 4.9: Adopted Spatial Strategy Development Target for Dinnington, Anston and Laughton Common**

	Indicative Housing Provision		Indicative Employment Provision	
	Percentage of borough requirement	Approx. number of dwellings	Percentage of borough requirement	Approx. hectares of land
Total for settlement group	9%	1,300	16%	38

All sites considered at Stage 2 in Dinnington, Anston and Laughton Common are illustrated in Figure 4-G and Figure 4-H on the following pages, presenting also the preferred sites and the sustainability constraints relevant to decisions made on site selection.

Figure 4-F provides the key to those two figures. The full list of sites and their sustainability assessment results can be found in Appendix 2-C, Section 2-C.4, and more comprehensive constraints maps can be found in Appendix 2-A.

There were 48 alternative sites considered in Dinnington, Anston and Laughton Common towards meeting the housing target.











**Figure 4-G**

**Legend**

-  Proposed Allocation, Employment
-  Proposed Allocation, Residential
-  Proposed Safeguarded Residential
-  Alternative Sites Considered, but Not Allocated
-  Grade I Listed Building
-  Grade II\* Listed Building
-  Grade II Listed Building
-  Scheduled Monument
-  Tree Preservation Order
-  Conservation Area
-  Local Wildlife Site
-  Ancient Woodland
-  Area of High Landscape Value
-  Flood Risk Area (source: PFRA)
-  Main River
-  EA Flood Zone 3
-  EA Flood Zone 2

**Figure 4-H**

-  Proposed Allocation, Employment
-  Proposed Allocation, Residential
-  Proposed Safeguarded Residential
-  Alternative Sites Considered, but Not Allocated
- Index of Multiple Deprivation Geographical Barriers to Services Rank (% most deprived nationally)
-  No Data
-  Within the top 20% most deprived nationally
-  Between 20% and 40% most deprived
-  Less than 40% most deprived

**Figure 4-F: Key to Figure 4-G and Figure 4-H**

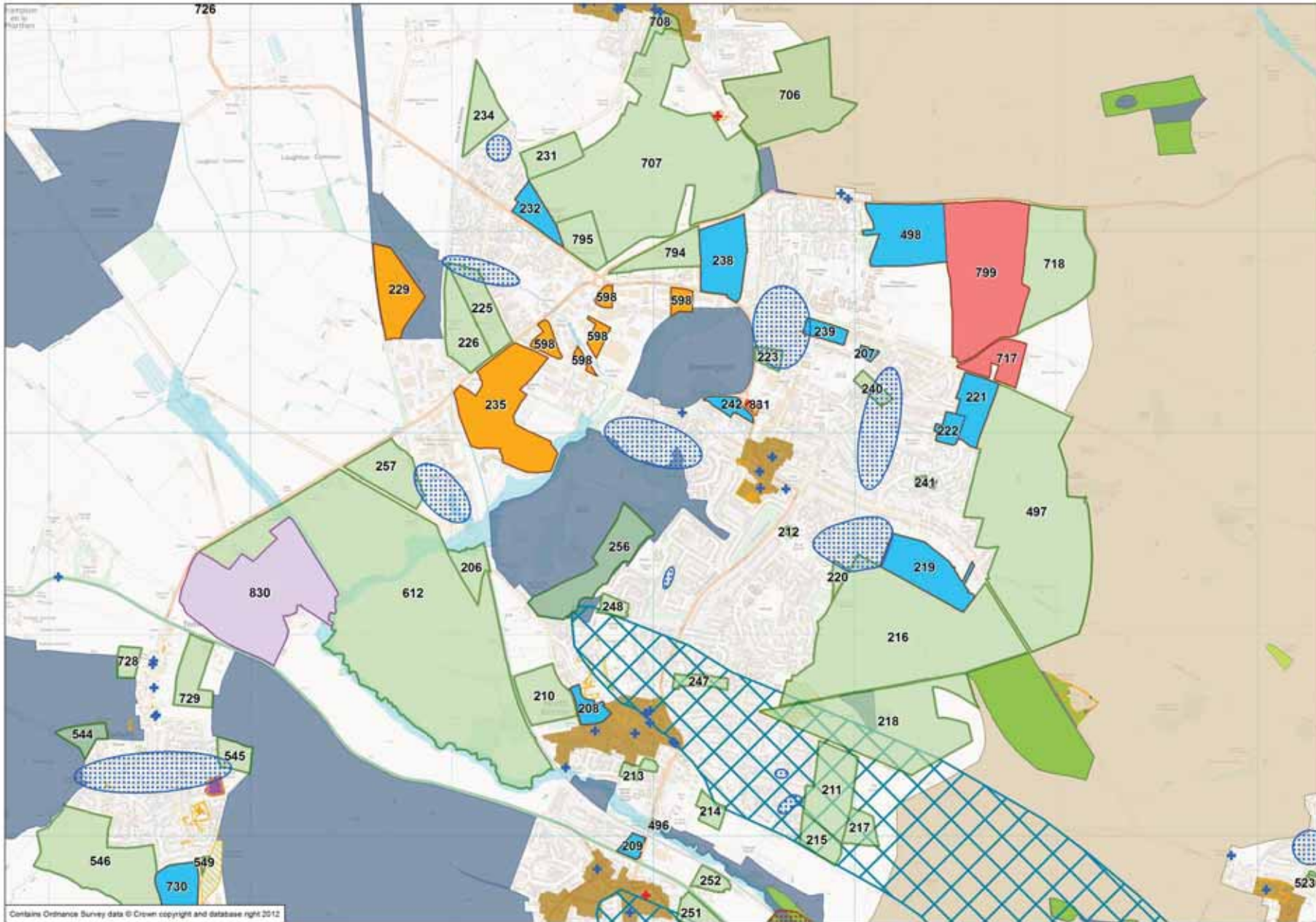


Figure 4-G: Individual site alternatives in Dinnington, Anston and Laughton Common, and some key sustainability constraints

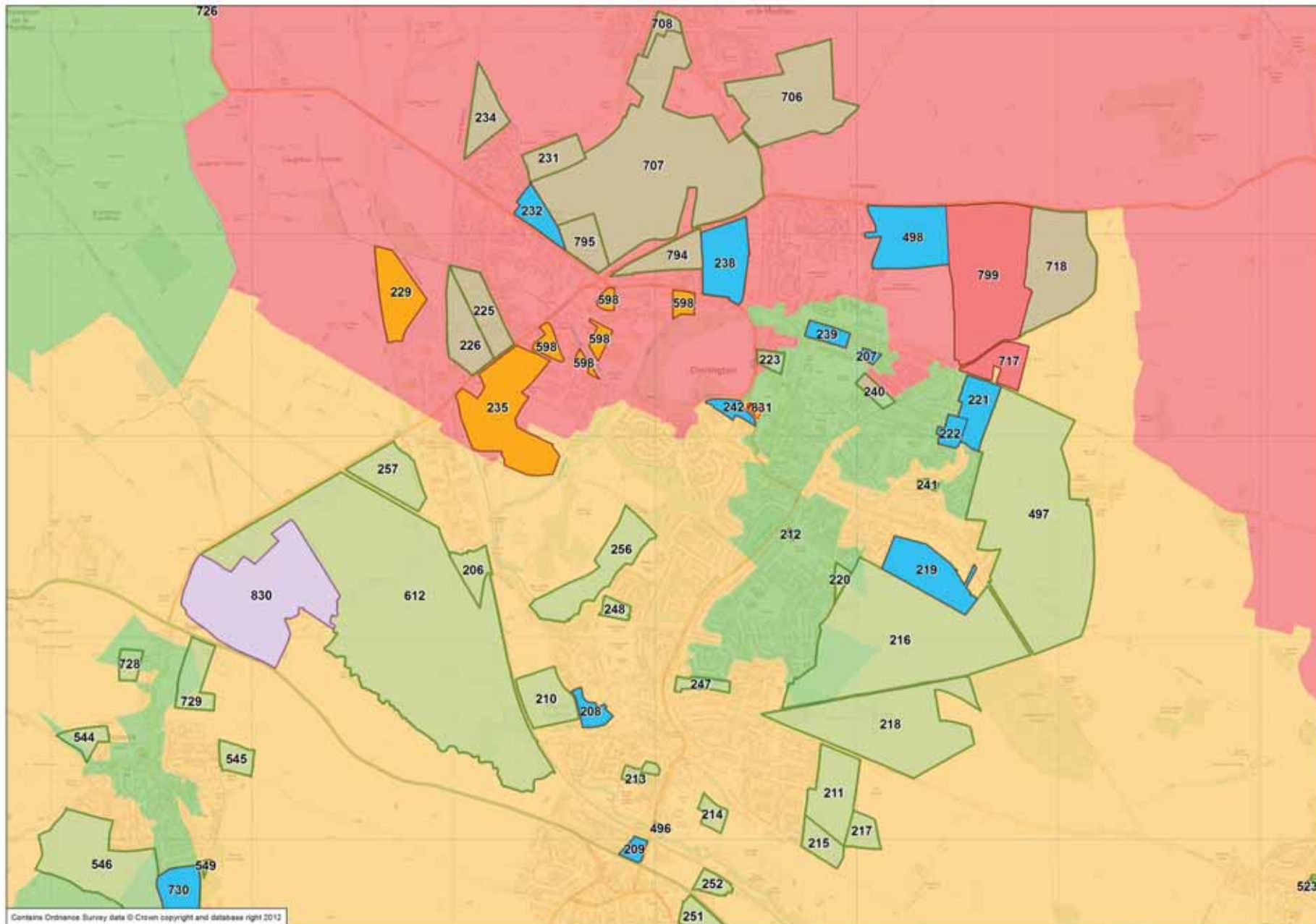


Figure 4-H: Individual sites alternatives in Dinnington, Anston and Laughton Common, and accessibility to services and facilities (IMD)

#### 4.4.2 Results of Stage 2 Assessment of the Site Selection Methodology

Each alternative site within Dinnington, Anston and Laughton Common has been assessed individually regarding its key sustainability constraints using a primarily GIS-based approach, and supplemented with additional assessment work where required. This has also revealed opportunities for net benefits in terms of certain sustainability considerations. Table 4.10 below provides a summary of some of the key outcomes of this assessment. The full results can be found in Appendix 2-E, Section 2-E.2. For each of the individual sites, site survey summary sheets are available in IIA Volume 4.

**Table 4.10: Summary of some key outcomes of the Stage 2 assessment of sites**

<p><b>Bold, italic, orange</b> = sites selected as employment allocations, or Special Policy Area</p> <p><b>Bold, italic, blue</b> = sites selected as mixed use or residential allocations, or safeguarded land</p> <p><b>Bold, italic, magenta</b> = sites selected as retail allocations</p> <p>For more information on the rationale for site selection, see Section 4.4.5.</p>		
Issue	Sites which scored positively:	Sites which scored poorly:
Flood risk (rivers / sea or surface water)	<p>There are 31 sites which have low flood risk ('Green' score for both 'flood risk' and 'surface water flooding'):</p> <p><b>0207</b>; <b>0208</b>; 0210; 0211; 0212; 0213; 0214; 0215; 0216; 0217; 0218; <b>0221</b>; <b>0222</b>; <b>0229</b>; 0231; <b>0235</b>; 0241; <b>0242</b>; 0247; 0248; 0251; 0252; 0256; 0497; 0498; <b>0598</b>; 0718; 0794; 0795; 0799; <b>0831</b></p>	<p>There are 4 sites which have high flood risk ('Red' score for either 'flood risk' or 'surface water flooding'):</p> <p>0612; <b>0209</b>; 0223; 0234; 0240</p>
Potential loss of environmentally sensitive features (biodiversity, water bodies / riparian areas, 'best and most versatile' agricultural land, geodiversity, significant landscape features)	<p>There are 17 sites with low risk of potential loss of environmentally sensitive features ('Green' scores for each of the key criteria<sup>7</sup>):</p> <p><b>0208</b>; 0210; 0211; 0212; 0217; <b>0219</b>; <b>0221</b>; <b>0222</b>; 0225; <b>0238</b>; <b>0239</b>; 0241; 0247; 0257; <b>0598</b>; 0717; 0794</p>	<p>There are 10 sites which contain an environmentally sensitive feature, such that they could lead to its loss (a 'Red' score for any of the key criteria):</p> <p>0213; <b>0229</b>; 0231; <b>0232</b>; 0234; 0256; 0496; 0612; 0795; <b>0830</b></p>
Potential loss of historic environment features	<p>There are 20 sites with low risk of potential loss of historic environment features ('Green scores' for each of the three historic and built environment. Criteria):</p> <p><b>0207</b>; <b>0219</b>; <b>0221</b>; <b>0222</b>; 0223; <b>0229</b>; <b>0232</b>; <b>0235</b>; <b>0238</b>; <b>0239</b>; 0240; 0241; <b>0242</b>; 0257; 0497; <b>0498</b>; <b>0598</b>; 0612; 0717; <b>0830</b></p>	<p>There is 1 site which contains or is within an historic designation (a 'Red' score for one of the historic and built environment criteria):</p> <p><b>0208</b></p>
Access to services (IMD 'geographical barriers' score)	<p>There are 4 sites with relatively good access to existing services ('Green' score):</p> <p><b>0207</b>; 0212; <b>0221</b>; <b>0239</b></p>	<p>There are 36 sites which have a 'red' or 'amber' score for access to services and a 'red' or 'amber' score for access to public transport, i.e. they have neither good access to services, nor good access to public transport:</p> <p>0206; <b>0208</b>; <b>0209</b>; 0210; 0211; 0213; 0214; 0215; 0216; 0217; 0218; <b>0219</b>; 0220; <b>0222</b>; 0226; <b>0229</b>; 0231; <b>0232</b>;</p>
Access to public transport (LUTI 2015)	<p>There are 10 sites with good access to public transport ('Green' score):</p> <p><b>0207</b>; 0223; 0225; <b>0238</b>; <b>0239</b>; <b>0242</b>; <b>0598</b>; 0794; 0795; <b>0831</b></p>	

<sup>7</sup> Key criteria under this issue: Potential impact on Local Wildlife Sites (LWS) and Local Nature Reserves (LNR), Loss of greenspace or Tree Preservation Orders and proximity to Regionally Important Geological Sites (RIGS), Water bodies and areas of High Landscape Value.

**Bold, italic, orange** = sites selected as employment allocations, or Special Policy Area  
**Bold, italic, blue** = sites selected as mixed use or residential allocations, or safeguarded land  
**Bold, italic, magenta** = sites selected as retail allocations

For more information on the rationale for site selection, see Section 4.4.5.

Issue	Sites which scored positively:	Sites which scored poorly:
		0234; <b>0235</b> ; 0240; 0241; 0247; 0248; 0251; 0252; 0256; 0257; 0496; 0497; <b>0498</b> ; 0612; <b>0717</b> ; 0718; <b>0799</b> ; <b>0830</b>
Key infrastructure problems: school capacity, sewerage capacity, highway access	<p><i>There are 18 sites which score positively ('Green scores') for school capacity, sewerage capacity and highways access:</i></p> <p><b>0207</b>; <b>0209</b>; 0216; 0217; 0218; <b>0219</b>; 0220; 0223; 0225; 0226; 0231; <b>0232</b>; <b>0239</b>; 0240; 0241; <b>0242</b>; 0247; 0496</p>	<p><i>There are 0 sites with particular school capacity issues.</i></p> <p>There are 3 sites with a potential sewerage capacity issue ('Red' score):  <b>0497</b>; <b>0498</b>; <b>0799</b></p> <p><i>There are 10 sites with a significant highways access issue ('Red' score):</i>  <b>0208</b>; 0210; 0212; 0214; 0234; 0252; 0256; 0257; 0612; 0718</p>

#### 4.4.3 'In Combination' Alternatives

As discussed in Section 3.4, it was necessary to explore whether the potential effects of selecting an individual site may be significantly different from a specific combination of sites. As a result, proposed allocations and safeguarded land were grouped into clusters, based on their potential for 'in combination' effects on particular issues or features within the borough. These issues or potential effects on receptors within the borough were identified based on experience and professional judgment.

Table 4.11 below outlines the 'in combination' alternatives identified as significant and therefore requiring consideration in the IIA for Dinnington, Anston and Laughton Common.

**Table 4.11: Identification of 'in combination' alternatives in Dinnington, Anston and Laughton Common**

Issue Considered – Potential 'Gaps' in Individual Site Assessment	Analysis	Do Alternatives Need to be Considered?
Each individual site's sustainability effects considered	These are the direct outputs of the Site Selection Methodology	Yes (see below): <u>Alternative D1</u> The sites identified via the Site Selection Methodology.
Combined impacts on habitats – recreational pressure Loss of 'best and most versatile' agricultural land	Sites to the south are likely to have combined adverse effects on biodiversity due to their proximity to Ancient Woodland, a Local Wildlife Site, and SSSI. Some would also involve developing the 'best and most versatile' agricultural land.	Yes: <u>Alternative D2</u> Replace sites to the southeast with "reasonable alternatives" to the north and west to remove the potential for adverse effects on biodiversity.

Issue Considered – Potential ‘Gaps’ in Individual Site Assessment	Analysis	Do Alternatives Need to be Considered?
Visual / landscape impact: proximity to an Area of High Landscape Value	Sites in the east and north of Dinnington and along the settlement edge are in between existing residents and an Area of High Landscape Value. As a result, these sites are likely to have greater adverse effects on existing views and landscape in combination, as compared to individually.	Yes: <u>Alternative D3</u> Replace eastern sites with “reasonable alternatives” to the north and west to avoid the most adverse visual and landscape effects.

Plans showing each of alternatives D1 to D3 can be found in Appendix 2-D, Section 2-D.2.

Alternatives D1 to D3 were then developed with specific Stage 2 site alternatives attributed to each, in order to see if they were indeed viable alternatives to the preferred plan. These sites did not need to be scrutinised for details of “acceptability”, as the objective of this level of assessment has been to identify and assess broad alternatives to housing delivery in Dinnington, Anston and Laughton Common. However, it was required that there was evidence of the alternative being reasonable. Table 4.12 provides the summary of this work.

**Table 4.12: Dinnington, Anston and Laughton Common ‘in combination’ alternatives and housing provision (2014)**

Option	Housing Target (no. dwellings)	No. Housing Sites	Estimated Housing Provision	Comment
R1	1,300	19	2,060	Based on a core scenario of circa 1,200 dwellings via allocations, and additional provision of safeguarded land which allows more than the requirement, which is a result of there being only larger sites available than needed – the smaller sites available will not fulfil the requirement.
R2		20	2,410	
R3		21	2,420	

Each of the alternatives D1 to D3 described in Table 4.11 and Table 4.12 was assessed using the SA Framework (all sustainability issues) to identify any potential ‘in combination’ effects (greater than the effects of individual sites). The results of the assessment are described below.

#### 4.4.4 Results of ‘In Combination’ Alternative Assessment

The IIA assessment of the likely significant effects of the ‘in combination’ alternatives for Rotherham Urban Area is presented in Appendix 2-D, Section 2-D.1.3. Table 4.13 below provides a summary of the outcomes of this assessment.

**Table 4.13: Summary of the Assessment of the ‘In Combination’ Alternatives for Dinnington, Anston and Laughton Common**

IIA Topic(s)	Alternative	Relative Performance (0 = middle, + = better than the middle performer, – = worse than the middle performer)
1. Population and Equality	D1	While all of these alternatives are expected to have a negative effect without mitigation due to poor accessibility performance
	D2	

IIA Topic(s)	Alternative	Relative Performance (0 = middle, + = better than the middle performer, – = worse than the middle performer)	
2. Health and Well-Being 3. Accessibility / Community Facilities 4. Education and Skills	D3	scores at their respective sites, D1 has slightly better accessibility amongst its sites, followed by D2 and then with D3 having the worst accessibility.	–
5. Economy and Employment	D1	In all of the alternatives, the sites are generally located within a Principal Settlement for Growth, having employment opportunities. It is considered that there is no significant difference across the sites.	0
	D2		0
	D3		0
6. Transport and Carbon Emissions	D1	Operational emissions from housing and employment development include energy use, transport, increase in road users and embodied carbon within on-going maintenance and operation of buildings and outdoor space.	0
	D2	Increased patronage of the highway and public transport network is expected due to an increasing number of residents. As most sites have good accessibility to public transport and the highways network, it can be expected that per capita emissions will be similar to present, but total emissions will increase (an adverse effect). All alternatives share the same approximate effect.	0
	D3		0
7. Biodiversity	D1	Performs slightly worse than D2 or D3, as this alternative could lead to 'in combination' recreation-based effects on a SSSI near Anston, as well as partial loss of an LWS.	–
	D2	This alternative would result in partial loss of an LWS and the potential for recreation-based effects on LWSs.	0
	D3	This alternative would result in partial loss of two LWSs and the potential for recreation-based effects on LWSs.	–
8. Air Quality	D1	All alternatives have the potential for increased emissions from increased road users, but no particular AQMAs affected. Any sites relying upon common road access or routes into local centres have greater potential to lead to significant effects on air quality.	0
	D2		0
	D3		0
9. Water Resources	D1	This alternative has the least adjacency to water bodies, and thus has the least potential for culverting or other physical modification of their transitional areas (e.g. riverbanks).	+
	D2	Compared to D1, this alternative has one additional site with adjacency to water bodies.	0
	D3	This alternative has the greatest number of sites with adjacency to water bodies, and thus the greatest potential for physical modification.	–
10. Soil and geology	D1	This alternative leads to the greatest loss of Grade 2 agricultural land.	–
	D2	As the middle-performing alternative, this leads to lesser loss of Grade 2 agricultural land than D1.	0
	D3	This alternative protects Grade 2 agricultural land.	+
11. Flood Risk	D1	All alternatives have sites in flood zone 1 (least flood risk), and are therefore equivalent from an SA / IIA perspective. Site-specific	0
	D2		0

IIA Topic(s)	Alternative	Relative Performance (0 = middle, + = better than the middle performer, – = worse than the middle performer)	
	D3	investigation required for localised issues.	0
12. Waste and Mineral Resource	D1	All alternatives are generally equivalent, sites generally have good access to waste recycling facilities, and with no significant minerals issues.	0
	D2		0
	D3		0
13. Landscape and Townscape	D1	This alternative would affect the greatest number of existing receptors relative to views to/from the AHLV to the east of Dinnington.	–
	D2	As the middle-performing alternative, this affects a lesser number/extent of views to / from the AHLV, but it still has some adverse effects.	0
	D3	Although there are townscape issues to consider, this alternative protects views to/from the AHLV.	+
14. Historic Environment	D1	Includes a site of safeguarded land within a designated Conservation Area, and in proximity to a Listed Building.	–
	D2	Does not include sites with any particular noted risks for designated historic features.	+
	D3	As the middle-performing alternative, this is better than D1 in terms of protection of Conservation Areas and Listed Buildings, but there is some potential for slight adverse effects on the setting of Laughton-en-le-Morthen Conservation Area.	0

The summary of Table 4.13 indicates that D1 relative to other options had 4 negative outcomes and 2 positive outcomes, as compared to D2 with 1 semi-negative outcome and 1 positive, and D3 with 3 negatives and 2 positives. However, this table is purely a relative comparison, and does not indicate the absolute effects of each option. It also is not a true reflection of the number or severity of issues which arise under each alternative, as there are four IIA topics grouped together, and then there can be a number of issues within any given IIA topic.

In terms of the site selection process, the results of the assessment were not used directly – they fed into Stage 3 of the Site Selection Methodology. This was incorporated into the selection of sites at Stage 3, and ‘in combination’ assessment results were one criterion amongst eight. Alternative R1 was carried forward.

In summary, the result is that each alternative has a unique set of potential benefits and potential adverse effects, and therefore trade-offs are inevitable. The IIA had previously identified the number of allocations and amount of safeguarded land in the east and south of Dinnington could be reduced in order to lower the potential impacts on landscape, the historic environment, soil and biodiversity. However, this would require selecting sites in the northwest, which would have townscape effects, lower accessibility to services (including recycling centres) and potential for increased impact on water resources (surface waters).

D1 appears to perform worst in terms of the ratio of positive outcomes to negative ones; however, this is a false summary, as D1 would provide a number of advantages within the positive outcome for IIA Topics 1, 2, 3 and 4. Also, its negative score with regard to the historic environment has great potential to be avoided or mitigated to being a minor or negligible impact. A fair summary would be that D1 has greater social and socio-economic advantages relative to environmental disadvantages, while D3 provides the greatest environmental advantage, but with social and socio-economic disadvantages. D2 then provides a ‘middle ground’, with some social and socio-economic advantage



and some environmental disadvantage; it is the ostensibly best option relative to the historic environment.

The Council has chosen Option D1 because it is in accord / alignment with adopted Core Strategy Policy CS1 that identifies Dinnington East as the Broad Location for Growth. The Council has considered all sites, the IIA, and the consultations held over a number of years to reach this conclusion. It is important to note that the Grade 2 agricultural land to the east of Dinnington, some of which may be lost to development, has been a significant factor in making the decision, but in themselves such 'best and most versatile' agricultural soils do not prevent development going forward in accordance with national policy. Local Plan policies will seek to minimise the long-term impact on soils, and preserve and reuse soils wherever practicable.

#### 4.4.5 Site Selection and Rationale

As discussed in Section 2.6, Stage 3 of the Site Selection Methodology applied the SA / IIA assessment results to a wider assessment framework involving "non-SA" planning factors, such that they were compared against each other and prioritised towards sustainability and the best fit with the priorities of the Local Plan / Core Strategy. Given the sites available, even some poorly performing sites still had to be chosen for allocation to meet the development needs for Dinnington, Anston and Laughton Common.

Table 4.14 below summarises the final sites allocated and safeguarded land relative to Stage 3 assessment results. It includes those sites which performed well, yet were not selected, as well as those which performed poorly and were selected, and why this decision was made. The "Reasons for Selecting Site" include, where applicable, where the specific IIA performance has been relatively good (i.e. few 'Red' constraints), bearing in mind that the IIA made up 3 of the 8 Stage 3 criteria, and thus many of the overall red scores counted came from non-IIA considerations.

**Table 4.14: Rationale for allocated and safeguarded land in Dinnington, Anston and Laughton Common**

Stage 3 Performance – What Determined the Best Sites?		Reason for Selecting Site	Exceptions – Sites Not Selected Within This Category	Reason for Not Selecting these Sites as Allocations or Safeguarded Land
Selected Sites Within this Category				
Emp: Employment Res: Residential Ret: Retail S: Safeguarded Residential MU: Mixed Use SPA: Special Policy Area		"Positive attributes include..."		
<b>L► Sites with no 'Red' and 1 to 5 'Amber' scores under any Stage 3 criterion</b>				
207 (Res)	ALLOTMENT LAND OFF EAST STREET	... being a good-performing site under the IIA / SA, meeting the settlements role established in the Spatial Strategy, and the benefits removing land that is visually unattractive and a potential location for anti-social behaviour.	206	CARAVAN PARK AT CRAMFIT BRIDGE
				Already allocated as a gypsy & traveller site, to be shown on the Policies Map as a site for travelling show people. Its current or future use is likely to remain viable and/or a good use of land.

Stage 3 Performance – What Determined the Best Sites?					
Selected Sites Within this Category Emp: Employment Res: Residential Ret: Retail S: Safeguarded Residential MU: Mixed Use SPA: Special Policy Area		Reason for Selecting Site “Positive attributes include...”	Exceptions – Sites Not Selected Within This Category		Reason for Not Selecting these Sites as Allocations or Safeguarded Land
222 (Res)	LAND OFF SILVERDALES	... being a good-performing site under the IIA / SA, being allocated previously under the UDP, and meeting the settlements role established in the Spatial Strategy.	220	LAND OFF LAKELAND DRIVE	Significant objection to this and related sites by the community.
235 (Emp)	LAND TO THE SOUTH OF MONKSBRIDGE ROAD	... being a good-performing site under the IIA / SA, being an existing allocation under the UDP, having scored highly in the Employment Land Review 2010, and being part of a wider redevelopment of a former colliery already in progress.	225	LAND OFF MONKSBRIDGE ROAD	Already allocated for employment use, and its current or future use is likely to remain viable and/or a good use of land.
238 (Res)	TIMBER YARD OFF OUTGANG LANE	... being a good-performing site under the IIA / SA, already having planning permission for residential development, and being at a status where development is in progress.	226	CARAVAN STORAGE PARK OFF MONKSBRIDGE ROAD	Already allocated for employment use, and its current or future use is likely to remain viable and/or a good use of land.
239 (Res)	OLD SCHOOL SITE OFF DOE QUARRY LANE	... being a good-performing site under the IIA / SA, already having planning permission for residential development, and being at a status where development is nearly complete.	241	LAND OFF HIGH NOOK ROAD	Already allocated for residential use, and its current or future use is likely to remain viable and/or a good use of land.
242 (Res)	LAND OFF ATHORPE ROAD	... being a good-performing site under the IIA / SA, relationship to the existing built settlement, and meeting the settlements role established in the Spatial Strategy.	247	LAND BETWEEN THE OVAL AND WOODSETTS ROAD.	Already allocated for residential use, and its current or future use is likely to remain viable and/or a good use of land.

<b>Stage 3 Performance – What Determined the Best Sites?</b>				
<b>Selected Sites Within this Category</b> Emp: Employment Res: Residential Ret: Retail S: Safeguarded Residential MU: Mixed Use SPA: Special Policy Area		<b>Reason for Selecting Site</b> “Positive attributes include...”	<b>Exceptions – Sites Not Selected Within This Category</b>	<b>Reason for Not Selecting these Sites as Allocations or Safeguarded Land</b>
598 (Emp)	DINNINGTON COLLIERY SITE PHASE 1 (REMAINDER) SOUTH OF OUTGANG LANE	... being a good-performing site under the IIA / SA, including sites which are part of an existing allocation under the UDP, having scored highly in the Employment Land Review 2010, and being part of a wider redevelopment of a former colliery already in progress.	248 LAND OFF EDINBURGH DRIVE	To be retained as greenspace, as currently meets a recognised need or serves an important amenity or townscape function.
831 (Ret)	LAND OFF LITTLEFIELD ROAD	... being a good-performing site under the IIA / SA, already being allocated for residential development in the adopted Unitary Development Plan and construction is nearly complete on site to deliver 96 dwellings.		
<b>► Sites with 1 ‘Red’ score and 2 to 5 ‘Amber’ scores under any Stage 3 criterion</b>				
221 (Res)	LAND OFF LODGE LANE (CISWO)	... being a good-performing site under the IIA / SA, being in proximity to Dinnington centre and existing services, and meeting the settlements role established in the Spatial Strategy .	212 LAND OFF WALNUT DRIVE	Already allocated for residential use, and its current or future use is likely to remain viable and/or a good use of land.
229 (Emp)	LAND OFF BOOKERS WAY	... besides conflicts with a Local Wildlife Site and a pond adjacent to the site (features which can potentially be preserved), it is a good-performing site under the IIA / SA, being an existing allocation under the UDP.	213 PADDOCK AT THE END OF SIKES ROAD AND ADJOINING LAND	To be retained as greenspace, as this is compatible with known archaeological interest and other historic environment interest of the site. These constraints were not picked up by the Site Selection Methodology, and would be unlikely to be mitigated adequately.

Stage 3 Performance – What Determined the Best Sites?		Reason for Selecting Site “Positive attributes include...”	Exceptions – Sites Not Selected Within This Category		Reason for Not Selecting these Sites as Allocations or Safeguarded Land
Selected Sites Within this Category Emp: Employment Res: Residential Ret: Retail S: Safeguarded Residential MU: Mixed Use SPA: Special Policy Area					
232 (Res)	LAND OFF OUTGANG LANE	... being a good-performing site under the IIA / SA, being previously allocated under the UDP, already having planning permission for residential development, and being at a status where development is nearly complete.	223	LAND OFF UNDERGATE ROAD	During earlier rounds of consultation, proposed as a residential allocation, however there is a need for further work to investigate surface water flooding, and drainage attenuation issues, though a workable solution is unlikely.
			240	OLD KWIK SAVE SITE OFF LORDENS HILL	During earlier rounds of consultation, proposed as a residential allocation, however there is a need for further work to investigate surface water flooding, drainage attenuation issues, and water / sewerage capacity issues.
			251	LAND BETWEEN SHEFFIELD ROAD AND THE B6059	To be retained as green belt, as landscape / townscape and biodiversity considerations not picked up by the Site Selection Methodology constraints render this site inappropriate. Allocation would result in impacts on the character and openness of the green belt, and possibly affect a Site of Special Scientific Interest.
			794	LAND SOUTH OF COMMON ROAD	Site is statutorily protected greenspace, as it is Registered Common Land. This was not picked up by the Site Selection Methodology.

Stage 3 Performance – What Determined the Best Sites?					
Selected Sites Within this Category		Reason for Selecting Site	Exceptions – Sites Not Selected Within This Category		Reason for Not Selecting these Sites as Allocations or Safeguarded Land
Emp: Employment Res: Residential Ret: Retail S: Safeguarded Residential MU: Mixed Use SPA: Special Policy Area		“Positive attributes include...”			
<b>► Sites with 2 to 3 ‘Red’ scores and 1 to 5 ‘Amber’ scores under any Stage 3 criterion</b>					
208 (Res)	LAND TO THE EAST OF PENNY PIECE LANE	... besides highways access issues and being partly within a Conservation Area (both of which can be mitigated), being a good-performing site under the IIA / SA, having a good relationship with the existing built settlement, and meeting the settlements role established in the Spatial Strategy.	210	LAND TO THE WEST OF PENNY PIECE LANE	To be retained as green belt, as release of this green belt land for future development at this site would detrimentally impact on the settlement form and on open countryside.
209 (Res)	LAND BETWEEN SHEFFIELD ROAD AND MINERAL RAILWAY	... besides surface water flooding issues which only affect part of the site, being a good-performing site under the IIA / SA, and being previously allocated under the UDP (for business use).	211	LAND TO THE SOUTH OF WOODSETTS ROAD	To be retained as green belt, as the site has a number of highly challenging constraints, including potential impact on the nearby Site of Special Scientific Interest (SSSI) at Anston Stones Wood, and loss of agricultural land classed as Grade 2 (nationally important).
219 (Res)	LAND OFF WENTWORTH WAY	... being a good-performing site under the IIA / SA, being in proximity to existing communities, being a smaller-scale site which will minimise impact on the open countryside, and meeting the settlements role established in the Spatial Strategy.	214	LAND BEHIND THE RECREATION GROUND AND RYTON ROAD	To be retained as green belt, due to various environmental constraints.
717 (S)	LAND OFF LODGE LANE (2)	... being a good-performing site under the IIA / SA.	215	LAND TO THE NORTH OF RACKFORD ROAD	To be retained as green belt, due to various environmental constraints.

Stage 3 Performance – What Determined the Best Sites?		Reason for Selecting Site “Positive attributes include...”	Exceptions – Sites Not Selected Within This Category		Reason for Not Selecting these Sites as Allocations or Safeguarded Land
Selected Sites Within this Category Emp: Employment Res: Residential Ret: Retail S: Safeguarded Residential MU: Mixed Use SPA: Special Policy Area					
830 (Emp)	TODWICK NORTH	... besides issues with proximity to water bodies (which can be mitigated), being a good-performing site under the IIA / SA, and being well located to benefit from the recent upgrading of the A57 to provide a major inward investment opportunity.	216	LARGE AREA OF LAND BETWEEN SWINSTON HILL ROAD AND WOODSETTS ROAD	To be retained as green belt, due to local community opposition and various environmental constraints, including Grade 2 agricultural land.
			217	SITE ADJACENT LDF211 SOUTH OF WOODSETTS ROAD NORTH OF RACKFORD RD	To be retained as green belt, as landscape / townscape and biodiversity considerations not picked up by the Site Selection Methodology constraints render this site inappropriate. Allocation would result in impacts on the character and openness of the green belt, and possibly affect a Site of Special Scientific Interest.
			218	LAND TO THE NORTH OF WOODSETTS ROAD	To be retained as green belt, due to various environmental constraints.
			231	LAND TO THE SOUTH OF HANGSMAN LANE	To be retained as green belt, as landscape / townscape considerations not picked up by the Site Selection Methodology constraints render this site inappropriate. Allocation would result in impacts on the character and openness of the green belt.

Stage 3 Performance – What Determined the Best Sites?		Reason for Selecting Site “Positive attributes include...”	Exceptions – Sites Not Selected Within This Category	Reason for Not Selecting these Sites as Allocations or Safeguarded Land
Selected Sites Within this Category Emp: Employment Res: Residential Ret: Retail S: Safeguarded Residential MU: Mixed Use SPA: Special Policy Area				
			252	SITE ADJACENT TO COACH DEPOT ON SHEFFIELD ROAD To be retained as green belt, as the site has a number of highly challenging constraints, including highways access issues and potential impact on the nearby Site of Special Scientific Interest (SSSI) at Anston Stones Wood.
			256	LAND ADJACENT TO SPRINGFIELD TERRACE OFF CRAMFIT ROAD To be retained as greenspace, as development would have significant adverse impacts on an LWS, in addition to highways access issues and poor accessibility by public transport.
			257	LAND TO THE NORTH OF COMMON ROAD To be retained as green belt, as landscape / townscape considerations not picked up by the Site Selection Methodology constraints render this site inappropriate. Allocation would result in impacts on the character and openness of the green belt. Also, 'red' score for highways access is unlikely to be overcome / mitigated without disproportionate investment.
			496	THE WEIR To be retained as green belt, due to various environmental constraints.

Stage 3 Performance – What Determined the Best Sites?		Reason for Selecting Site “Positive attributes include...”	Exceptions – Sites Not Selected Within This Category	Reason for Not Selecting these Sites as Allocations or Safeguarded Land
Selected Sites Within this Category Emp: Employment Res: Residential Ret: Retail S: Safeguarded Residential MU: Mixed Use SPA: Special Policy Area				
			497	LAND SOUTH OF LODGE LANE  To be retained as green belt, as landscape / townscape considerations not picked up by the Site Selection Methodology constraints, combined with multiple 'amber' scores difficult to fully mitigate, render this site inappropriate. Allocation would have impacts related to the Area of High Landscape Value to the east and is considered to threaten the distinctiveness of villages to the east.
			795	LAND AT JUNCTION OF OUTGANG LANE AND OLDCOTES ROAD  To be retained as green belt, as landscape / townscape considerations not picked up by the Site Selection Methodology constraints render this site inappropriate. Allocation would result in a less defensible green belt boundary.
<b>L► Sites with 4 ‘Red’ scores under any Stage 3 criterion</b>				
498 (Res)	LAND OFF OLDCOATES ROAD (WEST)	... proximity to Dinnington and existing services and facilities, being a popular residential area, and meeting the settlements role established in the Spatial Strategy.	234	LAND TO THE REAR OF SANDALL VIEW  To be retained as green belt, due to various environmental and physical constraints (e.g. pylon / power line).
799 (S)	LAND OFF OLDCOATES ROAD (EAST)	... besides water / sewerage capacity issues and potential 'in combination' effects on soils and landscape, this site performs otherwise well under the IIA / SA.	612	DINNINGTON WEST  Majority to be retained as green belt, due to various environmental constraints, and inability to deliver accessibility / connectivity desired for Dinnington.



Stage 3 Performance – What Determined the Best Sites?		Reason for Selecting Site “Positive attributes include...”	Exceptions – Sites Not Selected Within This Category		Reason for Not Selecting these Sites as Allocations or Safeguarded Land
Selected Sites Within this Category Emp: Employment Res: Residential Ret: Retail S: Safeguarded Residential MU: Mixed Use SPA: Special Policy Area			718	LAND TO WEST OF LEYS LANE	
					To be retained as green belt, due to remoteness and environmental constraints.

#### 4.4.6 Outstanding Sustainability Issues / Constraints and Potential Mitigation or Enhancement

The results of the IIA as reported in Sections 4.4.2 and 4.4.3 highlighted certain constraints that exist within the preferred sites provided in Section 4.4.5 above. The full results in Appendix 2-D and Appendix 2-E provide the fuller details of potential environmental issues and effects identified. Some of these constraints are also opportunities presented for development to improve sustainability within Dinnington, Anston and Laughton Common – for example, where access to greenspace is poor, providing new greenspace for all to use.

Table 4.15 below summarises the issues and constraints by sub-area, and the potential mitigation which the Council must pursue in order to avoid, minimise or where not possible, compensate for such effects.

**Table 4.15: Outstanding Sustainability Issues and Potential Mitigation or Enhancement**

Issue(s) Identified by Site Selection Methodology / IIA of Sites	Potential Mitigation or Enhancement	Possible Delivery Mechanisms
Site 209 suffers poor accessibility to formal greenspace.	<ul style="list-style-type: none"> <li>Application of Policies CS 28 and SP 40 to ensure greenspace provision is adequate, whether within the site or in tandem with other development.</li> </ul>	<ul style="list-style-type: none"> <li>Planning conditions</li> <li>Planning obligations</li> <li>Community Infrastructure Levy</li> </ul>
Certain sites have issues around water / sewerage capacity and highways access – in particular, Site 208 for highways access and Sites 498 & 799 for water / sewerage	Application of Policies CS 32, SP 70, CS 30 and SP 29 to ensure good and timely infrastructure provision	<ul style="list-style-type: none"> <li>Planning conditions</li> <li>Planning obligations</li> <li>Community Infrastructure Levy</li> </ul>
Most residential allocations show having fair to poor accessibility to community services and facilities, mainly by foot or cycle – in particular Sites 232, 238, 498 & 799.  This includes access to leisure facilities.	<ul style="list-style-type: none"> <li>Application of Policy SP 66 for the provision of new community services and facilities where reasonable relative to the scale of development.</li> <li>Application of Policy SP 29 to maximise the benefit of good public transport accessibility for these sites.</li> <li>Work with partners to ensure it is a priority to preserve good public transport accessibility.</li> </ul>	<ul style="list-style-type: none"> <li>Planning conditions</li> <li>Planning obligations</li> <li>Community Infrastructure Levy</li> <li>Joint-working with partners on a broader level</li> </ul>

Issue(s) Identified by Site Selection Methodology / IIA of Sites	Potential Mitigation or Enhancement	Possible Delivery Mechanisms
Employment Site 229 and Special Policy Area Site 830 are not very accessible by non-car modes of transport, including buses and cyclists	<ul style="list-style-type: none"> <li>• Application of Policy SP 29 to improve public transport accessibility, where feasible.</li> <li>• Work with partners to try and extend and improve public transport accessibility.</li> </ul>	<ul style="list-style-type: none"> <li>• Planning conditions</li> <li>• Planning obligations</li> <li>• Community Infrastructure Levy</li> </ul>
A number of residential allocations have poor public transport accessibility	Application of Policies CS 14 and SP 29 to achieve improved sustainable transport opportunities in tandem with development of the sites.	<ul style="list-style-type: none"> <li>• Joint-working with partners on a broader level</li> </ul>
Site 229 contains part of an LWS, and Sites 209 & 830 are in proximity to designated sites	<ul style="list-style-type: none"> <li>• Ensure Policies CS 19, CS 20, and CS 28 are applied rigorously for nature conservation sites' and protected species' protection, and seek positive management and enhancement via those policies and others – e.g. Green Infrastructure.</li> <li>• Ensure the Council receives ecologist advice on applications where protected species are potentially at risk or in proximity to important habitats and designated sites, specifically considering recreational pressure / damage to any wildlife site.</li> </ul>	<ul style="list-style-type: none"> <li>• Planning conditions</li> <li>• Planning obligations</li> <li>• Community Infrastructure Levy for provision of greenspace on-site and Green Infrastructure off-site</li> </ul>
Sites 232 and 830 have significant protected species issues.		
<p>Sites 229, 232 and 830 contain water bodies</p> <p>Site 209 is within a Groundwater Source Protection Zone</p>	Apply appropriate policies, e.g. SP 35 and SP 50, to ensure water bodies on-site are appropriately preserved and protected	Planning conditions
Sites 219, 498 & 799 could lead to the loss of 'best and most versatile' agricultural land	Application of Policy SP 39 to maximise the preservation and conservation of soils and soil quality	Planning conditions
<p>Site 209 has significant surface water flood risk issues</p> <p>Sites 219, 232, 238, 239, 717 &amp; 830 have potential fluvial or surface water flooding issues</p>	<ul style="list-style-type: none"> <li>• Apply Policies CS 25 and SP 50 to ensure flood risk on- and off-site is dealt with robustly, including the timely resourcing and implementation of any required flood risk management measures.</li> </ul>	<ul style="list-style-type: none"> <li>• Planning conditions</li> <li>• Planning obligations</li> <li>• Community Infrastructure Levy</li> </ul>
Certain sites are in areas of moderate landscape sensitivity, in proximity to an area of high landscape value or contain greenspace which is not well used or culturally significant, or less than 10 TPO trees	<ul style="list-style-type: none"> <li>• Planning applications will generally require the assessment, preservation and where not possible, replacement of TPO trees.</li> <li>• Application of Policies CS 21 and SP 35 to conserve and enhance landscape and townscape quality and character; and CS 22 to ensure adequate greenspace is provided.</li> <li>• Application of Policies CS 19, CS 20, and SP 36 regarding TPO trees and green infrastructure.</li> </ul>	Planning conditions
<p>Site 208 is partly within a Conservation Area</p> <p>Sites 208, 209 &amp; 799 have 'Amber' historic environment constraints – proximity to designated features.</p>	<ul style="list-style-type: none"> <li>• Application of Policies CS 23, SP 43, SP 44, SP 45, SP 46, SP 47, SP 48 and SP 49 as may be appropriate towards the conservation and enhancement of nearby heritage features.</li> <li>• Via the above policies, it may be possible to create net improvements to the setting of historic environment features, for example, where sites are being redeveloped.</li> </ul>	Planning conditions

In addition to the issues identified in Table 4.15 above, there are a number of sites with no access to the Public Right of Way (PRoW) network. Wherever appropriate, planning conditions, planning obligations and/or the Community Infrastructure Levy should be applied to connect into and extend the PRoW network, whether as footpaths, combined footway / cycleway or bridleway. Also, there are a few sites in proximity to designated geodiversity sites. The potential recreational pressure or unmanaged visitation to geological SSSIs, RIGS and LGSs should be taken into consideration alongside biodiversity considerations as part of application of Policy SP 36. The safeguarding of minerals is also a potential issue for many sites, and planning applications must conform with Policies CS 26 and SP 52.

## 4.5 Bramley, Wickersley and Ravenfield Common

### 4.5.1 Introduction

As described in Section 3.2.2, Bramley, Wickersley and Ravenfield Common is identified as a ‘Principal settlement for Growth’ in the Core Strategy. It currently has approximately 9% of the borough’s total number of households. As per Policy CS1 of the Core Strategy:

*Bramley / Wickersley / Ravenfield Common provide a good range of service provision, are in close proximity to the main urban area and considered able to accommodate new growth. Particular consideration will be given to addressing a shortfall in school places to ensure that educational needs in this community are met.*

As shown in Table 3.2, the following table provides the development target for Bramley, Wickersley and Ravenfield Common.

**Table 4.16: Adopted Spatial Strategy Development Target for Bramley, Wickersley and Ravenfield Common**

	Indicative Housing Provision		Indicative Employment Provision	
	Percentage of borough requirement	Approx. number of dwellings	Percentage of borough requirement	Approx. hectares of land
Total for settlement group	6%	800	7%	16










All sites considered at Stage 2 in Bramley, Wickersley and Ravenfield Common are illustrated in Figure 4-J and Figure 4-K on the following pages, presenting also the preferred sites and the sustainability constraints relevant to decisions made on site selection. Figure 4-I provides the key to those two figures. The full list of sites and their sustainability assessment results can be found in Appendix 2-C, Section 2-C.4, and more comprehensive constraints maps can be found in Appendix 2-A.

There were 46 alternative sites considered in Bramley, Wickersley and Ravenfield Common towards meeting the housing target.

**Figure 4-J**

-  Proposed Allocation, Employment
-  Proposed Allocation, Retail
-  Proposed Allocation, Residential
-  Proposed Safeguarded Residential
-  Alternative Sites Considered, but Not Allocated
-  Grade II\* Listed Building
-  Grade II Listed Building
-  Scheduled Monument
-  Tree Preservation Order
-  Conservation Area
-  Local Wildlife Site
-  Ancient Woodland
-  Area of High Landscape Value
-  Flood Risk Area (source: PFRA)
-  Main River
-  EA Flood Zone 3
-  EA Flood Zone 2

**Figure 4-K**

-  Proposed Allocation, Employment
  -  Proposed Allocation, Retail
  -  Proposed Allocation, Residential
  -  Proposed Safeguarded Residential
  -  Alternative Sites Considered, but Not Allocated
- Index of Multiple Deprivation Geographical Barriers to Services Rank (% most deprived nationally)
-  No Data
  -  Within the top 20% most deprived nationally
  -  Between 20% and 40% most deprived
  -  Less than 40% most deprived

**Figure 4-I: Key to Figure 4-J and Figure 4-K**

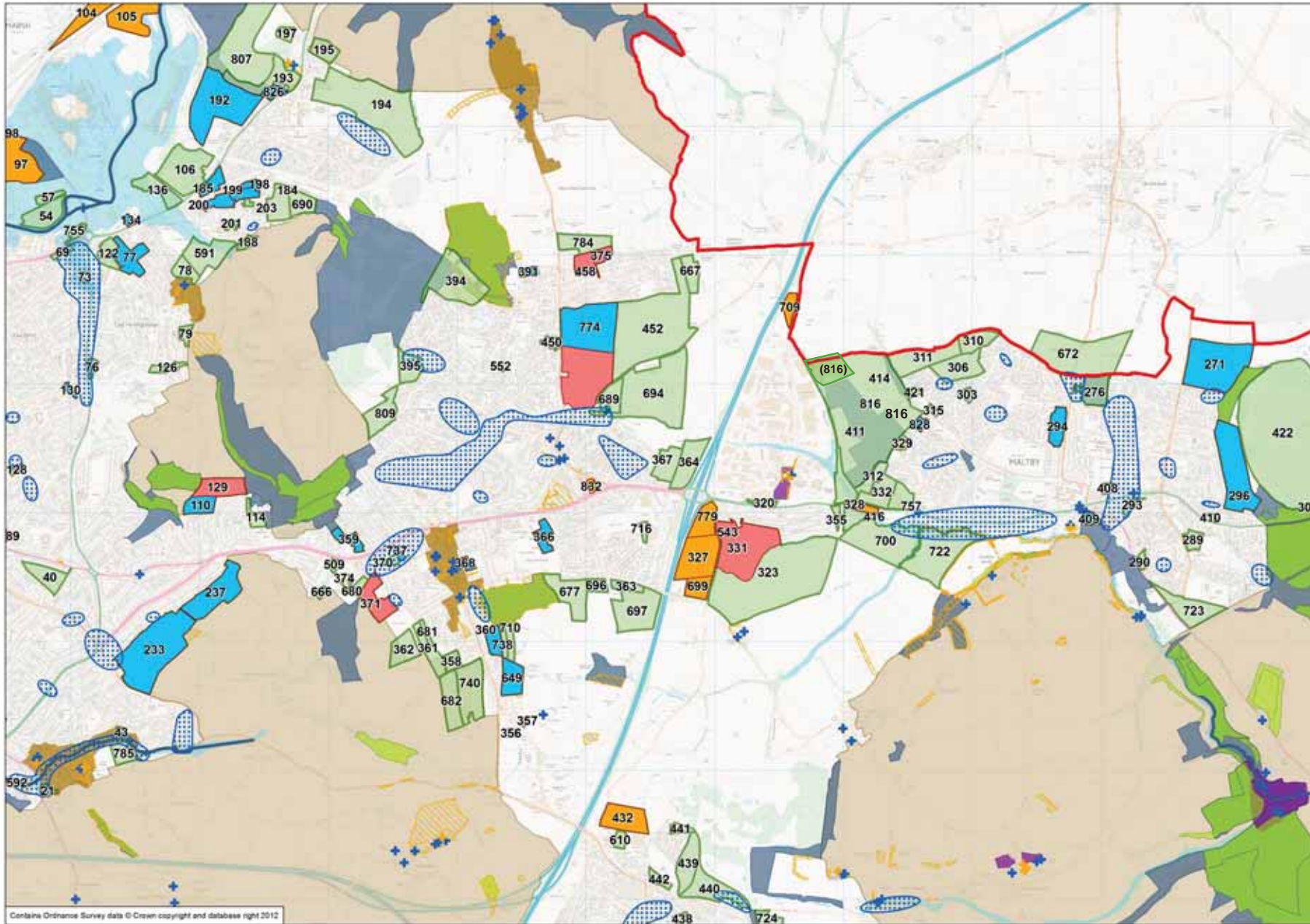


Figure 4-J: Individual site alternatives in Bramley, Wickersley and Ravenfield Common, and some key sustainability constraints

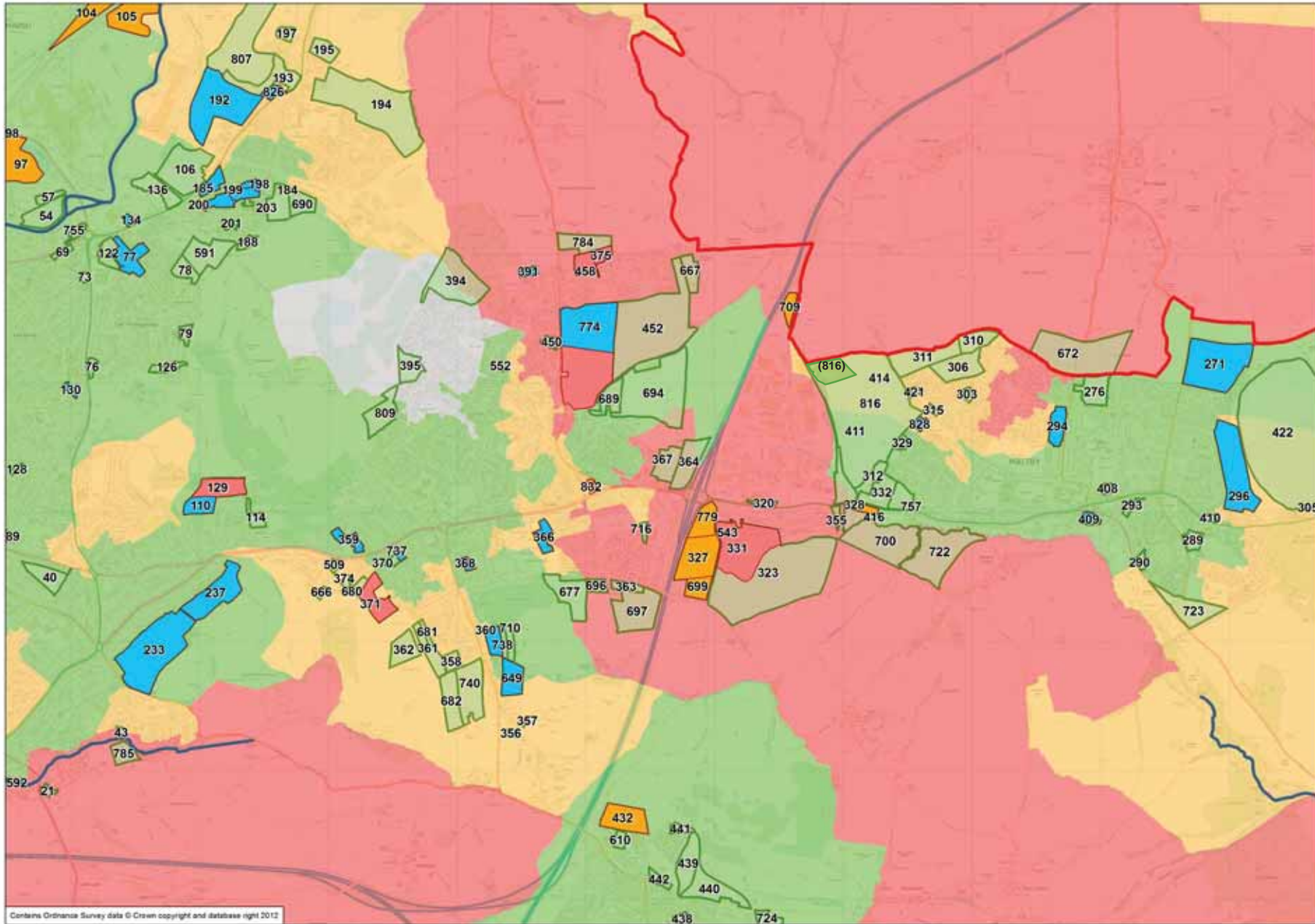


Figure 4-K: Individual sites alternatives in Bramley, Wickersley and Ravenfield Common, and accessibility to services and facilities (IMD)

#### 4.5.2 Results of Stage 2 Assessment of the Site Selection Methodology

Each alternative site within Bramley, Wickersley and Ravenfield Common has been assessed individually regarding its key sustainability constraints using a primarily GIS-based approach, but supplemented with additional assessment work where required. This has also revealed opportunities for net benefits in terms of certain sustainability considerations. Table 4.17 below provides a summary of some of the key outcomes of this assessment. The full results can be found in Appendix 2-E, Section 2-E.2. For each of the individual sites, site survey summary sheets are available in IIA Volume 4.

**Table 4.17: Summary of some key outcomes of the Stage 2 assessment of sites**

<i>Bold, italic, orange</i> = sites selected as employment allocations <i>Bold, italic, blue</i> = sites selected as mixed use or residential allocations, or safeguarded land <i>Bold, italic, magenta</i> = sites selected as retail allocations For more information on the rationale for site selection, see Section 4.5.4.		
Issue	Sites which scored positively:	Sites which scored poorly:
Flood risk (rivers / sea or surface water)	There are 38 sites which have low flood risk ('Green' score for both 'flood risk' and 'surface water flooding'): 0356; 0357; <b>0359</b> ; 0361; 0362; 0363; 0364; <b>0366</b> ; 0367; <b>0368</b> ; 0374; <b>0375</b> ; 0377; <b>0391</b> ; 0394; 0450; 0452; <b>0458</b> ; 0509; 0552; <b>0649</b> ; 0666; 0667; 0677; 0680; 0681; 0682; 0689; 0694; 0696; 0697; 0716; 0740; <b>0774</b> ; 0784; 0798; 0809; <b>0832</b>	There is 1 site which has high flood risk from surface water flooding ('Red' score for either 'flood risk' or 'surface water flooding'): <b>0737</b>
Potential loss of environmentally sensitive features (biodiversity, water bodies / riparian areas, 'best and most versatile' agricultural land, geodiversity, significant landscape features)	There are 18 sites with low risk of potential loss of environmentally sensitive features ('Green' scores for each of the key criteria <sup>8</sup> ): 0357; 0363; <b>0366</b> ; 0367; <b>0368</b> ; 0370; 0374; <b>0375</b> ; 0450; <b>0458</b> ; <b>0649</b> ; 0681; 0696; 0697; 0716; 0737; 0784; <b>0832</b>	There are 15 sites which contain an environmentally sensitive feature, such that they could lead to its loss (a 'Red' score for any of the key criteria): 0358; <b>0360</b> ; 0394; 0452; 0666; 0677; 0680; 0682; 0689; 0694; 0710; 0738; 0740; <b>0774</b> ; <b>0798</b>
Potential loss of historic environment features	There are 16 sites with low risk of potential loss of historic environment features ('Green scores' for each of the three historic and built environment. Criteria): 0358; <b>0359</b> ; <b>0360</b> ; <b>0366</b> ; <b>0371</b> ; 0374; <b>0375</b> ; <b>0391</b> ; 0452; <b>0458</b> ; 0509; <b>0649</b> ; 0737; 0738; <b>0774</b> ; 0798	There are 0 sites which contain or are within an historic designation (a 'Red' score for one of the historic and built environment criteria).
Access to services (IMD 'geographical barriers' score)	There are 11 sites with relatively good access to existing services ('Green' score): <b>0359</b> ; <b>0368</b> ; 0370; 0552; <b>0649</b> ; 0677; 0689; 0694; 0710; 0737; 0738	There are 26 sites which have a 'red' or 'amber' score for access to services and a 'red' or 'amber' score for access to public transport, i.e. they have neither good access to services, nor good access to public transport: <b>0356</b> ; 0357; 0358; 0360; 0361; 0362; 0363; <b>0371</b> ; <b>0375</b> ; <b>0391</b> ; 0394; 0395;
Access to public transport (LUTI 2015)	There are 13 sites with good access to public transport ('Green' score): <b>0359</b> ; 0364; <b>0366</b> ; 0367; <b>0368</b> ; 0370; 0374;	

<sup>8</sup> Key criteria under this issue: Potential impact on Local Wildlife Sites (LWS) and Local Nature Reserves (LNR), Loss of greenspace or Tree Preservation Orders and proximity to Regionally Important Geological Sites (RIGS), Water bodies and areas of High Landscape Value.

**Bold, italic, orange** = sites selected as employment allocations  
**Bold, italic, blue** = sites selected as mixed use or residential allocations, or safeguarded land  
**Bold, italic, magenta** = sites selected as retail allocations

For more information on the rationale for site selection, see Section 4.5.4.

Issue	Sites which scored positively:	Sites which scored poorly:
	0377; 0509; 0666; 0680; 0737; <b>0832</b>	0450; 0452; <b>0458</b> ; 0667; 0681; 0682; 0696; 0697; 0716; 0740; <b>0774</b> ; 0784; <b>0798</b> ; 0809
Key infrastructure problems: school capacity, sewerage capacity, highway access	<i>There are 0 sites which score positively ('Green scores') for school capacity, sewerage capacity and highways access.</i>	<i>There are 0 sites with particular school capacity issues.</i> <i>There are 0 sites with a potential sewerage capacity issue ('Red' score).</i> <i>There are 22 sites with a significant highways access issue ('Red' score):</i> 0358; 0361; 0362; 0363; 0364; 0367; 0370; 0374; <b>0375</b> ; 0377; <b>0458</b> ; 0666; 0677; 0680; 0681; 0682; 0689; 0694; 0697; 0710; 0784; 0809

### 4.5.3 'In Combination' Alternatives

As discussed in Section 3.4, it was necessary to explore whether the potential effects of selecting an individual site may be significantly different from a specific combination of sites. As a result, proposed allocations and safeguarded land were grouped into clusters, based on their potential for 'in combination' effects on particular issues or features within the borough. These issues or potential effects on receptors within the borough were identified based on experience and professional judgment.

However, when this exercise has been conducted under the IIA in both in 2013 and 2014, it was found that individual site assessment provides adequate comparison of sites in Bramley, Wickersley and Ravenfield Common, and there has been nothing further to consider under SA / IIA.

### 4.5.4 Site Selection and Rationale

As discussed in Section 2.6, Stage 3 of the Site Selection Methodology applied the SA / IIA assessment results to a wider assessment framework involving "non-SA" planning factors, such that they were compared against each other and prioritised towards sustainability and the best fit with the priorities of the Local Plan / Core Strategy. Given the sites available, even some poorly performing sites still had to be chosen for allocation to meet the development needs for Bramley, Wickersley and Ravenfield Common.

Table 4.18 below summarises the final sites allocated and safeguarded land relative to Stage 3 assessment results. It includes those sites which performed well, yet were not selected, as well as those which performed poorly and were selected, and why this decision was made. The "Reasons for Selecting Site" include, where applicable, where the specific IIA performance has been relatively good (i.e. few 'Red' constraints), bearing in mind that the IIA made up 3 of the 8 Stage 3 criteria, and thus many of the overall red scores counted came from non-IIA considerations.



**Table 4.18: Rationale for allocated and safeguarded land in Bramley, Wickersley and Ravenfield Common**

Stage 3 Performance – What Determined the Best Sites?		Reason for Selecting Site “Positive attributes include...”	Exceptions – Sites Not Selected Within This Category	Reason for Not Selecting these Sites as Allocations or Safeguarded Land
Selected Sites Within this Category Emp: Employment Res: Residential Ret: Retail S: Safeguarded Residential MU: Mixed Use SPA: Special Policy Area				
<b>► Sites with no ‘Red’ and 2 or 3 ‘Amber’ scores under any Stage 3 criterion</b>				
359 (Res)	LAND OFF MELCISS ROAD	... being a good-performing site under the IIA / SA, being an existing allocation under the UDP, relationship to the existing built settlement, good highway & public transport accessibility, and meeting the settlements role established in the Spatial Strategy.	509 LAND OFF SLEDGATE LANE	<b>Already allocated</b> for residential use, and its current or future use is likely to remain viable and/or a good use of land.
366 (Res)	COUNCIL DEPOT & YORKSHIRE WATER SITE OFF BAWTRY ROAD	... being a good-performing site under the IIA / SA, being partly developed already and having planning permission for further dwellings.	552 LAND OFF ST FRANCIS CLOSE	<b>To be retained as urban greenspace, as meets a recognised need or serves an important amenity or townscape function.</b>
368 (Res)	LAND OFF GILL CLOSE	... being a good-performing site under the IIA / SA, being an existing allocation under the UDP, relationship to the existing built settlement, good highway & public transport accessibility, and meeting the settlements role established in the Spatial Strategy.		
832 (Ret)	LAND ADJ KING HENRY PUBLIC HOUSE	... being a good-performing site under the IIA / SA, being within Bramley town centre, having planning permission for a new food store, and for that food store meeting the requirement identified in the Core Strategy for further convenience retail floorspace at Wickersley / Bramley.		

Stage 3 Performance – What Determined the Best Sites?					
Selected Sites Within this Category Emp: Employment Res: Residential Ret: Retail S: Safeguarded Residential MU: Mixed Use SPA: Special Policy Area	Reason for Selecting Site “Positive attributes include...”	Exceptions – Sites Not Selected Within This Category	Reason for Not Selecting these Sites as Allocations or Safeguarded Land		
<p>↳ Sites with 1 ‘Red’ score and 1 to 3 ‘Amber’ scores under any Stage 3 criterion</p>					
371 (S)	LAND OFF ST ALBAN'S WAY	... being a good-performing site under the IIA / SA.	357	LAND TO THE EAST OF MOAT LANE	To be retained as green belt, as <b>landscape / townscape considerations</b> not picked up by Site Selection Methodology constraints render this site inappropriate. It is also <b>too small to allocate</b> .
649 (Res)	LAND OFF NETHERMOOR DRIVE/ SECOND LANE	... being a good-performing site under the IIA / SA, relationship to the existing built settlement, and meeting the settlements role established in the Spatial Strategy.	374	LAND OFF HOLLIN MOOR LANE	<b>Already allocated</b> for residential use, and its current or future use is likely to remain viable and/or a good use of land.
737 (Res)	LAND OFF FAIRWAYS	... besides surface water flooding issues which can be resolved, being a good-performing site under the IIA / SA, relationship to the existing built settlement, and meeting the settlements role established in the Spatial Strategy.	450	SITE OFF SPENCER DRIVE	<b>Already allocated</b> for residential use, and its current or future use is likely to remain viable and/or a good use of land.
			716	MOORHEAD WAY (2)	<b>Allocated</b> for light industry use, and its current or future use is likely to remain viable and/or a good use of land.

Stage 3 Performance – What Determined the Best Sites?					
Selected Sites Within this Category Emp: Employment Res: Residential Ret: Retail S: Safeguarded Residential MU: Mixed Use SPA: Special Policy Area	Reason for Selecting Site “Positive attributes include...”	Exceptions – Sites Not Selected Within This Category	Reason for Not Selecting these Sites as Allocations or Safeguarded Land		
<b>► Sites with 2 or 3 ‘Red’ scores and 1 to 3 ‘Amber’ scores under any Stage 3 criterion</b>					
360	PONY PADDOCK OFF SECOND LANE	... besides containing or being adjacent to a water body and potential presence of Great Crested Newts (both of which can be dealt with), being a good performing site under the IIA / SA, relationship to the existing built settlement, and meeting the settlements role established in the Spatial Strategy.	356	LAND TO THE WEST OF MOAT LANE	Too small to allocate, and its 'Red' score for transportation cannot be overcome / mitigated without demolition or further land acquisition. In its current form, the site is not appropriate.
391 (Res)	LAND OFF ALLOTT CLOSE	... besides high landscape sensitivity (which can be mitigated), being a good performing site under the IIA / SA, relationship to the existing built settlement, and meeting the settlements role established in the Spatial Strategy.	361	LAND TO THE WEST OF QUARRY FIELD LANE	Its 'Red' score for transportation cannot be overcome / mitigated. Site also has other disadvantages such as accessibility to services and landscape impact.
774 (Res)	LAND EAST OF MOOR LANE SOUTH	... besides containing or being adjacent to a water body and protected species issues (both of which can be dealt with), being a good performing site under the IIA / SA, relationship to the existing built settlement, and meeting the settlements role established in the Spatial Strategy.	364	LAND ADJACENT JUNCTION 1 M18	Its 'Red' score for transportation cannot be overcome / mitigated. Site also has other disadvantages such as pylons / power lines across the site, and general road capacity issues.
798 (S)	LAND EAST OF MOOR LANE SOUTH, NORTH OF LIDGET LANE (2) - formerly part of 452	... besides containing or being adjacent to a water body (which can be dealt with), being a good performing site under the IIA / SA.	367	LAND TO REAR OF PROPERTIES 193-217 BAWTRY ROAD	Its 'Red' score for transportation cannot be overcome / mitigated. There are also general road capacity issues.
			370	LAND TO THE	Already allocated for

Stage 3 Performance – What Determined the Best Sites?				
Selected Sites Within this Category Emp: Employment Res: Residential Ret: Retail S: Safeguarded Residential MU: Mixed Use SPA: Special Policy Area	Reason for Selecting Site “Positive attributes include...”	Exceptions – Sites Not Selected Within This Category		Reason for Not Selecting these Sites as Allocations or Safeguarded Land
			REAR OF PROPERTIES ON BAWTRY ROAD	residential use, and its 'Red' score for transportation cannot be overcome / mitigated without demolition or further land acquisition. In its current form, the site is not appropriate.
		377	LAND BEHIND PROPERTIES OFF BRECKLANDS	Already allocated for residential use, and its 'Red' score for transportation cannot be overcome / mitigated without demolition or further land acquisition. In its current form, the site is not appropriate.
		394	LAND OFF HOLLING'S LANE	To be retained as green belt, due to various environmental (biodiversity, geodiversity, landscape) constraints.
		395	LAND OFF FLANDERWELL LANE	To be retained as green belt, due to various environmental (biodiversity, water resource, land contamination) constraints.
		452	LAND EAST OF MOOR LANE SOUTH, NORTH OF LIDGET LANE	To be retained as green belt, as landscape / townscape considerations not picked up by Site Selection Methodology constraints have been taken into account. Original site was larger, and this part has been omitted as a compromise on landscape / townscape issues.
		667	LAND SOUTH OF BRAITHWELL RD, RAVENFIELD	To be retained as green belt, as the site does not link with the existing residential area and is remote from services. There are physical constraints that relate to the proximity of the electricity pylons and the adjacent sewage works.
		681	LAND WEST OF PINCHWELL	Its 'Red' score for transportation cannot be overcome / mitigated. There are also general road

Stage 3 Performance – What Determined the Best Sites?					
Selected Sites Within this Category Emp: Employment Res: Residential Ret: Retail S: Safeguarded Residential MU: Mixed Use SPA: Special Policy Area		Reason for Selecting Site “Positive attributes include...”	Exceptions – Sites Not Selected Within This Category		Reason for Not Selecting these Sites as Allocations or Safeguarded Land
				VIEW, SOUTH OF GILLOTT LANE	capacity issues.
			696	LAND WEST OF SLACKS LANE, BRAMLEY	To be retained as green belt, as <b>landscape / townscape considerations</b> not picked up by Site Selection Methodology constraints render this site inappropriate. Reallocation would result in an incongruous tongue of development and a less defensible green belt boundary.
			738	LAND OFF SECOND LANE	<b>To be retained as green belt, due to various environmental (biodiversity, landscape / townscape) constraints,</b> and the allocation of other adjacent sites.
			740	LAND OFF SANDY FLAT LANE	<b>To be retained as green belt, for landscape / townscape reasons</b> – site is more remote from the heart of the community and there are better located sites, and also within an Area of High Landscape Value.
			784	LAND OFF MOOR LANE NORTH	<b>To be retained as green belt, due to landscape sensitivity and remoteness / poor access to services.</b>
			809	RUBY COOK RECREATION GROUND	Its 'Red' score for transportation cannot be overcome / mitigated, and site includes a high-quality recreation ground.
<b>L► Sites with 4 or 5 'Red' scores under any Stage 3 criterion</b>					
375 (S)	WREXHAM HOUSE	... besides highways access issues and high landscape sensitivity (which can be mitigated), being a good performing site under the IIA / SA.	358	LAND OFF QUARRY FIELD LANE	<b>Poor performance against Stage 3 criteria. Issues not readily resolved.</b>
458 (S)	LAND ADJACENT WREXHAM HOUSE	... besides highways access issues and high	362	LAND OFF GILLOTT LANE	<b>Poor performance against Stage 3 criteria. Issues not readily resolved.</b>

Stage 3 Performance – What Determined the Best Sites?		Reason for Selecting Site “Positive attributes include...”	Exceptions – Sites Not Selected Within This Category		Reason for Not Selecting these Sites as Allocations or Safeguarded Land
Selected Sites Within this Category Emp: Employment Res: Residential Ret: Retail S: Safeguarded Residential MU: Mixed Use SPA: Special Policy Area					
		landscape sensitivity (which can be mitigated), being a good performing site under the IIA / SA.			
			363	BRAMLEY LINGS TO THE SOUTH OF SANDY LANE	Poor performance against Stage 3 criteria. Issues not readily resolved.
			666	LAND EAST OF SLEDGATE LANE, WICKERSLEY	Poor performance against Stage 3 criteria. Issues not readily resolved.
			677	LAND AT WOOD LANE, WICKERSLEY	Poor performance against Stage 3 criteria. Issues not readily resolved.
			680	LAND REAR OF MOORFIELD, SLEDGATE LANE, WICKERSLEY	Poor performance against Stage 3 criteria. Issues not readily resolved.
			682	LAND SOUTH OF SANDY FLAT LANE, WICKERSLEY	Poor performance against Stage 3 criteria. Issues not readily resolved.
			689	BRAMLEY GRANGE FARM	Poor performance against Stage 3 criteria. Issues not readily resolved.
			694	LAND EAST OF BRAMLEY GRANGE FARM,	Poor performance against Stage 3 criteria. Issues not readily resolved.
			697	LAND BETWEEN SLACKS LANE AND M18, BRAMLEY	Poor performance against Stage 3 criteria. Issues not readily resolved.
			710	LAND AT WOODSIDE BUNGALOW, SECOND LANE, WICKERSLEY	Poor performance against Stage 3 criteria. Issues not readily resolved.

#### 4.5.5 Outstanding Sustainability Issues / Constraints and Potential Mitigation or Enhancement

The results of the IIA as reported in Section 4.5.2 highlighted certain constraints that exist within the preferred sites provided in Section 4.5.4 above. The full results in Appendix 2-D and Appendix 2-E provide the fuller details of potential environmental issues and effects identified. Some of these

constraints are also opportunities presented for development to improve sustainability within Bramley, Wickersley and Ravenfield Common – for example, where access to greenspace is poor, providing new greenspace for all to use.

Table 4.19 below summarises the issues and constraints by sub-area, and the potential mitigation which the Council must pursue in order to avoid, minimise or where not possible, compensate for such effects.

**Table 4.19: Outstanding Sustainability Issues and Potential Mitigation or Enhancement**

Issue(s) Identified by Site Selection Methodology / IIA of Sites	Potential Mitigation or Enhancement	Possible Delivery Mechanisms
Sites 360, 375, 458 & 649 suffer poor accessibility to formal greenspace.	Application of Policies CS 28 and SP 40 to ensure greenspace provision is adequate, whether within the site or in tandem with other development	<ul style="list-style-type: none"> <li>• Planning conditions</li> <li>• Planning obligations</li> <li>• Community Infrastructure Levy</li> </ul>
Certain sites have issues around water / sewerage capacity and highways access – in particular, Sites 375 & 458 for highways access	Application of Policies CS 32, SP 70, CS 30 and SP 29 to ensure good and timely infrastructure provision, including education / schools	<ul style="list-style-type: none"> <li>• Planning conditions</li> <li>• Planning obligations</li> <li>• Community Infrastructure Levy</li> </ul>
A schools capacity deficit in the settlement area		
Most residential allocations show having fair to poor accessibility to community services and facilities, mainly by foot or cycle – in particular Sites 375, 391, 458, 774 & 798.  This includes access to leisure facilities.	<ul style="list-style-type: none"> <li>• Application of Policy SP 66 for the provision of new community services and facilities where reasonable relative to the scale of development.</li> <li>• Application of Policy SP 29 to maximise the benefit of good public transport accessibility for these sites.</li> <li>• Work with partners to ensure it is a priority to preserve good public transport accessibility.</li> </ul>	<ul style="list-style-type: none"> <li>• Planning conditions</li> <li>• Planning obligations</li> <li>• Community Infrastructure Levy</li> <li>• Joint-working with partners on a broader level</li> </ul>
A number of residential allocations have poor public transport accessibility	Application of Policies CS 14 and SP 29 to achieve improved sustainable transport opportunities in tandem with development of the sites.	<ul style="list-style-type: none"> <li>• Planning conditions</li> <li>• Planning obligations</li> <li>• Community Infrastructure Levy</li> <li>• Joint-working with partners on a broader level</li> </ul>
Certain sites are in close proximity to an LWS and ancient woodland	<ul style="list-style-type: none"> <li>• Ensure Policies CS 19, CS 20, and CS 28 are applied rigorously for nature conservation sites' and protected species' protection, and seek positive management and enhancement via those policies and others – e.g. Green Infrastructure.</li> </ul>	<ul style="list-style-type: none"> <li>• Planning conditions</li> <li>• Planning obligations</li> </ul>
Sites 360 and 774 have significant protected species issues	<ul style="list-style-type: none"> <li>• Ensure the Council receives ecologist advice on applications where protected species are potentially at risk or in proximity to important habitats and designated sites, specifically considering recreational pressure / damage to any wildlife site.</li> </ul>	<ul style="list-style-type: none"> <li>• Community Infrastructure Levy for provision of greenspace on-site and Green Infrastructure off-site</li> </ul>

Issue(s) Identified by Site Selection Methodology / IIA of Sites	Potential Mitigation or Enhancement	Possible Delivery Mechanisms
Sites 360, 774 and 798 contain water bodies	Apply appropriate policies, e.g. SP 35 and SP 50, to ensure water bodies on-site are appropriately preserved and protected	Planning conditions
Site 737 has significant surface water flood risk issues Sites 360 and 371 have potential surface water flooding issues	<ul style="list-style-type: none"> <li>Apply Policies CS 25 and SP 50 to ensure flood risk on- and off-site is dealt with robustly, including the timely resourcing and implementation of any required flood risk management measures.</li> </ul>	<ul style="list-style-type: none"> <li>Planning conditions</li> <li>Planning obligations</li> <li>Community Infrastructure Levy</li> </ul>
Sites 375, 391 and 458 have high landscape sensitivity, and Site 371 is in proximity to an area of high landscape value.	<ul style="list-style-type: none"> <li>Application of Policies CS 21 and SP 35 to conserve and enhance landscape and townscape quality and character; and CS 22 to ensure adequate greenspace is provided.</li> <li>Application of Policies CS 19, CS 20, and SP 36 regarding green infrastructure.</li> </ul>	Planning conditions
Site 368 is in close proximity to a Conservation Area and Listed Building(s)	<ul style="list-style-type: none"> <li>Application of Policies CS 23, SP 43, SP 44, SP 45, SP 46, SP 47, SP 48 and SP 49 as may be appropriate towards the conservation and enhancement of nearby heritage features.</li> <li>Via the above policies, it may be possible to create net improvements to the setting of historic environment features, for example, where sites are being redeveloped.</li> </ul>	Planning conditions

In addition to the issues identified in Table 4.19 above, there are a few sites with no access to the Public Right of Way (PRoW) network. Wherever appropriate, planning conditions, planning obligations and/or the Community Infrastructure Levy should be applied to connect into and extend the PRoW network, whether as footpaths, combined footway / cycleway or bridleway. Also, there are a few sites in proximity to designated geodiversity sites. The potential recreational pressure or unmanaged visitation to geological SSSIs, RIGS and LGSs should be taken into consideration alongside biodiversity considerations as part of application of Policy SP 36. The safeguarding of minerals is also a potential issue for many sites, and planning applications must conform with Policies CS 26 and SP 52.

## 4.6 Wath-upon-Deerne, Brampton and West Melton

### 4.6.1 Introduction

As described in Section 3.2.2, Wath-upon-Deerne, Brampton and West Melton is identified as a 'Principal settlement for Growth' in the Core Strategy. It currently has approximately 7% of the borough's total number of households. As per Policy CS1 of the Core Strategy:

*Wath / Brampton / West Melton lie at the heart of the Deerne Valley communities. Wath provides the range of service provision which aligns with the role of Principal Settlement and which serves the neighbouring settlement of Brampton / West Melton, which are close to a major retail park on the site of the former Cortonwood Colliery site. Wath / Brampton / West Melton settlements are within a key public transport corridor, and there are significant employment opportunities available in the locality. A College of Further Education is also located at Wath.*

As shown in Table 3.2, the below table provides the development target for Wath-upon-Deerne, Brampton and West Melton.



**Table 4.20: Adopted Spatial Strategy Development Target for Wath-upon-Dearne, Brampton and West Melton**

	Indicative Housing Provision		Indicative Employment Provision	
	Percentage of borough requirement	Approx. number of dwellings	Percentage of borough requirement	Approx. hectares of land
Total for settlement group	9%	1300	7%	16

All sites considered at Stage 2 in Wath-upon-Dearne, Brampton and West Melton are illustrated in Figure 4-M and Figure 4-N on the following pages, presenting also the preferred sites and the sustainability constraints relevant to decisions made on site selection. Figure 4-L provides the key to those two figures. The full list of sites and their sustainability assessment results can be found in Appendix 2-C, Section 2-C.4, and more comprehensive constraints maps can be found in Appendix 2-A.

There were 59 alternative sites considered in Wath-upon-Dearne, Brampton and West Melton towards meeting the housing target.

**Figure 4-M**

**Figure 4-N**

- Legend**
- Proposed Allocation, Employment
  - Proposed Allocation, Residential
  - Proposed Safeguarded Residential
  - Alternative Sites Considered, but Not Allocated
  - Grade I Listed Building
  - Grade II\* Listed Building
  - Grade II Listed Building
  - Scheduled Monument
  - Tree Preservation Order
  - Conservation Area
  - Local Wildlife Site
  - Ancient Woodland
  - Area of High Landscape Value
  - Flood Risk Area (source: PFRA)
  - Main River
  - EA Flood Zone 3
  - EA Flood Zone 2

- Proposed Allocation, Employment
  - Proposed Allocation, Residential
  - Proposed Safeguarded Residential
  - Alternative Sites Considered, but Not Allocated
- Index of Multiple Deprivation Geographical Barriers to Services Rank (% most deprived nationally)
- No Data
  - Within the top 20% most deprived nationally
  - Between 20% and 40% most deprived
  - Less than 40% most deprived

**Figure 4-L: Key to Figure 4-M and Figure 4-N**

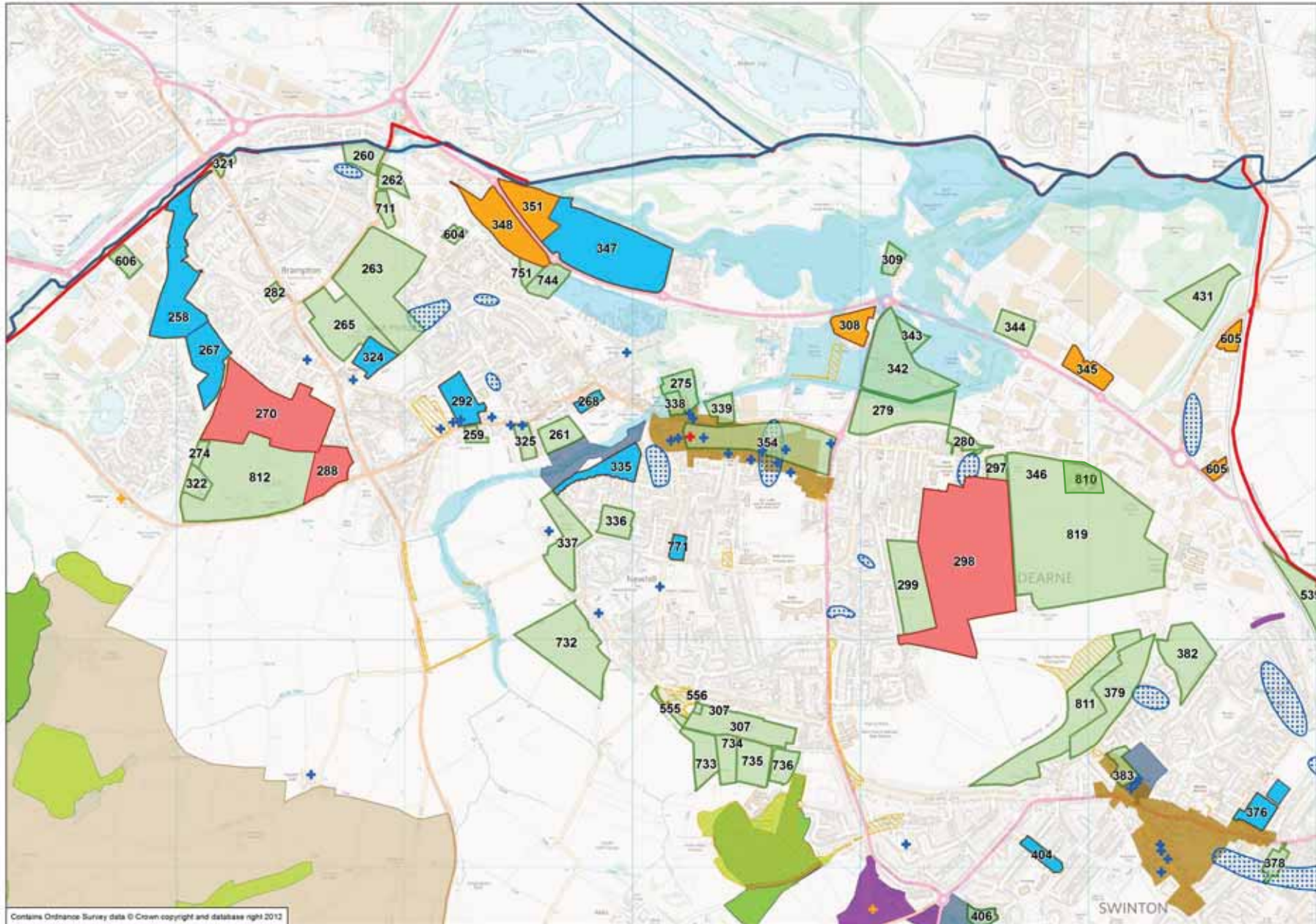


Figure 4-M: Individual site alternatives in Wath-upon-Dearne, Brampton and West Melton, and some key sustainability constraints

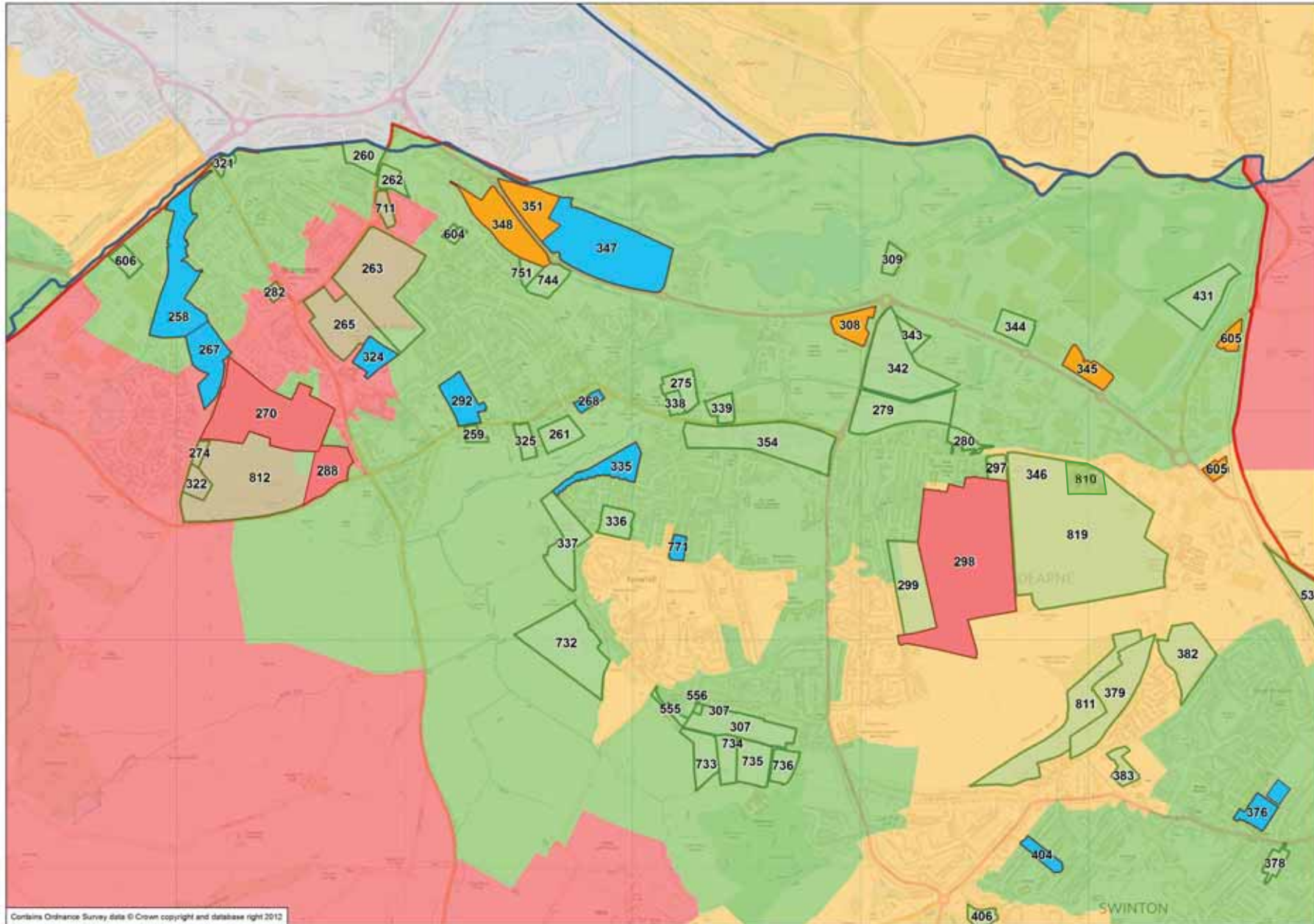


Figure 4-N: Individual sites alternatives in Wath-upon-Dearne, Brampton and West Melton, and accessibility to services and facilities (IMD)

#### 4.6.2 Results of Stage 2 Assessment of the Site Selection Methodology

Each alternative site within Wath-upon-Dearne, Brampton and West Melton has been assessed individually regarding its key sustainability constraints using a primarily GIS-based approach, but supplemented with additional assessment work where required. This has also revealed opportunities for net benefits in terms of certain sustainability considerations. Table 4.21 below provides a summary of some of the key outcomes of this assessment. The full results can be found in Appendix 2-E, Section 2-E.2. For each of the individual sites, site survey summary sheets are available in IIA Volume 4.

**Table 4.21: Summary of some key outcomes of the Stage 2 assessment of sites**

<p><b>Bold, italic, orange</b> = sites selected as employment allocations  <b>Bold, italic, blue</b> = sites selected as mixed use or residential allocations, or safeguarded land  <b>Bold, italic, magenta</b> = sites selected as retail allocations                      For more information on the rationale for site selection, see Section 4.6.4.</p>		
Issue	Sites which scored positively:	Sites which scored poorly:
Flood risk (rivers / sea or surface water)	<p>There are 35 sites which have low flood risk ('Green' score for both 'flood risk' and 'surface water flooding'):</p> <p>0259; 0261; 0262; 0263; 0265; <b>0268</b>; 0280; 0282; <b>0292</b>; 0299; 0307; 0322; <b>0324</b>; 0336; 0337; 0344; <b>0345</b>; 0346; <b>0347</b>; 0354; 0431; 0555; 0556; 0604; <b>0605</b>; 0711; 0732; 0733; 0734; 0735; 0736; <b>0771</b>; 0810; 0812; 0819</p>	<p>There are 5 sites which have high flood risk ('Red' score for either 'flood risk' or 'surface water flooding'):</p> <p>0274; 0275; 0279; 0338; 0342; 0343</p>
Potential loss of environmentally sensitive features (biodiversity, water bodies / riparian areas, 'best and most versatile' agricultural land, geodiversity, significant landscape features)	<p>There are 40 sites with low risk of potential loss of environmentally sensitive features ('Green' scores for each of the key criteria<sup>9</sup>):</p> <p>0259; 0261; 0262; <b>0270</b>; 0274; 0282; <b>0288</b>; <b>0292</b>; 0297; <b>0298</b>; 0307; <b>0308</b>; 0309; 0321; 0322; <b>0324</b>; 0336; 0338; 0339; 0342; 0343; 0344; <b>0345</b>; 0346; <b>0347</b>; <b>0348</b>; <b>0351</b>; 0431; 0555; 0556; 0604; <b>0605</b>; 0606; 0711; 0732; 0751; <b>0771</b>; 0810; 0812; 0819</p>	<p>There are 7 sites which contain an environmentally sensitive feature, such that they could lead to its loss (a 'Red' score for any of the key criteria):</p> <p><b>0258</b>; 0275; 0734; 0735; 0736; 0744; 0754</p>
Potential loss of historic environment features	<p>There are 23 sites with low risk of potential loss of historic environment features ('Green scores' for each of the three historic and built environment. Criteria):</p> <p><b>0258</b>; 0262; <b>0267</b>; <b>0268</b>; <b>0270</b>; 0279; 0280; 0282; <b>0288</b>; 0297; <b>0298</b>; 0299; <b>0308</b>; 0322; 0336; 0343; 0344; <b>0345</b>; <b>0347</b>; <b>0348</b>; <b>0351</b>; <b>0605</b>; <b>0771</b></p>	<p>There are 6 sites which contain or are within an historic designation (a 'Red' score for one of the historic and built environment criteria):</p> <p>0275; 0338; 0339; 0346; 0354; 0819.</p>
Access to services (IMD 'geographical barriers' score)	<p>There are 26 sites with relatively good access to existing services ('Green' score):</p> <p><b>0258</b>; 0259; 0261; <b>0268</b>; 0279; 0280; <b>0288</b>; <b>0292</b>; 0307; <b>0308</b>; 0309; 0321; 0325; 0342; 0343; 0344; <b>0345</b>; 0431; 0555; 0556; <b>0605</b>; 0606; 0733; 0734; 0735; 0736</p>	<p>There are 24 sites which have a 'red' or 'amber' score for access to services and a 'red' or 'amber' score for access to public transport, i.e. they have neither good access to services, nor good access to public transport:</p>

<sup>9</sup> Key criteria under this issue: Potential impact on Local Wildlife Sites (LWS) and Local Nature Reserves (LNR), Loss of greenspace or Tree Preservation Orders and proximity to Regionally Important Geological Sites (RIGS), Water bodies and areas of High Landscape Value.

**Bold, italic, orange** = sites selected as employment allocations  
**Bold, italic, blue** = sites selected as mixed use or residential allocations, or safeguarded land  
**Bold, italic, magenta** = sites selected as retail allocations

For more information on the rationale for site selection, see Section 4.6.4.

Issue	Sites which scored positively:	Sites which scored poorly:
Access to public transport (LUTI 2015)	<p><i>There are 23 sites with good access to public transport ('Green' score):</i></p> <p>0259; 0261; 0265; <b>0268</b>; 0275; 0279; 0282; <b>0292</b>; <b>0308</b>; 0309; 0321; <b>0324</b>; 0325; <b>0335</b>; 0338; 0339; 0342; 0343; 0344; <b>0345</b>; 0354; <b>0605</b>; 0810</p>	<p>0260; 0262; 0263; <b>0267</b>; <b>0270</b>; 0274; 0297; <b>0298</b>; 0299; 0322; 0336; 0337; 0346; <b>0347</b>; <b>0348</b>; <b>0351</b>; 0604; 0711; 0732; 0744; 0751; <b>0771</b>; 0812; 0819.</p>
Key infrastructure problems: school capacity, sewerage capacity, highway access	<p><i>There are 0 sites which score positively ('Green scores') for school capacity, sewerage capacity and highways access.</i></p>	<p><i>There are 0 sites with particular school capacity issues.</i></p> <p><i>There are 2 sites with a potential sewerage capacity issue ('Red' score):</i></p> <p>0262; 0298</p> <p><i>There are 16 sites with a significant highways access issue ('Red' score):</i></p> <p>0275; <b>0298</b>; 0299; 0307; 0309; 0321; 0322; 0337; 0343; 0431; 0555; 0732; 0733; 0734; 0735; 0736;</p>

### 4.6.3 'In Combination' Alternatives

As discussed in Section 3.4, it was necessary to explore whether the potential effects of selecting an individual site may be significantly different from a specific combination of sites. As a result, proposed allocations and safeguarded land were grouped into clusters, based on their potential for 'in combination' effects on particular issues or features within the borough. These issues or potential effects on receptors within the borough were identified based on experience and professional judgment.

However, when this exercise has been conducted under the IIA in both in 2013 and 2014, it was found that individual site assessment provides adequate comparison of sites in Wath-upon-Dearne, Brampton and West Melton, and there has been nothing further to consider under SA / IIA. It was noted that there are golden plover (a protected species of relevance to European designated sites) sightings in the area of central Brampton; however, sightings of golden plover are all in flight, most likely due to the RSPB Old Moor site situated to the north. Therefore, it is unlikely that the sites identified in Brampton would have an 'in combination' effect on golden plover.

### 4.6.4 Site Selection and Rationale

As discussed in Section 2.6, Stage 3 of the Site Selection Methodology applied the SA / IIA assessment results to a wider assessment framework involving "non-SA" planning factors, such that they were compared against each other and prioritised towards sustainability and the best fit with the priorities of the Local Plan / Core Strategy. Given the sites available, even some poorly performing sites still had to be chosen for allocation to meet the development needs for Wath-upon-Dearne, Brampton and West Melton.

Table 4.22 below summarises the final sites allocated and safeguarded land relative to Stage 3 assessment results. It includes those sites which performed well, yet were not selected, as well as those which performed poorly and were selected, and why this decision was made. The "Reasons for Selecting Site" include, where applicable, where the specific IIA performance has been relatively good (i.e. few 'Red' constraints), bearing in mind that the IIA made up 3 of the 8 Stage 3 criteria, and thus many of the overall red scores counted came from non-IIA considerations.

Table 4.22: Rationale for allocated and safeguarded land in Wath-upon-Dearne, Brampton and West Melton

Stage 3 Performance – What Determined the Best Sites?		Reason for Selecting Site “Positive attributes include...”	Exceptions – Sites Not Selected Within This Category	Reason for Not Selecting these Sites as Allocations or Safeguarded Land	
Selected Sites Within this Category Emp: Employment Res: Residential Ret: Retail S: Safeguarded Residential MU: Mixed Use SPA: Special Policy Area					
<b>L▶ Sites with no ‘Red’ and 1 to 5 ‘Amber’ scores under any Stage 3 criterion</b>					
267 (Res)	LAND TO THE NORTH OF WESTFIELD ROAD	... being a good-performing site under the IIA / SA, being an existing allocation under the UDP, and having an existing planning permission.	263	LAND BETWEEN PONTEFRACT ROAD AND BARNSELY ROAD	To be retained as urban greenspace, as meets a recognised need or serves an important amenity or townscape function.
268 (Res)	OFF ORCHARD PLACE	... being a good-performing site under the IIA / SA, being an existing allocation under the UDP, relationship to the existing built settlement, and meeting the settlements role established in the Spatial Strategy.	265	LAND TO THE NORTH WEST OF THE BRAMPTON CENTRE	To be retained as urban greenspace, as meets a recognised need or serves an important amenity or townscape function.
292 (Res)	HIGHFIELD FARM	... being a good-performing site under the IIA / SA, being an existing allocation under the UDP, relationship to the existing built settlement, having a recent resolution to grant permission for residential subject to signing a legal agreement, and meeting the settlements role established in the Spatial Strategy.	280	CADMAN STREET	Yorkshire Water objections in relation to sewage works.
308 (Emp)	MANVERS WAY/ STATION ROAD	... being a good-performing site under the IIA / SA, and being an existing allocation under the UDP.	325	LAND R/O 2 TO 30 FLATTS LANE	To be retained as green belt, due to various environmental (landscape, historic environment) constraints.
324 (Res)	BRAMPTON CENTRE	... being a good-performing site under the IIA / SA, being an existing allocation under the UDP (though for business and	336	LAND OFF MATTHEWS AVENUE/ BUSHFIELD ROAD	Part already allocated as residential, part to be retained as urban greenspace, as meets a recognised need or serves an important amenity or townscape function.

Stage 3 Performance – What Determined the Best Sites?		Reason for Selecting Site “Positive attributes include...”	Exceptions – Sites Not Selected Within This Category		Reason for Not Selecting these Sites as Allocations or Safeguarded Land
Selected Sites Within this Category Emp: Employment Res: Residential Ret: Retail S: Safeguarded Residential MU: Mixed Use SPA: Special Policy Area					
		community uses), relationship to the existing built settlement, being vacant & brownfield, having planning permission, and meeting the settlements role established in the Spatial Strategy .			
335 (Res)	LAND OFF DENMAN ROAD	... being a good-performing site under the IIA / SA, relationship to the existing built settlement, having planning permission, and meeting the settlements role established in the Spatial Strategy.	344	MANVERS WAY/ BROOKFIELDS WAY	<b>Already allocated</b> for employment use, and its current or future use is likely to remain viable and/or a good use of land.
347 (Res)	MANVERS WAY (EXPRESS PARKS)	... being a good-performing site under the IIA / SA, being an existing allocation under the UDP (though for business use), and having planning permission for a mix of uses.	604	WATH WEST IND. EST. OFF DERWENT WAY	<b>Already allocated</b> for employment use, and its current or future use is likely to remain viable and/or a good use of land.
348 (Emp)	MANVERS WAY/ DEARNE LANE	... being a good-performing site under the IIA / SA, being an existing allocation under the UDP, and being part of a wider industrial estate with existing access road.	606	CORTONWOOD BUSINESS PARK	<b>Already allocated</b> for employment use, and its current or future use is likely to remain viable and/or a good use of land.
351 (Emp)	MANVERS WAY	... being a good-performing site under the IIA / SA, being an existing allocation under the UDP, being part of a wider development, and part of the site having planning permission.	711	BESSACARR SERVICE CENTRE, DERWENT WAY, BRAMPTON BIERLOW	<b>Already allocated</b> for employment use, and its current or future use is likely to remain viable and/or a good use of land.
605 (Emp)	BOLTON ROAD MANVERS UDP E11 (PART)	... being a good-performing site under the IIA / SA, being an	751	LAND OFF BARNSELY ROAD	<b>Not appropriate to allocate for development, as other</b>

Stage 3 Performance – What Determined the Best Sites?		Reason for Selecting Site “Positive attributes include...”	Exceptions – Sites Not Selected Within This Category		Reason for Not Selecting these Sites as Allocations or Safeguarded Land
Selected Sites Within this Category Emp: Employment Res: Residential Ret: Retail S: Safeguarded Residential MU: Mixed Use SPA: Special Policy Area					
		existing allocation under the UDP, being part of a wider industrial estate and part of the site having planning permission.			policy mechanisms will be used to change its allocation, if appropriate.
771	LAND NORTH OF STUMP CROSS ROAD, WATH	... being a good-performing site under the IIA / SA, relationship to the existing built settlement, being a long-time vacant site, and meeting the settlements role established in the Spatial Strategy.			
<b>L► Sites with 1 or 2 ‘Red’ scores and 1 to 3 ‘Amber’ scores under any Stage 3 criterion</b>					
258 (Res)	LAND TO THE EAST OF CORTON WOOD BUSINESS PARK	... besides being within an AQMA, containing or being adjacent to a water body, and protected species on-site (all of which can be dealt with or are not prohibitive to development), being a good performing site under the IIA / SA, plus already being allocated in the UDP (though for employment use), and having planning permission.	259	ADJOINING 211 MELTON, HIGH STREET	To be retained as green belt, as landscape / townscape considerations not picked up by Site Selection Methodology constraints render this site inappropriate. Reallocation would result in loss of a strong component of the village townscape, including distant views through this gap in the built environment.
270 (S)	LAND TO THE EAST OF WESTFIELD ROAD	... being a good-performing site under the IIA / SA.	260	LAND TO THE WEST OF PONTEFRACT ROAD	To be retained as urban greenspace and residential, as the site is high-value greenspace with significant environmental sensitivities.
288 (S)	LAND TO THE NORTH OF ELSECAR ROAD	... besides protected species on-site (which can be mitigated), being a good performing site under the IIA / SA.	261	OFF FLATTS LANE AND BROOME DRIVE	To be retained as green belt, due to various environmental (biodiversity, landscape / townscape, historic environment, recreation) constraints.



Stage 3 Performance – What Determined the Best Sites?		Reason for Selecting Site “Positive attributes include...”	Exceptions – Sites Not Selected Within This Category		Reason for Not Selecting these Sites as Allocations or Safeguarded Land
Selected Sites Within this Category Emp: Employment Res: Residential Ret: Retail S: Safeguarded Residential MU: Mixed Use SPA: Special Policy Area					
345 (Emp)	BROOKFIELD WAY	... besides protected species on-site (which can be mitigated), being a good performing site under the IIA / SA, plus already being allocated in the UDP, forming part of a wider site, and having planning permission.	262	LAND TO THE EAST OF PONTEFRACT ROAD	<b>Already allocated</b> for employment use, but is <b>future viability is in doubt</b> due to a cost-prohibitive physical constraint on the site.
			274	PONY Paddock TO THE EAST OF WESTFIELD ROAD	<b>To be retained as green belt, due to physical constraints and landscape/townscape considerations.</b>
			279	EAST OF STATION ROAD	<b>To be retained for employment use</b> due to Yorkshire Water objections in relation to sewage works.
			282	FIRE STATION KNOLLBECK LANE	<b>This site is allocated for community facilities and is the former fire station in Brampton Brierlow; a new fire station has been built in Wath-upon-Deerne and this site is not now required for community facilities. It is a brownfield site, in close proximity to local facilities and within an existing residential area. It is proposed to allocate as residential but too small for a potential allocation.</b>
			297	DONCASTER ROAD/ FARFIELD LANE	<b>To be retained as green belt, due to the site's need as greenspace / recreation (allotments).</b>
			299	R/O 35 - 133 OAK ROAD	<b>To be retained as green belt, due to being well used as greenspace / recreation (allotments).</b>

Stage 3 Performance – What Determined the Best Sites?	Reason for Selecting Site “Positive attributes include...”	Exceptions – Sites Not Selected Within This Category		Reason for Not Selecting these Sites as Allocations or Safeguarded Land
<p><b>Selected Sites Within this Category</b>                      Emp: Employment                      Res: Residential                      Ret: Retail                      S: Safeguarded Residential                      MU: Mixed Use                      SPA: Special Policy Area</p>				
		309	STATION ROAD	<b>Already allocated</b> for mixed use (leisure), and its current or future use is most appropriate relative to environmental sensitivities at the site.
		322	LAND ADJOINING "THE FIELDS" WESTFIELD ROAD	<b>To be retained as green belt, due to physical constraints and landscape/townscape considerations.</b>
		337	LAND OFF NEWHILL ROAD	<b>Highways access and historic environment issues / impacts</b> , which cannot be fully overcome / mitigated.
		338	BISCAY LANE	<b>Already allocated</b> for mixed use, and its current or future use is most appropriate relative to environmental sensitivities at the site.
		339	WEST STREET/ WHITWORTH WAY	<b>This site is allocated for mixed use and is in use as a Council depot and builders yard. There are no major constraints to development and the site is close to Wath-upon-Dearne Town Centre and all the facilities there. It is proposed that the site retains a mixed use allocation MU02 - see background paper for further details on the menu of appropriate uses</b>
		342	STATION ROAD	<b>Already allocated</b> for employment use, and its current or future use is most appropriate relative to flood risk issues at the site.
		343	OFF STATION ROAD	<b>Already allocated</b> for employment use, and its current or future use is most appropriate relative to environmental sensitivities at the site.

Stage 3 Performance – What Determined the Best Sites?	Reason for Selecting Site “Positive attributes include...”	Exceptions – Sites Not Selected Within This Category		Reason for Not Selecting these Sites as Allocations or Safeguarded Land
Selected Sites Within this Category Emp: Employment Res: Residential Ret: Retail S: Safeguarded Residential MU: Mixed Use SPA: Special Policy Area				
		346	DONCASTER ROAD / EAST OF FARFIELD LANE	To be retained as green belt, due to various environmental (landscape / townscape, historic environment, agriculture) constraints.
		354	HIGH STREET	Already allocated for retail, community facilities, greenspace and residential use, and its current or future use is likely to remain viable and/or a good use of land.
		431	SITE OFF BOLTON ROAD	Already allocated for employment use, and its current or future use is likely to remain viable and/or a good use of land.
		556	LAND OFF QUARRY HILL ROAD	To be retained as green belt, due to physical constraints (small size, topography) and poor performance under IIA / SA criteria.
		744	FOORBALL GROUND, MANVERS FITZWILLIAM FIELDS	To be designated as urban greenspace, as the site is well used for this purpose and otherwise suffers flood risk and highways access issues.
		810	SOUTH OF DONCASTER ROAD, WEST OF CALLFLEX	To be retained as green belt, due to historic environment and landscape/townscape issues.
		812	LAND TO NORTH OF ELSECAR ROAD	To be retained as green belt, due to physical constraints (electricity sub-station on-site).
		819	LAND TO SOUTH OF DONCASTER ROAD	To be retained as green belt, due to historic environment and landscape/townscape issues.

Stage 3 Performance – What Determined the Best Sites?		Reason for Selecting Site “Positive attributes include...”	Exceptions – Sites Not Selected Within This Category	Reason for Not Selecting these Sites as Allocations or Safeguarded Land	
Selected Sites Within this Category Emp: Employment Res: Residential Ret: Retail S: Safeguarded Residential MU: Mixed Use SPA: Special Policy Area					
<b>L► Sites with 3 ‘Red’ scores and 1 or 2 ‘Amber’ scores under any Stage 3 criterion</b>					
298 (S)	LAND OFF FARFIELD LANE	... besides water/sewerage issues, highways access issues and protected species on-site (all of which can be dealt with), being a good performing site under the IIA / SA.	275	OFF WEST STREET/ BISCAY LANE	Already allocated for mixed use, and its current or future use is likely to remain viable and/or a good use of land.
			307	QUARRY HILL ROAD/ GYPSEY GREEN LANE	To be retained as green belt, due to landscape/townscape issues not fully identified up by the IIA / SA.
			321	LAND OFF KNOLL BECK LANE	Already allocated for employment use, and its current or future use is most appropriate relative to environmental sensitivities at the site.
			732	LAND OFF BATTISON LANE (1)	To be retained as green belt, due to physical constraints (access) and poor performance under IIA / SA criteria.
<b>L► Sites with 4 or 5 ‘Red’ scores under any Stage 3 criterion</b>					
			555	LAND OFF DAWSON LANE	Poor performance against Stage 3 criteria. Issues not readily resolved.
			733	LAND TO THE SOUTH OF QUARRY HILL ROAD (OFF DAWSONS LANE)	Poor performance against Stage 3 criteria. Issues not readily resolved.
			734	LAND OFF WATH WOOD BOTTOM (1)	Poor performance against Stage 3 criteria. Issues not readily resolved.
			735	LAND OFF WATH WOOD BOTTOM (2)	Poor performance against Stage 3 criteria. Issues not readily resolved.
			736	LAND OFF GIPSY GREEN LANE	Poor performance against Stage 3 criteria. Issues not readily resolved.

#### 4.6.5 Outstanding Sustainability Issues / Constraints and Potential Mitigation or Enhancement

The results of the IIA as reported in Section 4.6.2 highlighted certain constraints that exist within the preferred sites provided in Section 4.6.4 above. The full results in Appendix 2-D and Appendix 2-E provide the fuller details of potential environmental issues and effects identified. Some of these constraints are also opportunities presented for development to improve sustainability within Wath-upon-Deerne, Brampton and West Melton – for example, where access to greenspace is poor, providing new greenspace for all to use.

Table 4.25 below summarises the issues and constraints by sub-area, and the potential mitigation which the Council must pursue in order to avoid, minimise or where not possible, compensate for such effects.

**Table 4.23: Outstanding Sustainability Issues and Potential Mitigation or Enhancement**

Issue(s) Identified by Site Selection Methodology / IIA of Sites	Potential Mitigation or Enhancement	Possible Delivery Mechanisms
Sites 258 and 298 suffer poor accessibility to formal greenspace.	Application of Policies CS 28 and SP 40 to ensure greenspace provision is adequate, whether within the site or in tandem with other development	<ul style="list-style-type: none"> <li>• Planning conditions</li> <li>• Planning obligations</li> <li>• Community Infrastructure Levy</li> </ul>
Certain sites have issues around water / sewerage capacity and highways access – in particular, Site 298 for both issues	Application of Policies CS 32, SP 70, CS 30 and SP 29 to ensure good and timely infrastructure provision, including education / schools	<ul style="list-style-type: none"> <li>• Planning conditions</li> <li>• Planning obligations</li> <li>• Community Infrastructure Levy</li> </ul>
A schools capacity deficit in the settlement area		
Most residential allocations show having fair to poor accessibility to community services and facilities, mainly by foot or cycle – in particular Sites 267, 270 & 324.  This includes access to leisure facilities.	<ul style="list-style-type: none"> <li>• Application of Policy SP 66 for the provision of new community services and facilities where reasonable relative to the scale of development.</li> <li>• Application of Policy SP 29 to maximise the benefit of good public transport accessibility for these sites.</li> <li>• Work with partners to ensure it is a priority to preserve good public transport accessibility.</li> </ul>	<ul style="list-style-type: none"> <li>• Planning conditions</li> <li>• Planning obligations</li> <li>• Community Infrastructure Levy</li> <li>• Joint-working with partners on a broader level</li> </ul>
A number of residential allocations have poor public transport accessibility, and most of those also have poor accessibility to services – in particular Site 267	Application of Policies CS 14 and SP 29 to achieve improved sustainable transport opportunities in tandem with development of the sites.	<ul style="list-style-type: none"> <li>• Planning conditions</li> <li>• Planning obligations</li> <li>• Community Infrastructure Levy</li> <li>• Joint-working with partners on a broader level</li> </ul>
Sites 288, 298 and 345 have significant protected species issues	<ul style="list-style-type: none"> <li>• Ensure Policies CS 19, CS 20, and CS 28 are applied rigorously for protected species' protection.</li> <li>• Ensure the Council receives ecologist advice on applications where protected species are potentially at risk or in proximity to important habitats and designated sites, specifically considering recreational pressure / damage to any wildlife site.</li> </ul>	<ul style="list-style-type: none"> <li>• Planning conditions</li> <li>• Planning obligations</li> <li>• Community Infrastructure Levy for provision of greenspace on-site and Green Infrastructure off-site</li> </ul>

Issue(s) Identified by Site Selection Methodology / IIA of Sites	Potential Mitigation or Enhancement	Possible Delivery Mechanisms
Sites 237 and 270 are in close proximity to an AQMA	<ul style="list-style-type: none"> <li>Minimise reliance on the private car – application of Policy SP 29 to improve public transport accessibility, where feasible. Work with partners to try and extend and improve public transport accessibility.</li> </ul>	<ul style="list-style-type: none"> <li>Planning conditions</li> <li>Planning obligations</li> <li>Community Infrastructure Levy</li> <li>Joint-working with partners on a broader level</li> </ul>
There are two sites in close proximity to water bodies	Apply appropriate policies, e.g. SP 35 and SP 50, to ensure water bodies are appropriately preserved and protected	Planning conditions
A number of sites have known flood risk – either fluvial or surface water	<ul style="list-style-type: none"> <li>Apply Policies CS 25 and SP 50 to ensure flood risk on- and off-site is dealt with robustly, including the timely resourcing and implementation of any required flood risk management measures.</li> </ul>	<ul style="list-style-type: none"> <li>Planning conditions</li> <li>Planning obligations</li> <li>Community Infrastructure Levy</li> </ul>
A few sites are in an area of moderate landscape sensitivity, or contain greenspace which is not well used or culturally significant, or less than 10 TPO trees	<ul style="list-style-type: none"> <li>Application of Policies CS 21 and SP 35 to conserve and enhance landscape and townscape quality and character; and CS 22 to ensure adequate greenspace is provided.</li> <li>Application of Policies CS 19, CS 20, and SP 36 regarding green infrastructure.</li> </ul>	Planning conditions
Sites 292, 324 and 335 are in close proximity to Listed Building(s)	<ul style="list-style-type: none"> <li>Application of Policies CS 23, SP 43, SP 44, SP 45, SP 46, SP 47, SP 48 and SP 49 as may be appropriate towards the conservation and enhancement of nearby heritage features.</li> <li>Via the above policies, it may be possible to create net improvements to the setting of historic environment features, for example, where sites are being redeveloped.</li> </ul>	Planning conditions

In addition to the issues identified in Table 4.19 above, most sites have no or poor access to the Public Right of Way (PRoW) network. Wherever appropriate, planning conditions, planning obligations and/or the Community Infrastructure Levy should be applied to connect into and extend the PRoW network, whether as footpaths, combined footway / cycleway or bridleway. The safeguarding of minerals is also a potential issue for many sites, and planning applications must conform with Policies CS 26 and SP 52.

## 4.7 Kiveton Park and Wales

### 4.7.1 Introduction

As described in Section 3.2.2, Kiveton Park and Wales is identified as a ‘Principal settlement’ in the Core Strategy. It currently has approximately 2.5% of the borough’s total number of households. As per Policy CS1 of the Core Strategy:

*Kiveton Park and Wales provide a reasonable level of service provision; also there are two railway stations providing links to Sheffield and the East Coast Main Line at Retford. Wales / Kiveton Park is considered able to accommodate some new growth in the borough. Growth in the settlement may enhance its overall sustainability and give rise to opportunities for improving its current infrastructure and physical environment.*

As shown in Table 3.2, the below is the development target for Kiveton Park and Wales.

**Table 4.24: Adopted Spatial Strategy Development Target for Kiveton Park and Wales.**

	Indicative Housing Provision		Indicative Employment Provision	
	Percentage of borough requirement	Approx. number of dwellings	Percentage of borough requirement	Approx. hectares of land
Total for settlement group	3%	370	4%	9










All sites considered at Stage 2 in Kiveton Park and Wales are illustrated in Figure 4-P and Figure 4-Q on the following pages, presenting also the preferred sites and the sustainability constraints relevant to decisions made on site selection. Figure 4-O provides the key to those two figures. The full list of sites and their sustainability assessment results can be found in Appendix 2-C, Section 2-C.4, and more comprehensive constraints maps can be found in Appendix 2-A.

There were 31 alternative sites considered in Kiveton Park and Wales towards meeting the housing target.

**Figure 4-P**

-  Special Policy Area
-  Proposed Allocation, Employment
-  Proposed Allocation, Residential
-  Proposed Gypsy and Traveller Site
-  Proposed Safeguarded Residential
-  Alternative Sites Considered, but Not Allocated
-  Grade II\* Listed Building
-  Grade II Listed Building
-  Scheduled Monument
-  Tree Preservation Order
-  Conservation Area
-  Local Wildlife Site
-  Ancient Woodland
-  Area of High Landscape Value
-  Flood Risk Area (source: PFRA)
-  EA Flood Zone 3
-  EA Flood Zone 2

**Figure 4-Q**

-  Special Policy Area
  -  Proposed Allocation, Employment
  -  Proposed Allocation, Residential
  -  Proposed Gypsy and Traveller Site
  -  Proposed Safeguarded Residential
  -  Alternative Sites Considered, but Not Allocated
- Index of Multiple Deprivation Geographical Barriers to Services Rank (% most deprived nationally)
-  Within the top 20% most deprived nationally
  -  Between 20% and 40% most deprived
  -  Less than 40% most deprived

**Figure 4-O: Key to Figure 4-P and Figure 4-Q**



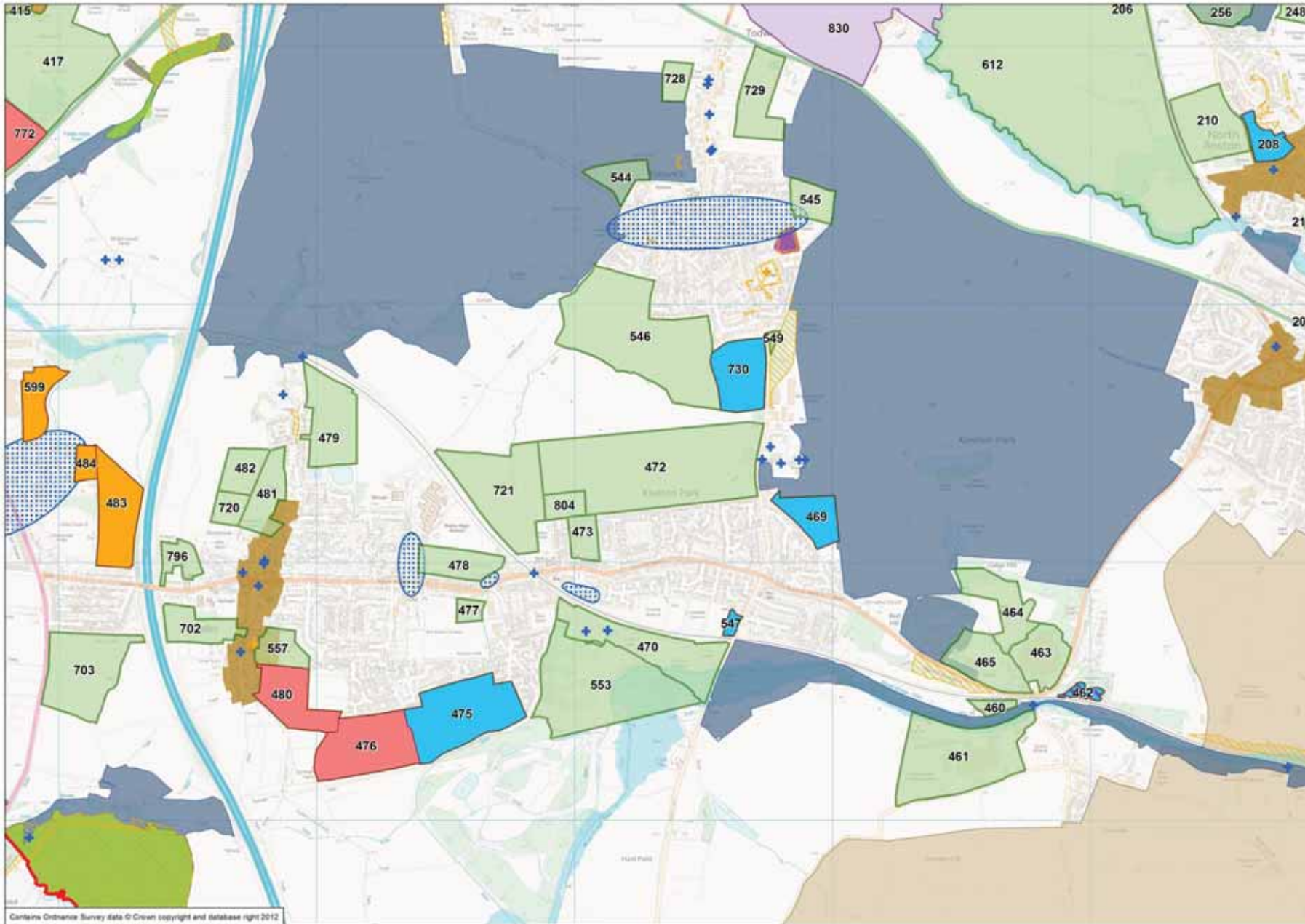


Figure 4-P: Individual site alternatives in Kiveton Park and Wales, and some key sustainability constraints

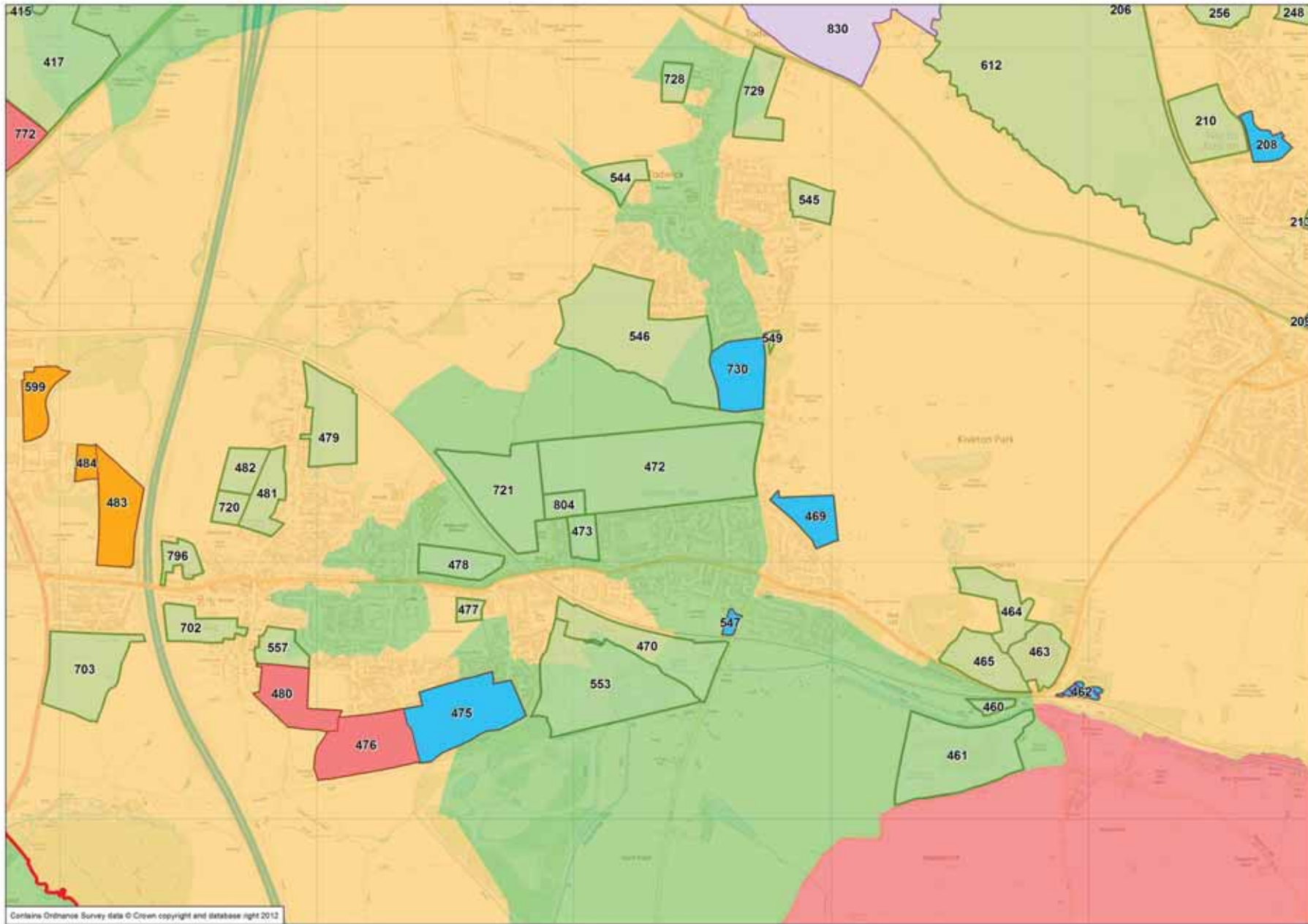


Figure 4-Q: Individual sites alternatives in Kiveton Park and Wales, and accessibility to services and facilities (IMD)

#### 4.7.2 Results of Stage 2 Assessment of the Site Selection Methodology

Each alternative site within Kiveton Park and Wales has been assessed individually regarding its key sustainability constraints using a primarily GIS-based approach, but supplemented with additional assessment work where required. This has also revealed opportunities for net benefits in terms of certain sustainability considerations. Table 4.25 below provides a summary of some of the key outcomes of this assessment. The full results can be found in Appendix 2-E, Section 2-E.2. For each of the individual sites, site survey summary sheets are available in IIA Volume 4.

**Table 4.25: Summary of some key outcomes of the Stage 2 assessment of sites**

<p><b>Bold, italic, orange</b> = sites selected as employment allocations</p> <p><b>Bold, italic, blue</b> = sites selected as mixed use or residential allocations, gypsy and traveller site, or safeguarded land</p> <p><b>Bold, italic, magenta</b> = sites selected as retail allocations</p> <p>For more information on the rationale for site selection, see Section 4.7.4.</p>		
Issue	Sites which scored positively:	Sites which scored poorly:
Flood risk (rivers / sea or surface water)	<p>There are 23 sites which have low flood risk ('Green' score for both 'flood risk' and 'surface water flooding'):</p> <p>0460; <b>0462</b>; 0463; 0464; 0465; <b>0469</b>; 0472; 0473; 0479; <b>0480</b>; 0481; 0482; <b>0483</b>; <b>0484</b>; <b>0547</b>; 0557; <b>0599</b>; <b>0600</b>; 0702; 0703; 0720; 0796; 0804</p>	<p>There are 3 sites which has high flood risk ('Red' score for either 'flood risk' or 'surface water flooding'):</p> <p>0470; <b>0475</b>; 0553</p>
Potential loss of environmentally sensitive features (biodiversity, water bodies / riparian areas, 'best and most versatile' agricultural land, geodiversity, significant landscape features)	<p>There are 12 sites with low risk of potential loss of environmentally sensitive features ('Green' scores for each of the key criteria<sup>10</sup>):</p> <p><b>0469</b>; <b>0480</b>; 0481; 0482; <b>0484</b>; 0557; 0600; 0702; 0703; 0720; 0796; 0804</p>	<p>There are 9 sites which contain an environmentally sensitive feature, such that they could lead to its loss (a 'Red' score for any of the key criteria):</p> <p>0464; 0465; 0470; <b>0475</b>; 0477; 0478; 0553; <b>0599</b>; 0721</p>
Potential loss of historic environment features	<p>There are 9 sites with low risk of potential loss of historic environment features ('Green scores' for each of the three historic and built environment. Criteria):</p> <p><b>0462</b>; <b>0469</b>; <b>0475</b>; 0476; <b>0483</b>; <b>0484</b>; <b>0547</b>; <b>0599</b>; <b>0600</b></p>	<p>There are 4 sites which contain or are within an historic designation (a 'Red' score for one of the historic and built environment criteria):</p> <p><b>0480</b>; 0481; 0557; 0702</p>
Access to services (IMD 'geographical barriers' score)	<p>There are 5 sites with relatively good access to existing services ('Green' score):</p> <p>0472; 0473; 0478; 0721; 0804</p>	<p>There are 16 sites which have a 'red' or 'amber' score for access to services and a 'red' or 'amber' score for access to public transport, i.e. they have neither good access to services, nor good access to public transport:</p> <p><b>0469</b>; <b>0476</b>; 0479; <b>0480</b>; 0481; 0482; <b>0483</b>; <b>0484</b>; <b>0547</b>; 0557; <b>0599</b>; <b>0600</b>; 0702; 0703; 0720; 0796</p>
Access to public transport (LUTI 2015)	<p>There are 15 sites with good access to public transport ('Green' score):</p> <p>0460; 0461; <b>0462</b>; 0463; 0464; 0465; 0470; 0472; 0473; <b>0475</b>; 0477; 0478; 0553; 0721; 0804</p>	

<sup>10</sup> Key criteria under this issue: Potential impact on Local Wildlife Sites (LWS) and Local Nature Reserves (LNR), Loss of greenspace or Tree Preservation Orders and proximity to Regionally Important Geological Sites (RIGS), Water bodies and areas of High Landscape Value.

**Bold, italic, orange** = sites selected as employment allocations  
**Bold, italic, blue** = sites selected as mixed use or residential allocations, gypsy and traveller site, or safeguarded land  
**Bold, italic, magenta** = sites selected as retail allocations  
 For more information on the rationale for site selection, see Section 4.7.4.

Issue	Sites which scored positively:	Sites which scored poorly:
Key infrastructure problems: school capacity, sewerage capacity, highway access	<i>There are 0 sites which score positively ('Green scores') for school capacity, sewerage capacity and highways access:</i>	<p><i>There are 0 sites with particular school capacity issues.</i></p> <p><i>There are 0 sites with a potential sewerage capacity issue ('Red' score):</i></p> <p><i>There are 17 sites with a significant highways access issue ('Red' score):</i>            0460; 0461; 0464; <b>0469</b>; 0473; <b>0476</b>;            0477; 0478; 0479; 0481; 0482; <b>0483</b>;            0553; 0557; 0702; 0720; 0721</p>

### 4.7.3 'In Combination' Alternatives

As discussed in Section 3.4, it was necessary to explore whether the potential effects of selecting an individual site may be significantly different from a specific combination of sites. As a result, proposed allocations and safeguarded land were grouped into clusters, based on their potential for 'in combination' effects on particular issues or features within the borough. These issues or potential effects on receptors within the borough were identified based on experience and professional judgment.

However, when this exercise has been conducted under the IIA in both in 2013 and 2014, it was found that individual site assessment provides adequate comparison of sites in Kiveton Park and Wales, and there has been nothing further to consider under SA / IIA.

### 4.7.4 Site Selection and Rationale

As discussed in Section 2.6, Stage 3 of the Site Selection Methodology applied the SA / IIA assessment results to a wider assessment framework involving "non-SA" planning factors, such that they were compared against each other and prioritised towards sustainability and the best fit with the priorities of the Local Plan / Core Strategy. Given the sites available, even some poorly performing sites still had to be chosen for allocation to meet the development needs for Kiveton Park and Wales.

Table 4.26 below summarises the final sites allocated and safeguarded land relative to Stage 3 assessment results. It includes those sites which performed well, yet were not selected, as well as those which performed poorly and were selected, and why this decision was made. The "Reasons for Selecting Site" include, where applicable, where the specific IIA performance has been relatively good (i.e. few 'Red' constraints), bearing in mind that the IIA made up 3 of the 8 Stage 3 criteria, and thus many of the overall red scores counted came from non-IIA considerations.

Table 4.26: Rationale for allocated and safeguarded land in Kiveton Park and Wales

Stage 3 Performance – What Determined the Best Sites?		Reason for Selecting Site “Positive attributes include...”	Exceptions – Sites Not Selected Within This Category	Reason for Not Selecting these Sites as Allocations or Safeguarded Land	
Selected Sites Within this Category					
Emp: Employment Res: Residential Ret: Retail S: Safeguarded Residential MU: Mixed Use SPA: Special Policy Area GTS: Gypsy & Traveller Site					
<b>L► Sites with 0 or 1 ‘Red’ and 1 to 4 ‘Amber’ scores under any Stage 3 criterion</b>					
469 (Res)	KEETON HALL ROAD	... besides highways access issues (which can be mitigated), being a good-performing site under the IIA / SA, having a good relationship with the existing built settlement, and meeting the settlements role established in the Spatial Strategy.	463	KIVETON PARK STEEL AND WIRE	Already allocated for employment use, and its current or future use is likely to remain viable and/or a good use of land.
475 (Res)	CHAPEL WAY	... besides containing a water body and having surface water flood risk issues (which can be mitigated), being a good-performing site under the IIA / SA, being close to the existing community, and meeting the settlements role established in the Spatial Strategy.	472	KIVETON LANE	To be retained as green belt, due to physical constraints (pylons, topography) and environmental issues (e.g. recreation, landscape, biodiversity).
484 (Emp)	OFF WALESWOOD WAY	... being a good-performing site under the IIA / SA.	804	LAND NORTH OF WESLEY ROAD	To be retained as Green Belt, as development would promote an incongruous tongue of development in the Green Belt.

Stage 3 Performance – What Determined the Best Sites?		Reason for Selecting Site “Positive attributes include...”	Exceptions – Sites Not Selected Within This Category	Reason for Not Selecting these Sites as Allocations or Safeguarded Land	
Selected Sites Within this Category Emp: Employment Res: Residential Ret: Retail S: Safeguarded Residential MU: Mixed Use SPA: Special Policy Area GTS: Gypsy & Traveller Site					
547 (Res)	HARD LANE	... being a good-performing site under the IIA / SA, and having an existing planning permission.			
599 (Emp)	WALESWOOD (EAST)	... besides containing a water body (which can be avoided / mitigated), being a good-performing site under the IIA / SA, and being previously allocated under the UDP.			
600 (Emp)	WALESWOOD (WEST) / VECTOR 31	... being a good-performing site under the IIA / SA, and being previously allocated under the UDP.			
▶ Sites with 2 ‘Red’ scores and 2 to 4 ‘Amber’ scores under any Stage 3 criterion					
462 (GTS)	KIVETON PARK COUNCIL DEPOT	... being a good-performing site under the IIA / SA, being considered the best of options considered for this specific use, and having the support of the gypsy and traveller community.	460	DEPOT R/O KIVETON PARK STATION	<b>Already allocated</b> for employment use, and its current or future use is likely to remain viable and/or a good use of land.
476 (S)	SOUTH OF LAMBRELL AVE	... besides highways access issues (which can be mitigated), being a good-performing site under the IIA / SA.	465	ANSTONE WORKS	<b>Already allocated</b> for employment use, and alternative uses are not considered appropriate at this location.

Stage 3 Performance – What Determined the Best Sites?		Reason for Selecting Site “Positive attributes include...”	Exceptions – Sites Not Selected Within This Category		Reason for Not Selecting these Sites as Allocations or Safeguarded Land
Selected Sites Within this Category Emp: Employment Res: Residential Ret: Retail S: Safeguarded Residential MU: Mixed Use SPA: Special Policy Area GTS: Gypsy & Traveller Site					
480 (S)	STOCKWELL LANE	... besides location within a Conservation Area (which can be managed / mitigated), being a good-performing site under the IIA / SA.	470	FORMER COLLIERY (NORTH)	To be retained as green belt, due to access constraints and various environmental issues (e.g. surface water flooding, biodiversity)
483 (Emp)	NORTH OF SCHOOL RD	... besides highways access issues (which can be mitigated), being a good-performing site under the IIA / SA, and working well with adjacent Site 484.	473	WESLEY ROAD ALLOTMENTS EAST	To be retained as urban greenspace, as meets a recognised need or serves an important amenity or townscape function.
			477	RECREATION GROUND ALLOTMENTS	To be retained as urban greenspace, due to highways access constraint and surface water flood risk issues.
			479	MANOR RD	To be retained as green belt, as 'red' score for transportation cannot be overcome / mitigated, given the size of the site.
			703	LAND SOUTH OF CHERRY TREE ROAD, WALES BAR	To be retained as green belt, as landscape / townscape considerations not picked up by Site Selection Methodology constraints render this site inappropriate. Reallocation would result in significant visual intrusion into the countryside, and there are numerous other constraints which render this site difficult to deliver in an appropriate way.

Stage 3 Performance – What Determined the Best Sites?		Reason for Selecting Site “Positive attributes include...”	Exceptions – Sites Not Selected Within This Category	Reason for Not Selecting these Sites as Allocations or Safeguarded Land
Selected Sites Within this Category Emp: Employment Res: Residential Ret: Retail S: Safeguarded Residential MU: Mixed Use SPA: Special Policy Area GTS: Gypsy & Traveller Site				
			796 LAND OFF SCHOOL LANE	<b>Already allocated</b> for residential use and green belt, and its current or future use is likely to remain viable and/or a good use of land. As to the green belt portion of site, <b>within an AQMA and affected by potential motorway widening.</b>
<b>▶ Sites with 3 or 4 ‘Red’ scores under any Stage 3 criterion</b>				
			461 UNSCO STEEL	<b>Poor performance against Stage 3 criteria. Issues not readily resolved.</b>
			464 DISUSED QUARRY (SAMANN ENV. SYSTEMS LTD)	<b>Poor performance against Stage 3 criteria. Issues not readily resolved.</b>
			478 WALES RD/CHESTNUT AVE ALLOTMENTS	<b>Poor performance against Stage 3 criteria. Issues not readily resolved.</b>
			481 WEST OF MANOR ROAD A	<b>Poor performance against Stage 3 criteria. Issues not readily resolved.</b>
			482 WEST OF MANOR ROAD B	<b>Poor performance against Stage 3 criteria. Issues not readily resolved.</b>
			553 FORMER COLLIERY, SOUTH	<b>Poor performance against Stage 3 criteria. Issues not readily resolved.</b>
			557 WALES HALL FARM, CHURCH STREET	<b>Poor performance against Stage 3 criteria. Issues not readily resolved.</b>
			702 LAND WEST OF CHURCH STREET, WALES.	<b>Poor performance against Stage 3 criteria. Issues not readily resolved.</b>



Stage 3 Performance – What Determined the Best Sites?		Reason for Selecting Site “Positive attributes include...”	Exceptions – Sites Not Selected Within This Category		Reason for Not Selecting these Sites as Allocations or Safeguarded Land
Selected Sites Within this Category Emp: Employment Res: Residential Ret: Retail S: Safeguarded Residential MU: Mixed Use SPA: Special Policy Area GTS: Gypsy & Traveller Site					
			720	LAND TO THE WEST OF MANOR ROAD	Poor performance against Stage 3 criteria. Issues not readily resolved.
			721	LAND TO THE NORTH OF STATION ROAD	Poor performance against Stage 3 criteria. Issues not readily resolved.

#### 4.7.5 Outstanding Sustainability Issues / Constraints and Potential Mitigation or Enhancement

The results of the IIA as reported in Section 4.7.2 highlighted certain constraints that exist within the preferred sites provided in Section 4.7.4 above. The full results in Appendix 2-D and Appendix 2-E provide the fuller details of potential environmental issues and effects identified. Some of these constraints are also opportunities presented for development to improve sustainability within Kiveton Park and Wales – for example, where access to greenspace is poor, providing new greenspace for all to use.

Table 4.27 below summarises the issues and constraints by sub-area, and the potential mitigation which the Council must pursue in order to avoid, minimise or where not possible, compensate for such effects.

**Table 4.27: Outstanding Sustainability Issues and Potential Mitigation or Enhancement**

Issue(s) Identified by Site Selection Methodology / IIA of Sites	Potential Mitigation or Enhancement	Possible Delivery Mechanisms
Sites 462 & 469 suffer poor accessibility to formal greenspace.	Application of Policies CS 28 and SP 40 to ensure greenspace provision is adequate, whether within the site or in tandem with other development	<ul style="list-style-type: none"> <li>• Planning conditions</li> <li>• Planning obligations</li> <li>• Community Infrastructure Levy</li> </ul>
Certain sites have issues around water / sewerage capacity and highways access – in particular, Sites 469, 476 & 483 for highways access	Application of Policies CS 32, SP 70, CS 30 and SP 29 to ensure good and timely infrastructure provision, including education / schools	<ul style="list-style-type: none"> <li>• Planning conditions</li> <li>• Planning obligations</li> <li>• Community Infrastructure Levy</li> </ul>
A schools capacity deficit in the settlement area		

Issue(s) Identified by Site Selection Methodology / IIA of Sites	Potential Mitigation or Enhancement	Possible Delivery Mechanisms
<p>All residential allocations show having only fair accessibility to community services and facilities, mainly by foot or cycle.</p> <p>This includes access to leisure facilities.</p>	<ul style="list-style-type: none"> <li>• Application of Policy SP 66 for the provision of new community services and facilities where reasonable relative to the scale of development.</li> <li>• Application of Policy SP 29 to maximise the benefit of good public transport accessibility for these sites.</li> <li>• Work with partners to ensure it is a priority to preserve good public transport accessibility.</li> </ul>	<ul style="list-style-type: none"> <li>• Planning conditions</li> <li>• Planning obligations</li> <li>• Community Infrastructure Levy</li> <li>• Joint-working with partners on a broader level</li> </ul>
<p>A number of residential allocations have poor public transport accessibility</p>	<p>Application of Policies CS 14 and SP 29 to achieve improved sustainable transport opportunities in tandem with development of the sites.</p>	<ul style="list-style-type: none"> <li>• Planning conditions</li> <li>• Planning obligations</li> <li>• Community Infrastructure Levy</li> <li>• Joint-working with partners on a broader level</li> </ul>
<p>Certain sites are in close proximity to an LWS</p> <p>Certain sites have potential protected species issues</p>	<ul style="list-style-type: none"> <li>• Ensure Policies CS 19, CS 20, and CS 28 are applied rigorously for nature conservation sites' and protected species' protection, and seek positive management and enhancement via those policies and others – e.g. Green Infrastructure.</li> <li>• Ensure the Council receives ecologist advice on applications where protected species are potentially at risk or in proximity to important habitats and designated sites, specifically considering recreational pressure / damage to any wildlife site.</li> </ul>	<ul style="list-style-type: none"> <li>• Planning conditions</li> <li>• Planning obligations</li> <li>• Community Infrastructure Levy for provision of greenspace on-site and Green Infrastructure off-site</li> </ul>
<p>Site 483 is in close proximity to an AQMA</p>	<ul style="list-style-type: none"> <li>• Minimise reliance on the private car – application of Policy SP 29 to improve public transport accessibility, where feasible. Work with partners to try and extend and improve public transport accessibility.</li> </ul>	<ul style="list-style-type: none"> <li>• Planning conditions</li> <li>• Planning obligations</li> <li>• Community Infrastructure Levy</li> <li>• Joint-working with partners on a broader level</li> </ul>
<p>Sites 475 &amp; 599 either contain or are adjacent to water bodies</p> <p>Site 462 is in a Groundwater Source Protection Zone</p>	<p>Apply appropriate policies, e.g. SP 35 and SP 50, to ensure water bodies on-site are appropriately preserved and protected</p>	<p>Planning conditions</p>
<p>Site 475 has significant surface water flood risk issues</p> <p>Site 476 has potential surface water flooding issues</p>	<ul style="list-style-type: none"> <li>• Apply Policies CS 25 and SP 50 to ensure flood risk on- and off-site is dealt with robustly, including the timely resourcing and implementation of any required flood risk management measures.</li> </ul>	<ul style="list-style-type: none"> <li>• Planning conditions</li> <li>• Planning obligations</li> <li>• Community Infrastructure Levy</li> </ul>
<p>A few sites are in an area of moderate landscape sensitivity, or contain greenspace which is not well used or culturally significant, or less than 10 TPO trees</p>	<ul style="list-style-type: none"> <li>• Application of Policies CS 21 and SP 35 to conserve and enhance landscape and townscape quality and character; and CS 22 to ensure adequate greenspace is provided.</li> <li>• Application of Policies CS 19, CS 20, and SP 36 regarding green infrastructure.</li> </ul>	<p>Planning conditions</p>

Issue(s) Identified by Site Selection Methodology / IIA of Sites	Potential Mitigation or Enhancement	Possible Delivery Mechanisms
Site 480 is within a Conservation Area and in proximity to Listed Building(s)	<ul style="list-style-type: none"> <li>Application of Policies CS 23, SP 43, SP 44, SP 45, SP 46, SP 47, SP 48 and SP 49 as may be appropriate towards the conservation and enhancement of nearby heritage features.</li> <li>Via the above policies, it may be possible to create net improvements to the setting of historic environment features, for example, where sites are being redeveloped.</li> </ul>	Planning conditions

In addition to the issues identified in Table 4.27 above, there are a few sites with no access to the Public Right of Way (PRoW) network. Wherever appropriate, planning conditions, planning obligations and/or the Community Infrastructure Levy should be applied to connect into and extend the PRoW network, whether as footpaths, combined footway / cycleway or bridleway. Also, Site 462 in proximity to designated geodiversity site (a RIGS). The potential recreational pressure or unmanaged visitation to the RIGS should be taken into consideration alongside biodiversity considerations as part of application of Policy SP 36. The safeguarding of minerals is also a potential issue for many sites, and planning applications must conform with Policies CS 26 and SP 52.

## 4.8 Maltby and Hellaby

### 4.8.1 Introduction

As described in Section 3.2.2, Maltby and Hellaby is identified as a ‘Principal settlement’ in the Core Strategy. It currently has approximately 7% of the borough’s total number of households. As per Policy CS1 of the Core Strategy:

*Maltby performs the function of a principal settlement; however it may not be able to provide significant opportunities for expansion in the future given the settlement's constraints (including the Doncaster / Rotherham borough boundary to the north, the topography of the land and the Sites of Special Scientific Interest to the south, and the Maltby Colliery spoil heap to the east.) An alternative urban extension has been appraised as part of the Sustainability Appraisal to accompany the Core Strategy on sites to the south west of Maltby close to the settlement of Hellaby.*

As shown in Table 3.2, the below table provides the development target for Maltby and Hellaby.

**Table 4.28: Adopted Spatial Strategy Development Target for Maltby and Hellaby**

	Indicative Provision		Housing		Indicative Provision		Employment	
	Percentage of borough requirement	of	Approx. number of dwellings	of		Percentage of borough requirement	of	Approx. hectares of land
Total for settlement group	5%		700			2%		5

All sites considered at Stage 2 in Maltby and Hellaby are illustrated in Figure 4-S and Figure 4-T on the following pages, presenting also the preferred sites and the sustainability constraints relevant to decisions made on site selection. Figure 4-R provides the key to those two figures. The full list of

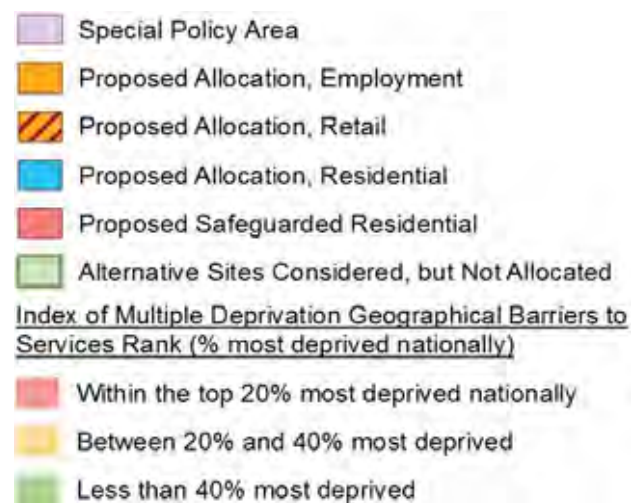
sites and their sustainability assessment results can be found in Appendix 2-C, Section 2-C.4, and more comprehensive constraints maps can be found in Appendix 2-A.

There were 43 alternative sites considered in Maltby and Hellaby towards meeting the housing target.

**Figure 4-S**



**Figure 4-T**



**Figure 4-R: Key to Figure 4-S and Figure 4-T**

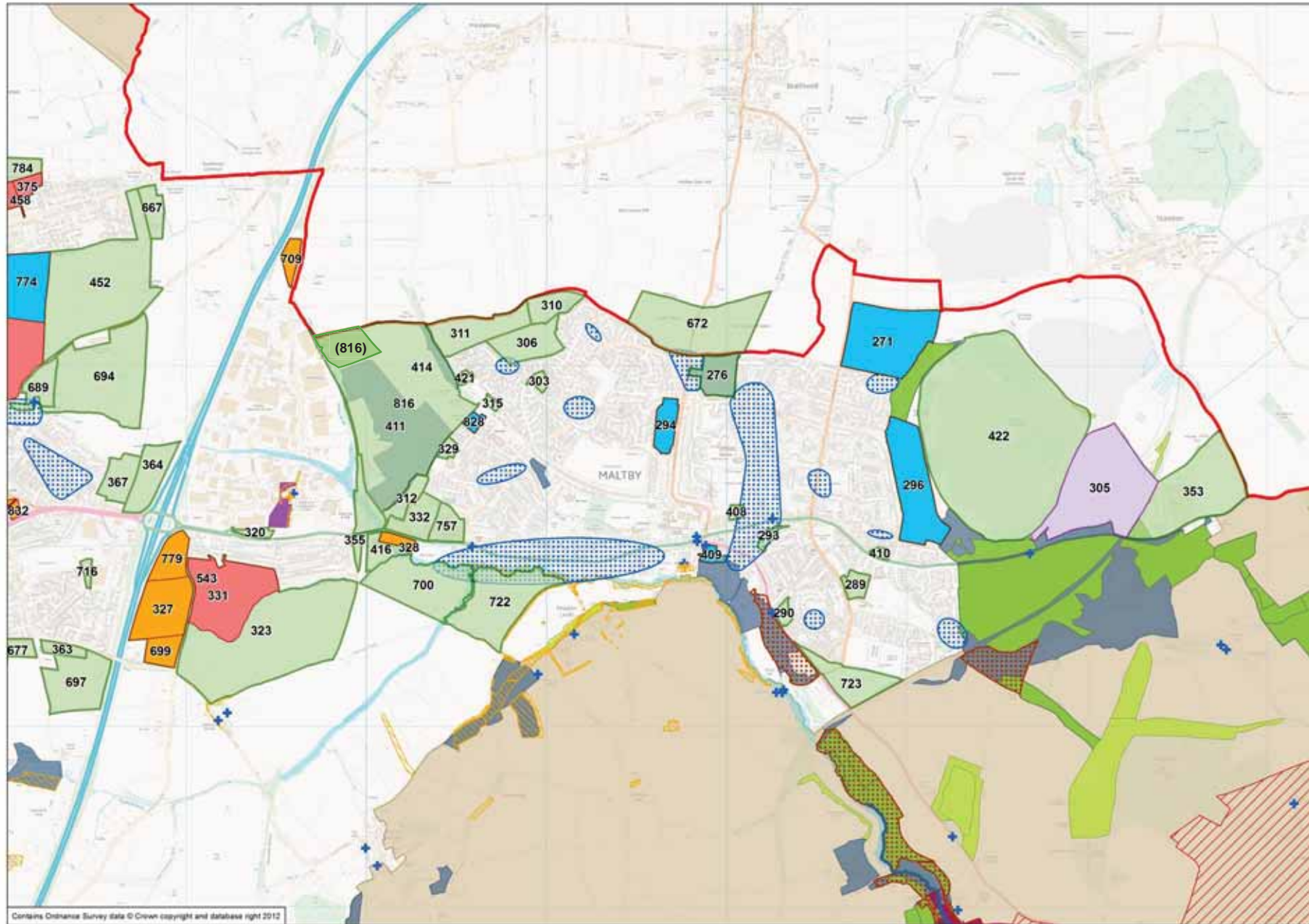


Figure 4-S: Individual site alternatives in Maltby and Hellaby, and some key sustainability constraints

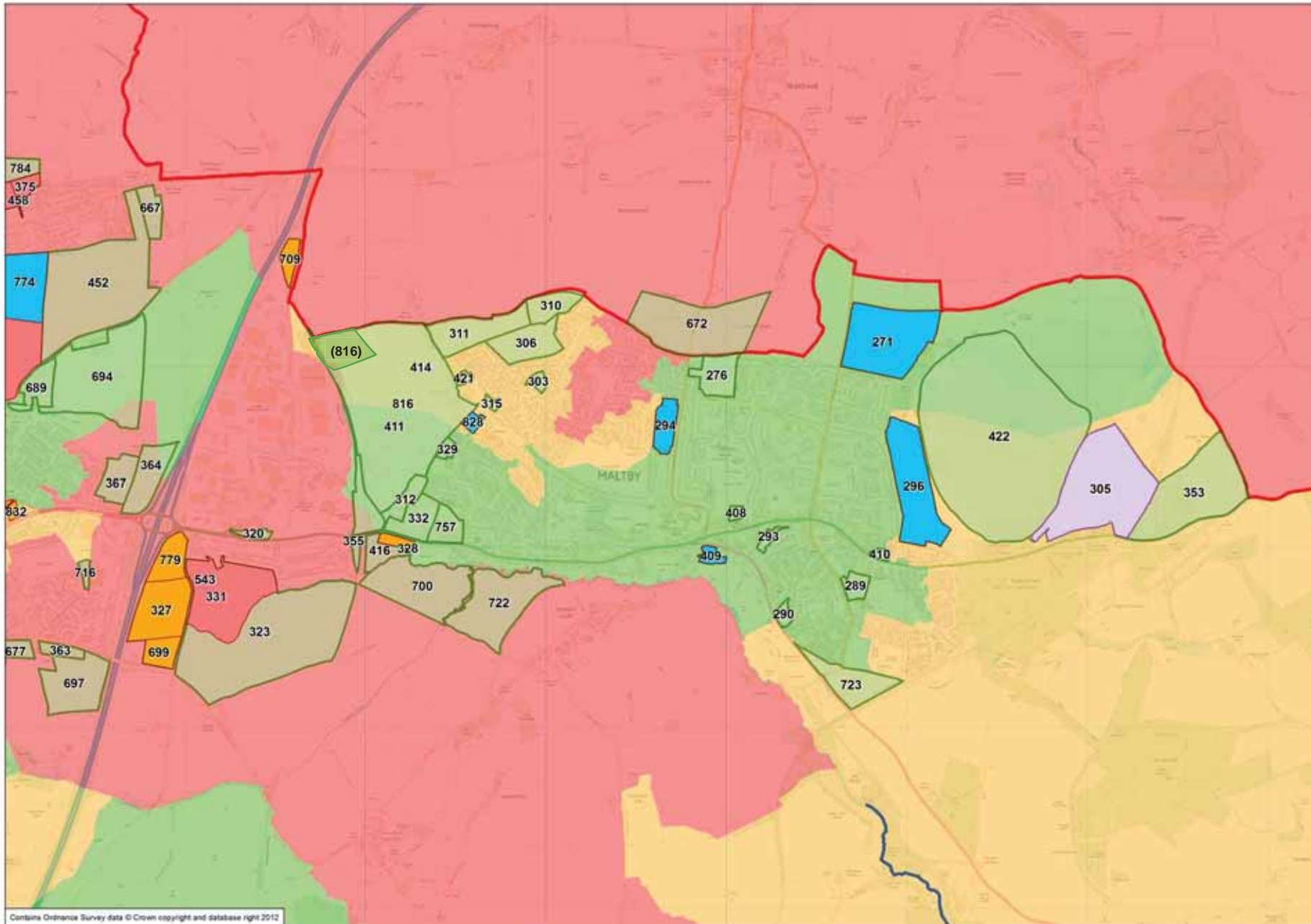


Figure 4-T: Individual sites alternatives in Maltby and Hellaby, and accessibility to services and facilities (IMD)

#### 4.8.2 Results of Stage 2 Assessment of the Site Selection Methodology

Each alternative site within Maltby and Hellaby has been assessed individually regarding its key sustainability constraints using a primarily GIS-based approach, but supplemented with additional assessment work where required. This has also revealed opportunities for net benefits in terms of certain sustainability considerations. Table 4.29 below provides a summary of some of the key outcomes of this assessment. The full results can be found in Appendix 2-E, Section 2-E.2. For each of the individual sites, site survey summary sheets are available in IIA Volume 4.

**Table 4.29: Summary of some key outcomes of the Stage 2 assessment of sites**

<p><b>Bold, italic, orange</b> = sites selected as employment allocations or Special Policy Areas</p> <p><b>Bold, italic, blue</b> = sites selected as mixed use or residential allocations, or safeguarded land</p> <p><b>Bold, italic, magenta</b> = sites selected as retail allocations</p> <p>For more information on the rationale for site selection, see Section 4.8.4.</p>		
Issue	Sites which scored positively:	Sites which scored poorly:
Flood risk (rivers / sea or surface water)	<p>There are 28 sites which have low flood risk ('Green' score for both 'flood risk' and 'surface water flooding'):</p> <p>0290; 0293; <b>0296</b>; 0303; 0306; 0310; 0311; 0312; 0315; 0320; 0323; <b>0327</b>; 0329; 0331; 0353; 0355; 0408; <b>0409</b>; 0414; 0421; 0543; 0672; <b>0699</b>; <b>0709</b>; 0723; <b>0779</b>; 0816; <b>0828</b></p>	<p>There is 2 sites which has high flood risk from surface water flooding ('Red' score for either 'flood risk' or 'surface water flooding'):</p> <p><b>0328</b>; 0289</p>
Potential loss of environmentally sensitive features (biodiversity, water bodies / riparian areas, 'best and most versatile' agricultural land, geodiversity, significant landscape features)	<p>There are 12 sites with low risk of potential loss of environmentally sensitive features ('Green' scores for each of the key criteria<sup>11</sup>):</p> <p>0289; <b>0294</b>; 0303; 0306; 0310; 0315; 0331; 0408; 0543; <b>0699</b>; <b>0709</b>; <b>0779</b></p>	<p>There are 9 sites which contain an environmentally sensitive feature, such that they could lead to its loss (a 'Red' score for any of the key criteria):</p> <p>0276; 0312 0323; <b>0328</b>; 0411; 0416; 0700; <b>0800</b>; 0816</p>
Potential loss of historic environment features	<p>There are 14 sites with low risk of potential loss of historic environment features ('Green scores' for each of the three historic and built environment. Criteria):</p> <p><b>0271</b>; 0289; <b>0294</b>; <b>0296</b>; 0312; <b>0328</b>; 0408; 0410; 0411; <b>0709</b>; 0723; 0757; 0779; <b>0828</b></p>	<p>There are 0 sites which contain or are within an historic designation (a 'Red' score for one of the historic and built environment criteria).</p>
Access to services (IMD 'geographical barriers' score)	<p>There are 16 sites with relatively good access to existing services ('Green' score):</p> <p><b>0271</b>; 0276; 0289; 0290; 0293; <b>0294</b>; 0312; <b>0328</b>; 0329; 0332; 0408; <b>0409</b>; 0410; 0411; 0757; <b>0828</b></p>	<p>There are 17 sites which have a 'red' or 'amber' score for access to services and a 'red' or 'amber' score for access to public transport, i.e. they have neither good access to services, nor good access to public transport:</p> <p><b>0296</b>; <b>0305</b>; 0306; 0310; 0311; 0323; <b>0327</b>; 0331; 0353; 0414; 0421; 0422; <b>0699</b>; <b>0709</b>; 0723; <b>0800</b>; 0816</p>
Access to public transport (LUTI 2015)	<p>There are 20 sites with good access to public transport ('Green' score):</p> <p>0276; 0293; <b>0294</b>; 0303; 0312; 0315; 0320; <b>0328</b>; 0332; 0355; 0408; <b>0409</b>; 0416; 0543; 0672; 0700; 0722; 0757; <b>0779</b>; <b>0828</b></p>	

<sup>11</sup> Key criteria under this issue: Potential impact on Local Wildlife Sites (LWS) and Local Nature Reserves (LNR), Loss of greenspace or Tree Preservation Orders and proximity to Regionally Important Geological Sites (RIGS), Water bodies and areas of High Landscape Value.



**Bold, italic, orange** = sites selected as employment allocations or Special Policy Areas  
**Bold, italic, blue** = sites selected as mixed use or residential allocations, or safeguarded land  
**Bold, italic, magenta** = sites selected as retail allocations

For more information on the rationale for site selection, see Section 4.8.4.

Issue	Sites which scored positively:	Sites which scored poorly:
Key infrastructure problems: school capacity, sewerage capacity, highway access	<p><i>There are 5 sites which score positively ('Green scores') for school capacity, sewerage capacity and highways access:</i></p> <p><b>0294</b>; 0303; 0315; <b>0409</b>; 0421</p>	<p><i>There are 0 sites with particular school capacity issues.</i></p> <p><i>There are 3 sites with a potential sewerage capacity issue ('Red' score):</i></p> <p>0290; <b>0328</b>; 0410</p> <p><i>There are 22 sites with a significant highways access issue ('Red' score):</i></p> <p><b>0271</b>; <b>0296</b>; 0306; 0310; 0311; 0320; 0323; 0327; 0331; 0353; 0355; 0414; 0416; 0422; 0543; 0672; 0699; 0700; <b>0709</b>; 0722; <b>0779</b>; <b>0800</b>.</p>

### 4.8.3 'In Combination' Alternatives

As discussed in Section 3.4, it was necessary to explore whether the potential effects of selecting an individual site may be significantly different from a specific combination of sites. As a result, proposed allocations and safeguarded land were grouped into clusters, based on their potential for 'in combination' effects on particular issues or features within the borough. These issues or potential effects on receptors within the borough were identified based on experience and professional judgment.

However, when this exercise has been conducted under the IIA in both in 2013 and 2014, it was found that individual site assessment provides adequate comparison of sites in Maltby and Hellaby, and there has been nothing further to consider under SA / IIA.

### 4.8.4 Selection and Rationale

As discussed in Section 2.6, Stage 3 of the Site Selection Methodology applied the SA / IIA assessment results to a wider assessment framework involving "non-SA" planning factors, such that they were compared against each other and prioritised towards sustainability and the best fit with the priorities of the Local Plan / Core Strategy. Given the sites available, even some poorly performing sites still had to be chosen for allocation to meet the development needs for Maltby and Hellaby.

Table 4.36 below summarises the final sites allocated and safeguarded land relative to Stage 3 assessment results. It includes those sites which performed well, yet were not selected, as well as those which performed poorly and were selected, and why this decision was made. The "Reasons for Selecting Site" include, where applicable, where the specific IIA performance has been relatively good (i.e. few 'Red' constraints), bearing in mind that the IIA made up 3 of the 8 Stage 3 criteria, and thus many of the overall red scores counted came from non-IIA considerations.

**Table 4.30: Rationale for allocated and safeguarded land in Maltby and Hellaby**

Stage 3 Performance – What Determined the Best Sites?		Reason for Selecting Site “Positive attributes include...”	Exceptions – Sites Not Selected Within This Category	Reason for Not Selecting these Sites as Allocations or Safeguarded Land	
Selected Sites Within this Category Emp: Employment Res: Residential Ret: Retail S: Safeguarded Residential SPA: Special Policy Area					
<b>► Sites with 0 or 1 ‘Red’ and 1 to 4 ‘Amber’ scores under any Stage 3 criterion</b>					
294 (Res)	PROPERTIES ALONG NEWLAND AVENUE, BRAITHWELL ROAD AND CHADWICK DRIVE, MALTBY	... being a good-performing site under the IIA / SA, having a good relationship with the existing built settlement, having had recent demolitions, having good highway & public transport accessibility, and meeting the settlements role established in the Spatial Strategy.	289	SITE OF COUNCIL DEPOT AND LANTERN ENGINEERING LTD OFF HAMILTON ROAD	<b>Already allocated</b> for business use, and not considered appropriate as a residential allocation for various reasons, including <b>surface water flood risk</b> . However, it is to be designated as residential.
409 (Res)	TARMAC SITE OFF BLYTH ROAD	... besides containing a Listed Building on-site (effects which can be mitigated), being a good-performing site under the IIA / SA, being an existing allocation under the UDP (though as mixed use), being a previously developed site, and being surrounded by residential properties.	293	LAND TO THE REAR OF PROPERTIES ON MILLINDALE	<b>Already allocated</b> for residential use, and its current or future use is likely to remain viable and/or a good use of land.
828 (Res)	PARK HILL LODGE	... besides protected species issues (which can be mitigated), being a good-performing site under the IIA / SA, being an existing allocation under the UDP, part of the site being a previously developed site, relationship with the existing built settlement, and meeting the settlements role established in the Spatial Strategy.	303	LAND OFF AMORY’S HOLT WAY	<b>To be designated as greenspace, as currently meets a recognised need or serves an important amenity or townscape function.</b>

Stage 3 Performance – What Determined the Best Sites?		Reason for Selecting Site “Positive attributes include...”	Exceptions – Sites Not Selected Within This Category		Reason for Not Selecting these Sites as Allocations or Safeguarded Land
Selected Sites Within this Category Emp: Employment Res: Residential Ret: Retail S: Safeguarded Residential SPA: Special Policy Area					
			315	LAND OFF GALA CRESCENT	To be designated as greenspace, as currently meets a recognised need or serves an important amenity or townscape function.
			329	PLAYING FIELDS TO THE NORTH OF MALTBY REDWOOD JUNIOR & INFANT SCHOOL	Already allocated for community use, and its current or future use is likely to remain viable and/or a good use of land.
			332	BUSINESS USES OFF ROTHERHAM ROAD	Already allocated for employment use, and its current or future use is likely to remain viable and/or a good use of land.
			355	LAND TO THE REAR OF PROPERTIES ON KEVIN GROVE	To be retained as greenspace, as the 'Red' score for highways access is unlikely to be overcome / mitigated.
			408	SITE OF OLD SPORTS CENTRE OFF HIGH STREET	Already allocated for community use, and its current or future use is likely to remain viable and/or a good use of land.
			410	MALTBY SERVICE STATION AND ADJACENT GREENSPACE, BERESFORD ROAD	To be retained as greenspace, as meets a recognised need or serves an important amenity or townscape function.
			421	LAND AT END OF RUSSETT COURT	To be designated as greenspace, as currently meets a recognised need or serves an important amenity or townscape function.
			757	WINCATON SITE, ROTHERHAM ROAD	Already allocated for employment use, and its current or future use is likely to remain viable and/or a good use of land.

Stage 3 Performance – What Determined the Best Sites?		Reason for Selecting Site “Positive attributes include...”	Exceptions – Sites Not Selected Within This Category	Reason for Not Selecting these Sites as Allocations or Safeguarded Land
Selected Sites Within this Category Emp: Employment Res: Residential Ret: Retail S: Safeguarded Residential SPA: Special Policy Area				
<b>► Sites with 2 or 3 ‘Red’ scores and 1 to 4 ‘Amber’ scores under any Stage 3 criterion</b>				
271 (Res)	LAND TO THE SOUTH OF STAINTON LANE	... besides issues with highways access, protected species and water bodies on-site (which can be mitigated), being a good-performing site under the IIA / SA, having a good relationship with the existing built settlement, having a strong defensible Green Belt boundary created by Grange Lane and Stainton Lane, and meeting the settlements role established in the Spatial Strategy.	276  LAND BEHIND BRUNDISH HOUSE ON BRAITHWELL ROAD (GREENLANDS PLANTATION)	<b>To be designated as greenspace, as currently meets a recognised need or serves an important amenity or townscape function.</b> Also, this site has very high biodiversity value, such that pursuit of statutory designation may be worthwhile.
296 (Res)	RECREATION GROUNDS AND ALLOTMENTS TO THE EAST OF HIGHFIELD PARK	... besides issues with highways access (which can be mitigated), being a good-performing site under the IIA / SA, having a good relationship with the existing built settlement, and meeting the settlements role established in the Spatial Strategy.	290  FORMER SCHOOL SITE OFF BLYTH ROAD	<b>Already allocated</b> for community use, and its current or future use is likely to remain viable and/or a good use of land, although in this case its current use is as greenspace with some prospect of resuming community facility use.
305 (SPA)	LAND AT MALTBY COLLIERY	... besides issues with ancient woodland and protected species on-site (which can be mitigated), being a good-performing site under the IIA / SA, being a former colliery (reuse of a derelict site), having a fully serviced rail connection, and having existing	306  LAND OFF HUNTINGTON WAY	<b>To be retained as green belt, as ‘red’ score for transportation unlikely to be overcome / mitigated.</b>

Stage 3 Performance – What Determined the Best Sites?		Reason for Selecting Site “Positive attributes include...”	Exceptions – Sites Not Selected Within This Category		Reason for Not Selecting these Sites as Allocations or Safeguarded Land
Selected Sites Within this Category Emp: Employment Res: Residential Ret: Retail S: Safeguarded Residential SPA: Special Policy Area					
		national grid connections.			
328 (Emp)	LAND OFF ROTHERHAM ROAD	... besides issues with water / sewerage capacity, flood risk and being adjacent to a watercourse (which can be mitigated), being a good-performing site under the IIA / SA, being an existing allocation under the UDP, and having an existing planning permission.	310	LAND INCLUDING AMORY'S HOLT	To be retained as green belt, as 'red' score for transportation unlikely to be overcome / mitigated.
709 (Emp)	LAND NORTH OF HELLABY INDUSTRIAL ESTATE, HELLABY	... besides issues with highways access (which can be mitigated), being a good-performing site under the IIA / SA, being an enclosed site with limited sensitivity to development, and extending well from Hellaby Industrial Estate.	311	LAND OFF FORDOLES HEAD LANE	To be retained as green belt, as 'red' score for transportation unlikely to be overcome / mitigated.
779 (Emp)	LAND ADJACENT TO M18 JUNCTION 1 AND A631	... besides issues with highways access and protected species (which can be mitigated), being a good-performing site under the IIA / SA, and being close to the successful Hellaby Industrial Estate.	312	LAND OFF WARWICK ROAD	To be retained as green belt, due to various environmental issues (e.g. hazardous installation zone, minerals buffer zone, geodiversity, recreation).
			320	LAND OFF BAWTRY ROAD	To be designated as greenspace, as meets a recognised need or serves an important amenity or townscape function. Historic environment constraints are also unlikely to be overcome / fully mitigated.

Stage 3 Performance – What Determined the Best Sites?				
<b>Selected Sites Within this Category</b> Emp: Employment Res: Residential Ret: Retail S: Safeguarded Residential SPA: Special Policy Area	<b>Reason for Selecting Site</b> “Positive attributes include...”	<b>Exceptions – Sites Not Selected Within This Category</b>		<b>Reason for Not Selecting these Sites as Allocations or Safeguarded Land</b>
		353	LAND AT AVEN INDUSTRIAL ESTATE AND ADJACENT LAND	To be retained as green belt, as 'red' score for transportation unlikely to be overcome / mitigated and also due to landscape / townscape considerations not picked up by constraints which render this site inappropriate. Allocation would affect the character and openness of the green belt.
		411	CLAY PITS OFF FORDOLES HEAD LANE	To be retained as green belt, due to various environmental issues (e.g. landscape/ townscape, geodiversity, biodiversity).
		422	COLLIERY TIP SITE	To be retained as green belt, due to various physical constraints (e.g. geotechnical difficulties) and environmental issues (e.g. biodiversity, road capacity).
		543	LAND TO THE EAST OF CUMWELL LANE	As enough sites have been otherwise identified, to be considered as a potential future site for safeguarded land on review of the Local Plan in future.
		722	LAND OFF ROTHERHAM ROAD (2)	To be retained as green belt, due to various physical constraints (road capacity), and environmental issues (e.g. landscape / townscape, flood risk).
		723	LAND OFF OUTGANG LANE	To be retained as green belt, due to objections at consultation, and environmental issues around geodiversity and recreation (allotments).

Stage 3 Performance – What Determined the Best Sites?		Reason for Selecting Site “Positive attributes include...”	Exceptions – Sites Not Selected Within This Category		Reason for Not Selecting these Sites as Allocations or Safeguarded Land
Selected Sites Within this Category Emp: Employment Res: Residential Ret: Retail S: Safeguarded Residential SPA: Special Policy Area					
			816	BUFFER ZONE NORTH ADJACENT TO CLAY PIT WORKS OFF FORDOLES HEAD LANE	To be retained as green belt, due to various environmental issues (e.g. landscape/ townscape, geodiversity, biodiversity).
<b>► Sites with 4 or 5 ‘Red’ scores under any Stage 3 criterion</b>					
327 (Emp)	LAND OFF CUMWELL LANE	... besides issues with highways access and protected species (which can be mitigated), being a good-performing site under the IIA / SA, and being close to the successful Hellaby Industrial Estate.	323	LAND TO REAR OF PROPERTIES ON BATEMAN ROAD	Poor performance against Stage 3 criteria. Issues not readily resolved.
699 (Emp)	LAND NORTH OF SANDY LANE, HELLABY	... besides issues with highways access and protected species (which can be mitigated), being a good-performing site under the IIA / SA, being in a good location in proximity to Hellaby, Bramley and Junction 1 of the M18, and being attractive to the market.	331	LAND ADJACENT 4 CUMWELL LANE	Too small to allocate in isolation - site is safeguarded as part of Site 800.
800 (S)	LAND TO EAST OF CUMWELL LANE AND SOUTH OF BATEMAN ROAD	... besides issues with highways access and water bodies on-site (which can be mitigated), being a good-performing site under the IIA / SA.	414	BUFFER ZONE ADJACENT TO CLAY PIT WORKS OFF FORDOLES HEAD LANE	Poor performance against Stage 3 criteria. Issues not readily resolved.
			416	LAND AT EAST SIDE OF HELLABY BRIDGE	Poor performance against Stage 3 criteria. Issues not readily resolved.
			672	LAND EAST OF BRIDGE LANE, MALTBY	Site is outside of RMBC administrative boundary, and not needed to meet development requirements.

Stage 3 Performance – What Determined the Best Sites?		Reason for Selecting Site “Positive attributes include...”	Exceptions – Sites Not Selected Within This Category		Reason for Not Selecting these Sites as Allocations or Safeguarded Land
Selected Sites Within this Category Emp: Employment Res: Residential Ret: Retail S: Safeguarded Residential SPA: Special Policy Area					
			700	LAND SOUTH OF HARVEST CLOSE, MALTBY	Poor performance against Stage 3 criteria. Issues not readily resolved.

#### 4.8.5 Outstanding Sustainability Issues / Constraints and Potential Mitigation or Enhancement

The results of the IIA as reported in Section 4.8.2 highlighted certain constraints that exist within the preferred sites provided in Section 4.8.4 above. The full results in Appendix 2-D and Appendix 2-E provide the fuller details of potential environmental issues and effects identified. Some of these constraints are also opportunities presented for development to improve sustainability within Maltby and Hellaby – for example, where access to greenspace is poor, providing new greenspace for all to use.

Table 4.31 below summarises the issues and constraints by sub-area, and the potential mitigation which the Council must pursue in order to avoid, minimise or where not possible, compensate for such effects.

**Table 4.31: Outstanding Sustainability Issues and Potential Mitigation or Enhancement**

Issue(s) Identified by Site Selection Methodology / IIA of Sites	Potential Mitigation or Enhancement	Possible Delivery Mechanisms
Sites 305 & 709 suffer poor accessibility to formal greenspace.	Application of Policies CS 28 and SP 40 to ensure greenspace provision is adequate, whether within the site or in tandem with other development	<ul style="list-style-type: none"> <li>• Planning conditions</li> <li>• Planning obligations</li> <li>• Community Infrastructure Levy</li> </ul>
Certain sites have issues around water / sewerage capacity and highways access – in particular, Sites 328 for sewerage/water, and most of the sites for highways access	Application of Policies CS 32, SP 70, CS 30 and SP 29 to ensure good and timely infrastructure provision, including education / schools	<ul style="list-style-type: none"> <li>• Planning conditions</li> <li>• Planning obligations</li> <li>• Community Infrastructure Levy</li> </ul>
A schools capacity deficit in the settlement area		
Sites 296 and 800 show having fair and poor (respectively) accessibility to community services and facilities, mainly by foot or cycle	<ul style="list-style-type: none"> <li>• Application of Policy SP 66 for the provision of new community services and facilities where reasonable relative to the scale of development.</li> <li>• Application of Policy SP 29 to maximise the benefit of good public transport accessibility for these sites.</li> <li>• Work with partners to ensure it is a priority to preserve good public transport accessibility.</li> </ul>	<ul style="list-style-type: none"> <li>• Planning conditions</li> <li>• Planning obligations</li> <li>• Community Infrastructure Levy</li> <li>• Joint-working with partners on a broader level</li> </ul>



Issue(s) Identified by Site Selection Methodology / IIA of Sites	Potential Mitigation or Enhancement	Possible Delivery Mechanisms
Three residential allocations have poor public transport accessibility, and Sites 296 and 800 have both poor access to public transport and to services and facilities	Application of Policies CS 14 and SP 29 to achieve improved sustainable transport opportunities in tandem with development of the sites.	<ul style="list-style-type: none"> <li>• Planning conditions</li> <li>• Planning obligations</li> <li>• Community Infrastructure Levy</li> <li>• Joint-working with partners on a broader level</li> </ul>
Certain sites are in close proximity to an LWS or LNR and ancient woodland – Site 305 has ancient woodland on-site	<ul style="list-style-type: none"> <li>• Ensure Policies CS 19, CS 20, and CS 28 are applied rigorously for nature conservation sites' and protected species' protection, and seek positive management and enhancement via those policies and others – e.g. Green Infrastructure.</li> </ul>	<ul style="list-style-type: none"> <li>• Planning conditions</li> <li>• Planning obligations</li> <li>• Community Infrastructure Levy for provision of greenspace on-site and Green Infrastructure off-site</li> </ul>
Most sites have significant protected species issues	<ul style="list-style-type: none"> <li>• Ensure the Council receives ecologist advice on applications where protected species are potentially at risk or in proximity to important habitats and designated sites, specifically considering recreational pressure / damage to any wildlife site.</li> </ul>	
Sites 271, 328 and 800 contain water bodies	Apply appropriate policies, e.g. SP 35 and SP 50, to ensure water bodies on-site are appropriately preserved and protected	Planning conditions
Site 328 has significant flood risk issues	<ul style="list-style-type: none"> <li>• Apply Policies CS 25 and SP 50 to ensure flood risk on- and off-site is dealt with robustly, including the timely resourcing and implementation of any required flood risk management measures.</li> </ul>	<ul style="list-style-type: none"> <li>• Planning conditions</li> <li>• Planning obligations</li> <li>• Community Infrastructure Levy</li> </ul>
Sites 271, 294, 305, 328 and 800 have potential surface water flooding issues		
Sites 271, 296 and 305 have issues regarding potential landscape sensitivity (including loss of greenspace or TPO trees)	<ul style="list-style-type: none"> <li>• Application of Policies CS 21 and SP 35 to conserve and enhance landscape and townscape quality and character; and CS 22 to ensure adequate greenspace is provided.</li> <li>• Application of Policies CS 19, CS 20, and SP 36 regarding green infrastructure.</li> </ul>	Planning conditions
Site 409 is in close proximity to Listed Building(s)	<ul style="list-style-type: none"> <li>• Application of Policies CS 23, SP 43, SP 44, SP 45, SP 46, SP 47, SP 48 and SP 49 as may be appropriate towards the conservation and enhancement of nearby heritage features.</li> <li>• Via the above policies, it may be possible to create net improvements to the setting of historic environment features, for example, where sites are being redeveloped.</li> </ul>	Planning conditions

In addition to the issues identified in Table 4.31 above, there are a number of sites with no access to the Public Right of Way (PRoW) network. Wherever appropriate, planning conditions, planning obligations and/or the Community Infrastructure Levy should be applied to connect into and extend the PRoW network, whether as footpaths, combined footway / cycleway or bridleway. Also, there are a few sites in proximity to designated geodiversity sites. The potential recreational pressure or unmanaged visitation to geological SSSIs, RIGS and LGSs should be taken into consideration alongside biodiversity considerations as part of application of Policy SP 36. The safeguarding of minerals is also a potential issue for many sites, and planning applications must conform with Policies CS 26 and SP 52.

## 4.9 Aston, Aughton and Swallownest

### 4.9.1 Introduction

As described in Section 3.2.2, Aston, Aughton and Swallownest is identified as a ‘Principal settlement’ in the Core Strategy. It currently has approximately 5.5% of the borough’s total number of households. As per Policy CS1 of the Core Strategy:

*Aston, Aughton and Swallownest provide a reasonable level of service provision. They are considered able to accommodate new growth in the borough. Growth may enhance the overall sustainability and give rise to opportunities for improving current infrastructure and the physical environment.*

As shown in Table 3.2, the table below provides the development target for Aston, Aughton and Swallownest.

**Table 4.32: Adopted Spatial Strategy Development Target for Aston, Aughton and Swallownest**

	Indicative Housing Provision		Indicative Employment Provision	
	Percentage of borough requirement	Approx. number of dwellings	Percentage of borough requirement	Approx. hectares of land
Total for settlement group	4%	560	8%	19

All sites considered at Stage 2 in Aston, Aughton and Swallownest are illustrated in Figure 4-V and Figure 4-W on the following pages, presenting also the preferred sites and the sustainability constraints relevant to decisions made on site selection. Figure 4-U provides the key to those two figures. The full list of sites and their sustainability assessment results can be found in Appendix 2-C, Section 2-C.4, and more comprehensive constraints maps can be found in Appendix 2-A.



There were 29 alternative sites considered in Aston, Aughton and Swallownest towards meeting the housing target.

**Figure 4-V**

**Legend**

-  HS2 Route
-  HS2 200m Buffer
-  Mixed Use Allocation
-  Proposed Allocation, Employment
-  Proposed Allocation, Residential
-  Proposed Safeguarded Residential
-  Proposed Safeguarded Employment
-  Alternative Sites Considered, but Not Allocated
-  Grade I Listed Building
-  Grade II\* Listed Building
-  Grade II Listed Building
-  Tree Preservation Order
-  Conservation Area
-  Local Wildlife Site
-  Ancient Woodland
-  Area of High Landscape Value
-  Flood Risk Area (source: PFRA)
-  Main River
-  EA Flood Zone 3
-  EA Flood Zone 2

**Figure 4-W**

-  Mixed Use Allocation
  -  Proposed Allocation, Employment
  -  Proposed Allocation, Residential
  -  Proposed Safeguarded Residential
  -  Proposed Safeguarded Employment
  -  Alternative Sites Considered, but Not Allocated
  -  Main River
- Index of Multiple Deprivation Geographical Barriers to Services Rank (% most deprived nationally)
-  Within the top 20% most deprived nationally
  -  Between 20% and 40% most deprived
  -  Less than 40% most deprived

**Figure 4-U: Key to Figure 4-V and Figure 4-W**

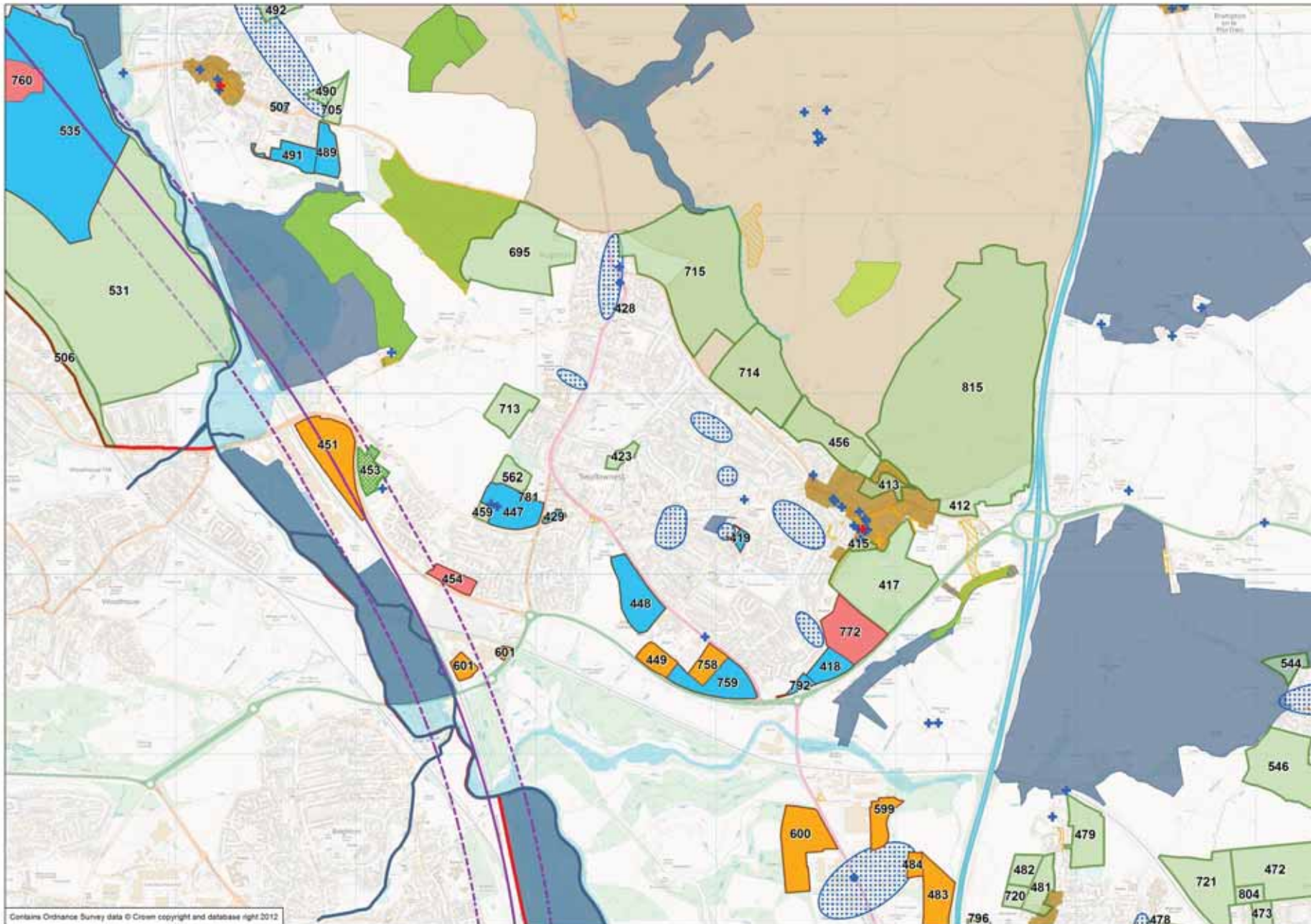


Figure 4-V: Individual site alternatives in Aston, Aughton and Swallownest, and some key sustainability constraints

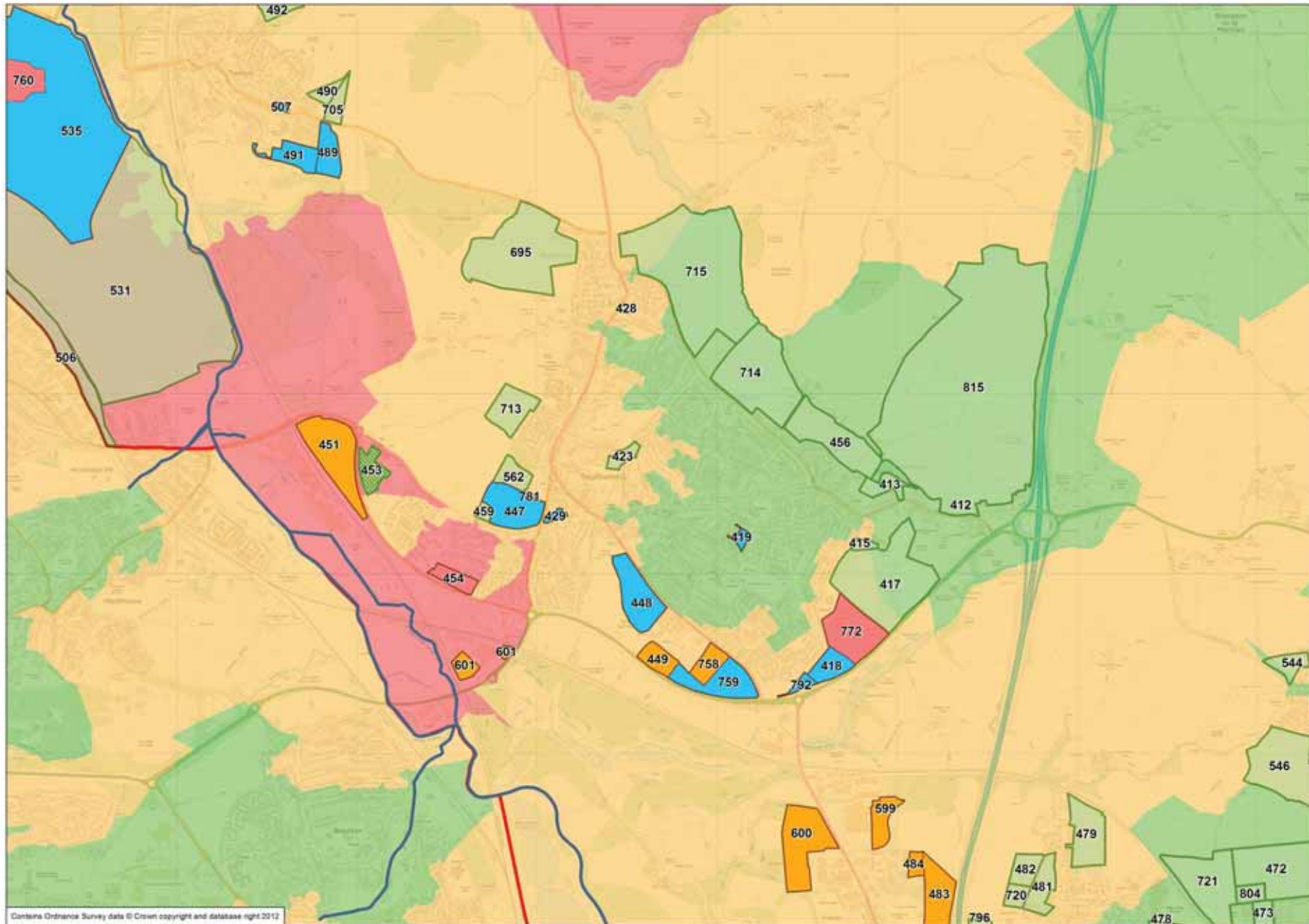


Figure 4-W: Individual sites alternatives in Aston, Aughton and Swallownest, and accessibility to services and facilities (IMD)

#### 4.9.2 Results of Stage 2 Assessment of the Site Selection Methodology

Each alternative site within Aston, Aughton and Swallownest has been assessed individually regarding its key sustainability constraints using a primarily GIS-based approach, but supplemented with additional assessment work where required. This has also revealed opportunities for net benefits in terms of certain sustainability considerations. Table 4.33 below provides a summary of some of the key outcomes of this assessment. The full results can be found in Appendix 2-E, Section 2-E.2. For each of the individual sites, site survey summary sheets are available in IIA Volume 4.

**Table 4.33: Summary of some key outcomes of the Stage 2 assessment of sites**

<p><b>Bold, italic, orange</b> = sites selected as employment allocations  <b>Bold, italic, blue</b> = sites selected as mixed use or residential allocations, or safeguarded land  <b>Bold, italic, magenta</b> = sites selected as retail allocations                      For more information on the rationale for site selection, see Section 4.9.4.</p>		
Issue	Sites which scored positively:	Sites which scored poorly:
Flood risk (rivers / sea or surface water)	<p>There are 19 sites which have low flood risk ('Green' score for both 'flood risk' and 'surface water flooding'):</p> <p>0412; 0413; 0415; 0417; 0428; <b>0429; 0447;</b>                      0456; 0459; 0562; 0695; 0713; 0714; 0715;  <b>0758; 0759; 0781; 0792; 0815</b></p>	<p>There are 0 sites that have a high flood risk ('Red' score for either 'flood risk' or 'surface water flooding')</p>
Potential loss of environmentally sensitive features (biodiversity, water bodies / riparian areas, 'best and most versatile' agricultural land, geodiversity, significant landscape features)	<p>There are 14 sites with low risk of potential loss of environmentally sensitive features ('Green' scores for each of the key criteria<sup>12</sup>):</p> <p>0415; 0417; 0428; <b>0429; 0447; 0449; 0451;</b>                      0453; 0459; <b>0601; 0758; 0759; 0781; 0792</b></p>	<p>There are 11 sites which contain an environmentally sensitive feature, such that they could lead to its loss (a 'Red' score for any of the key criteria):</p> <p>0412; 0413; 0418; 0419; 0423; 0448;                      0456; 0713; 0714; 0715; <b>0772</b></p>
Potential loss of historic environment features	<p>There are 11 sites with low risk of potential loss of historic environment features ('Green scores' for each of the three historic and built environment. Criteria):</p> <p><b>0418; 0429; 0448; 0449; 0451; 0454;</b> 0601;  <b>0758; 0759; 0772; 0792</b></p>	<p>There are 3 sites which contain or are within an historic designation (a 'Red' score for one of the historic and built environment criteria);</p> <p>0413; 0415; 0417.</p>
Access to services (IMD 'geographical barriers' score)	<p>There are 7 sites with relatively good access to existing services ('Green' score):</p> <p>0412; 0413; <b>0419;</b> 0456; 0714; 0715; 0815</p>	<p>There are 22 sites which have a 'red' or 'amber' score for access to services and a 'red' or 'amber' score for access to public transport, i.e. they have neither good access to services, nor good access to public transport:</p> <p>0415; 0417; <b>0418;</b> 0423; 0428; <b>0429;</b>  <b>0447; 0448; 0449; 0451;</b> 0453; <b>0454;</b>                      0459; 0562; <b>0601;</b> 0695; 0713; <b>0758;</b>  <b>0759; 0772;</b> 0781; <b>0792.</b></p>
Access to public transport (LUTI 2015)	<p>There are 0 sites with good access to public transport ('Green' score)</p>	
Key infrastructure problems: school	<p>There are 3 sites which score positively ('Green scores') for school capacity, sewerage</p>	<p>There are 0 sites with particular school capacity issues.</p>

<sup>12</sup> Key criteria under this issue: Potential impact on Local Wildlife Sites (LWS) and Local Nature Reserves (LNR), Loss of greenspace or Tree Preservation Orders and proximity to Regionally Important Geological Sites (RIGS), Water bodies and areas of High Landscape Value.

**Bold, italic, orange** = sites selected as employment allocations  
**Bold, italic, blue** = sites selected as mixed use or residential allocations, or safeguarded land  
**Bold, italic, magenta** = sites selected as retail allocations  
 For more information on the rationale for site selection, see Section 4.9.4.

Issue	Sites which scored positively:	Sites which scored poorly:
capacity, sewerage capacity, highway access	<i>capacity and highways access:</i> <b>0419; 0428; 0429</b>	<i>There are 6 sites with a potential sewerage capacity issue (‘Red’ score):</i> 0417; <b>0418; 0448; 0449;</b> 0758; <b>0759.</b> <i>There are 7 sites with a significant highways access issue (‘Red’ score):</i> 0417; <b>0418; 0454;</b> 0456; 0562; <b>0772;</b> 0781.

### 4.9.3 ‘In Combination’ Alternatives

As discussed in Section 3.4, it was necessary to explore whether the potential effects of selecting an individual site may be significantly different from a specific combination of sites. As a result, proposed allocations and safeguarded land were grouped into clusters, based on their potential for ‘in combination’ effects on particular issues or features within the borough. These issues or potential effects on receptors within the borough were identified based on experience and professional judgment.

However, when this exercise has been conducted under the IIA in both in 2013 and 2014, it was found that individual site assessment provides adequate comparison of sites in Aston, Aughton and Swallownest, and there has been nothing further to consider under SA / IIA. It was considered that sites in south Aston are of interest for protected species, which could have a possible ‘in combination’ effect; known sightings of protected species on these sites include birds (tree pipit, brambling, house sparrow, dunnock, starling, redwing, song thrush and grey partridge) and also hedgehog. However, project-level mitigation can readily avoid or make negligible any adverse effects, and incorporate green and garden space to allow many species’ return to the area.

### 4.9.4 Site Selection and Rationale

As discussed in Section 2.6, Stage 3 of the Site Selection Methodology applied the SA / IIA assessment results to a wider assessment framework involving “non-SA” planning factors, such that they were compared against each other and prioritised towards sustainability and the best fit with the priorities of the Local Plan / Core Strategy. Given the sites available, even some poorly performing sites still had to be chosen for allocation to meet the development needs Aston, Aughton and Swallownest.

Table 4.34 below summarises the final sites allocated and safeguarded land relative to Stage 3 assessment results. It includes those sites which performed well, yet were not selected, as well as those which performed poorly and were selected, and why this decision was made. The “Reasons for Selecting Site” include, where applicable, where the specific IIA performance has been relatively good (i.e. few ‘Red’ constraints), bearing in mind that the IIA made up 3 of the 8 Stage 3 criteria, and thus many of the overall red scores counted came from non-IIA considerations.

Table 4.34: Rationale for allocated and safeguarded land Aston, Aughton and Swallownest

Stage 3 Performance – What Determined the Best Sites?		Reason for Selecting Site “Positive attributes include...”	Exceptions – Sites Not Selected Within This Category		Reason for Not Selecting these Sites as Allocations or Safeguarded Land
Selected Sites Within this Category E: Employment Res: Residential S: Safeguarded Residential					
<b>► Sites with no or 1 ‘Red’ score and 1 to 6 ‘Amber’ scores under any Stage 3 criterion</b>					
419 (Res)	LAND TO EAST OF LODGE LANE	... besides water bodies on-site (which can be mitigated), being a good-performing site under the IIA / SA, having a good relationship with the existing built settlement, and meeting the settlements role established in the Spatial Strategy.	413	THE WARREN	<b>Highly sensitive biodiversity concerns.</b>
429 (Res)	LAND AT JUNCTION OF MAIN STREET AND ROTHERHAM ROAD SWALLOWNEST	... being a good-performing site under the IIA / SA, being a prominent site on a busy junction, being well related to the centre of the Swallownest retail area, and meeting the settlements role established in the Spatial Strategy.	428	LAND AT 34 - 38 MAIN STREET AUGHTON	<b>Already allocated</b> for residential use, and its current or future use is likely to remain viable and/or a good use of land.
447 (Res)	LAND TO EAST OF PARK HILL FARM	... being a good-performing site under the IIA / SA, relationship to the existing built settlement, having good highway & public transport accessibility and meeting the settlements role established in the Spatial Strategy.	453	LAND TO SOUTH OF SHEFFIELD ROAD, FENCE	<b>Already allocated</b> for employment use, and its current or future use is likely to remain viable and/or a good use of land.
792 (Res)	LAND OF MANSFIELD ROAD	... being a good-performing site under the IIA / SA, being in proximity to existing and proposed housing development, being somewhat enclosed to minimise impact on the countryside, and providing an opportunity to remediate any contamination associated with the former uses on-site.			



Stage 3 Performance – What Determined the Best Sites?		Reason for Selecting Site “Positive attributes include...”	Exceptions – Sites Not Selected Within This Category	Reason for Not Selecting these Sites as Allocations or Safeguarded Land
Selected Sites Within this Category E: Employment Res: Residential S: Safeguarded Residential				
<b>▶ Sites with 2 ‘Red’ scores and 2 to 4 ‘Amber’ scores under any Stage 3 criterion</b>				
451 (Emp)	LAND AT FORMER LAYCAST WORKS	... being a good-performing site under the IIA / SA, having an existing allocation under the UDP, and part of the site already having planning permission for employment uses.	412 PADDOCK NORTH OF WORKSOP ROAD	To be retained as green belt, as landscape / townscape considerations not picked up by Site Selection Methodology constraints render this site inappropriate. Allocation would result in 'ribbon' development which does not integrate well into the existing settlement.
454 (S)	DISUSED TIP ON ASTON BYPASS (B6200)	... besides issues with highways access (which can be mitigated), being a good-performing site under the IIA / SA.	423 URBAN GREENSPACE SOUTH OF ALEXANDRA ROAD	To be retained as urban greenspace, as meets a recognised need or serves an important amenity or townscape function.
601 (Emp)	FORMER BEIGHTON COLLIERY SITE, PARK VIEW, SWALLOWNEST	... being a good-performing site under the IIA / SA, having an existing allocation under the UDP (as mixed use), and part of the site already being developed with employment uses.	562 SPORTS GROUNDS OFF ROTHERHAM ROAD	To be retained as greenspace, as the 'Red' score for highways access is unlikely to be overcome / mitigated, and site is in use as a sports field.
			695 LAND SOUTH OF TREETON LANE, AUGHTON	To be retained as green belt, as landscape / townscape considerations not picked up by Site Selection Methodology constraints render this site inappropriate. Reallocation would result in a remote 'ribbon' development which does not integrate well into the existing settlement.
			781 SWALLOWNEST ANNEX	Not appropriate to allocate for development, as other policy mechanisms will be used to change its allocation, if appropriate.
			815 LAND TO NORTH OF WORKSOP ROAD B6067	To be retained as green belt due to the site size, impact on biodiversity, water environment, transport and remoteness relative to its size.

Stage 3 Performance – What Determined the Best Sites?		Reason for Selecting Site “Positive attributes include...”	Exceptions – Sites Not Selected Within This Category	Reason for Not Selecting these Sites as Allocations or Safeguarded Land
Selected Sites Within this Category E: Employment Res: Residential S: Safeguarded Residential				
<b>▶ Sites with 3 or more ‘Red’ scores and 1 to 3 ‘Amber’ scores under any Stage 3 criterion</b>				
418 (Res)	LAND TO NORTH OF ASTON BYPASS A57, EAST OF MANSFIELD ROAD	... besides issues with water / sewerage capacity, highways access and being adjacent to a watercourse (all of which can be mitigated), being a good-performing site under the IIA / SA, proximity to existing housing development, its fit within the landscape, and meeting the settlements role established in the Spatial Strategy .	415 LAND OFF CHURCH LANE (ADJACENT ASTON HALL HOTEL)	<b>To be retained as green belt, as ‘Red’ score for historic environment cannot be overcome / fully mitigated.</b> Allocation would result in impacts on a nationally and potentially internationally significant historic building (Grade I Listed Building).
448 (Res)	ASTON COMMON EAST OF WETHERBY DRIVE	... besides issues with water / sewerage capacity and containing or being adjacent to a water body (both of which can be mitigated), being a good-performing site under the IIA / SA, being close to the heart of Swallownest, and meeting the settlements role established in the Spatial Strategy.	417 LAND OFF CHURCH LANE (WITHIN ASTON HALL PARKLAND)	<b>Poor performance against Stage 3 criteria. Issues not readily resolved.</b>
449 (Emp)	ASTON COMMON - WEST OF MANSFIELD ROAD	... besides issues with water / sewerage capacity (which can be mitigated), being a good-performing site under the IIA / SA, relating well to the existing industrial estate, and having the A57 to the south to provide a strong, defensible Green Belt boundary.	456 LAND OFF PIPER LANE	<b>To be retained as green belt, as ‘Red’ score for landscape and highways access cannot be overcome / mitigated.</b> Access issues mean that in its current form, the site is certainly not appropriate, however regardless, other constraints also render this site inappropriate.
758 (Emp)	ASTON COMMON - EAST OF MANSFIELD ROAD INDUSTRIAL ESTATE	... besides issues with water / sewerage capacity (which can be mitigated), being a good-performing site under the IIA / SA, relating well to the existing industrial estate to the west.	459 LAND TO WEST OF PARK HILL FARM	<b>To be retained as green belt, as landscape / townscape considerations not picked up by Site Selection Methodology constraints, combined with ‘Amber’ score for historic environment which is</b>

Stage 3 Performance – What Determined the Best Sites?		Reason for Selecting Site “Positive attributes include...”	Exceptions – Sites Not Selected Within This Category		Reason for Not Selecting these Sites as Allocations or Safeguarded Land
Selected Sites Within this Category E: Employment Res: Residential S: Safeguarded Residential					
					not easily mitigated, render this site inappropriate. Allocation would result in a less defensible green belt boundary.
759 (Res)	ASTON COMMON - SOUTH OF MANSFIELD ROAD	... besides issues with water / sewerage capacity (which can be mitigated), being a good-performing site under the IIA / SA, meeting the settlements role established in the Spatial Strategy, and with adjoining sites, being able to create a strong Green Belt boundary.	713	LAND OFF END OF CHESTNUT ROAD	To be retained as green belt, as landscape / townscape and access considerations not picked up by Site Selection Methodology constraints render this site inappropriate. Allocation would result in a less defensible green belt boundary and impacts on road access for existing residents.
772 (S)	LAND TO NORTH OF ASTON BYPASS A57, EAST OF CHURCH LANE	... besides issues with highways access and being adjacent to a watercourse (which can be mitigated), being a good-performing site under the IIA / SA.	714	LAND OFF ASTON LANE (1)	Poor performance against Stage 3 criteria. Issues not readily resolved.
			715	LAND OFF ASTON LANE (2)	Poor performance against Stage 3 criteria. Issues not readily resolved.

#### 4.9.5 Outstanding Sustainability Issues / Constraints and Potential Mitigation or Enhancement

The results of the IIA as reported in Section 4.9.2 highlighted certain constraints that exist within the preferred sites provided in Section 4.9.4 above. The full results in Appendix 2-D and Appendix 2-E provide the fuller details of potential environmental issues and effects identified. Some of these constraints are also opportunities presented for development to improve sustainability within Bramley, Wickersley and Ravenfield Common – for example, where access to greenspace is poor, providing new greenspace for all to use.

Table 4.35 below summarises the issues and constraints by sub-area, and the potential mitigation which the Council must pursue in order to avoid, minimise or where not possible, compensate for such effects.

**Table 4.35: Outstanding Sustainability Issues and Potential Mitigation or Enhancement**

Issue(s) Identified by Site Selection Methodology / IIA of Sites	Potential Mitigation or Enhancement	Possible Delivery Mechanisms
Sites 759 & 792 suffer poor accessibility to formal greenspace.	Application of Policies CS 28 and SP 40 to ensure greenspace provision is adequate, whether within the site or in tandem with other development	<ul style="list-style-type: none"> <li>• Planning conditions</li> <li>• Planning obligations</li> <li>• Community Infrastructure Levy</li> </ul>
Certain sites have issues around water / sewerage capacity and highways access – in particular, Sites 418, 448, 449, 758 & 759 for water / sewerage and Sites 418, 454 & 772 for highways access	Application of Policies CS 32, SP 70, CS 30 and SP 29 to ensure good and timely infrastructure provision, including education / schools	<ul style="list-style-type: none"> <li>• Planning conditions</li> <li>• Planning obligations</li> <li>• Community Infrastructure Levy</li> </ul>
Nearly all residential allocations show having fair to poor accessibility to community services and facilities, mainly by foot or cycle	<ul style="list-style-type: none"> <li>• Application of Policy SP 66 for the provision of new community services and facilities where reasonable relative to the scale of development.</li> <li>• Application of Policy SP 29 to maximise the benefit of good public transport accessibility for these sites.</li> <li>• Work with partners to ensure it is a priority to preserve good public transport accessibility.</li> </ul>	<ul style="list-style-type: none"> <li>• Planning conditions</li> <li>• Planning obligations</li> <li>• Community Infrastructure Levy</li> <li>• Joint-working with partners on a broader level</li> </ul>
All sites have poor public transport accessibility	Application of Policies CS 14 and SP 29 to achieve improved sustainable transport opportunities in tandem with development of the sites.	<ul style="list-style-type: none"> <li>• Planning conditions</li> <li>• Planning obligations</li> <li>• Community Infrastructure Levy</li> <li>• Joint-working with partners on a broader level</li> </ul>
<p>Sites 419 and 601 are in close proximity to an LWS</p> <p>Three sites have potential protected species issues</p>	<ul style="list-style-type: none"> <li>• Ensure Policies CS 19, CS 20, and CS 28 are applied rigorously for nature conservation sites' and protected species' protection, and seek positive management and enhancement via those policies and others – e.g. Green Infrastructure.</li> <li>• Ensure the Council receives ecologist advice on applications where protected species are potentially at risk or in proximity to important habitats and designated sites, specifically considering recreational pressure / damage to any wildlife site.</li> </ul>	<ul style="list-style-type: none"> <li>• Planning conditions</li> <li>• Planning obligations</li> <li>• Community Infrastructure Levy for provision of greenspace on-site and Green Infrastructure off-site</li> </ul>
Sites 418, 419, 448 & 772 contain or are adjacent to water bodies	Apply appropriate policies, e.g. SP 35 and SP 50, to ensure water bodies on-site are appropriately preserved and protected	Planning conditions
Most sites have potential surface water flooding issues	<ul style="list-style-type: none"> <li>• Apply Policies CS 25 and SP 50 to ensure flood risk on- and off-site is dealt with robustly, including the timely resourcing and implementation of any required flood risk management measures.</li> </ul>	<ul style="list-style-type: none"> <li>• Planning conditions</li> <li>• Planning obligations</li> <li>• Community Infrastructure Levy</li> </ul>

Issue(s) Identified by Site Selection Methodology / IIA of Sites	Potential Mitigation or Enhancement	Possible Delivery Mechanisms
More than half the sites have issues regarding potential landscape sensitivity (including loss of greenspace or TPO trees)	<ul style="list-style-type: none"> <li>• Application of Policies CS 21 and SP 35 to conserve and enhance landscape and townscape quality and character; and CS 22 to ensure adequate greenspace is provided.</li> <li>• Application of Policies CS 19, CS 20, and SP 36 regarding green infrastructure.</li> </ul>	Planning conditions
Sites 419 & 447 are in close proximity to Listed Building(s)	<ul style="list-style-type: none"> <li>• Application of Policies CS 23, SP 43, SP 44, SP 45, SP 46, SP 47, SP 48 and SP 49 as may be appropriate towards the conservation and enhancement of nearby heritage features.</li> <li>• Via the above policies, it may be possible to create net improvements to the setting of historic environment features, for example, where sites are being redeveloped.</li> </ul>	Planning conditions

In addition to the issues identified in Table 4.35 above, there are some sites with no access to the Public Right of Way (PRoW) network. Wherever appropriate, planning conditions, planning obligations and/or the Community Infrastructure Levy should be applied to connect into and extend the PRoW network, whether as footpaths, combined footway / cycleway or bridleway. The safeguarding of minerals is also a potential issue for many sites, and planning applications must conform with Policies CS 26 and SP 52.

## 4.10 Swinton and Kilnhurst

### 4.10.1 Introduction

As described in Section 3.2.2, Swinton and Kilnhurst is identified as a ‘Principal settlement’ in the Core Strategy. It currently has approximately 6% of the borough’s total number of households. As per Policy CS1 of the Core Strategy:

*Swinton and Kilnhurst are also located in the Dearne but are close to Rotherham Urban Area. The settlement grouping has high levels of population and provides some higher order services. Although the communities do not serve a wider catchment area, they provide a level of service provision which supports the local population. Swinton has a railway station linking to Sheffield / Leeds and Doncaster which may make it suitable for future growth opportunities. It is considered that Swinton and Kilnhurst fulfil a role as Principal Settlement although future opportunities for growth are limited. There is one highly contaminated site (the former Croda site) within the settlement that may be able to provide some development opportunities in the future. However it will need to be demonstrated that the site can be satisfactorily “cleaned / decontaminated” to enable housing development to proceed on site.*

As shown in Table 3.2, the table below provides the development target for Swinton and Kilnhurst.

**Table 4.36: Adopted Spatial Strategy Development Target for Swinton and Kilnhurst**

	Indicative Housing Provision		Indicative Employment Provision	
	Percentage of borough requirement	Approx. number of dwellings	Percentage of borough requirement	Approx. hectares of land
Total for settlement group	4%	560	0%	0









All sites considered at Stage 2 in Swinton and Kilnhurst are illustrated in Figure 4-Y and Figure 4-Z on the following pages, presenting also the preferred sites and the sustainability constraints relevant to decisions made on site selection. Figure 4-X provides the key to those two figures. The full list of sites and their sustainability assessment results can be found in Appendix 2-C, Section 2-C.4, and more comprehensive constraints maps can be found in Appendix 2-A.

There were 25 alternative sites considered in Swinton and Kilnhurst towards meeting the housing target.

**Figure 4-Y**

-  Proposed Allocation, Employment
-  Proposed Allocation, Residential
-  Proposed Safeguarded Residential
-  Alternative Sites Considered, but Not Allocated
-  Grade II\* Listed Building
-  Grade II Listed Building
-  Scheduled Monument
-  Tree Preservation Order
-  Conservation Area
-  Local Wildlife Site
-  Ancient Woodland
-  Area of High Landscape Value
-  Flood Risk Area (source: PFRA)
-  Main River
-  EA Flood Zone 3
-  EA Flood Zone 2

**Figure 4-Z**

-  Proposed Allocation, Employment
  -  Proposed Allocation, Residential
  -  Proposed Safeguarded Residential
  -  Alternative Sites Considered, but Not Allocated
  -  Main River
- Index of Multiple Deprivation Geographical Barriers to Services Rank (% most deprived nationally)
-  Within the top 20% most deprived nationally
  -  Between 20% and 40% most deprived
  -  Less than 40% most deprived

**Figure 4-X: Key to Figure 4-Y and Figure 4-Z**

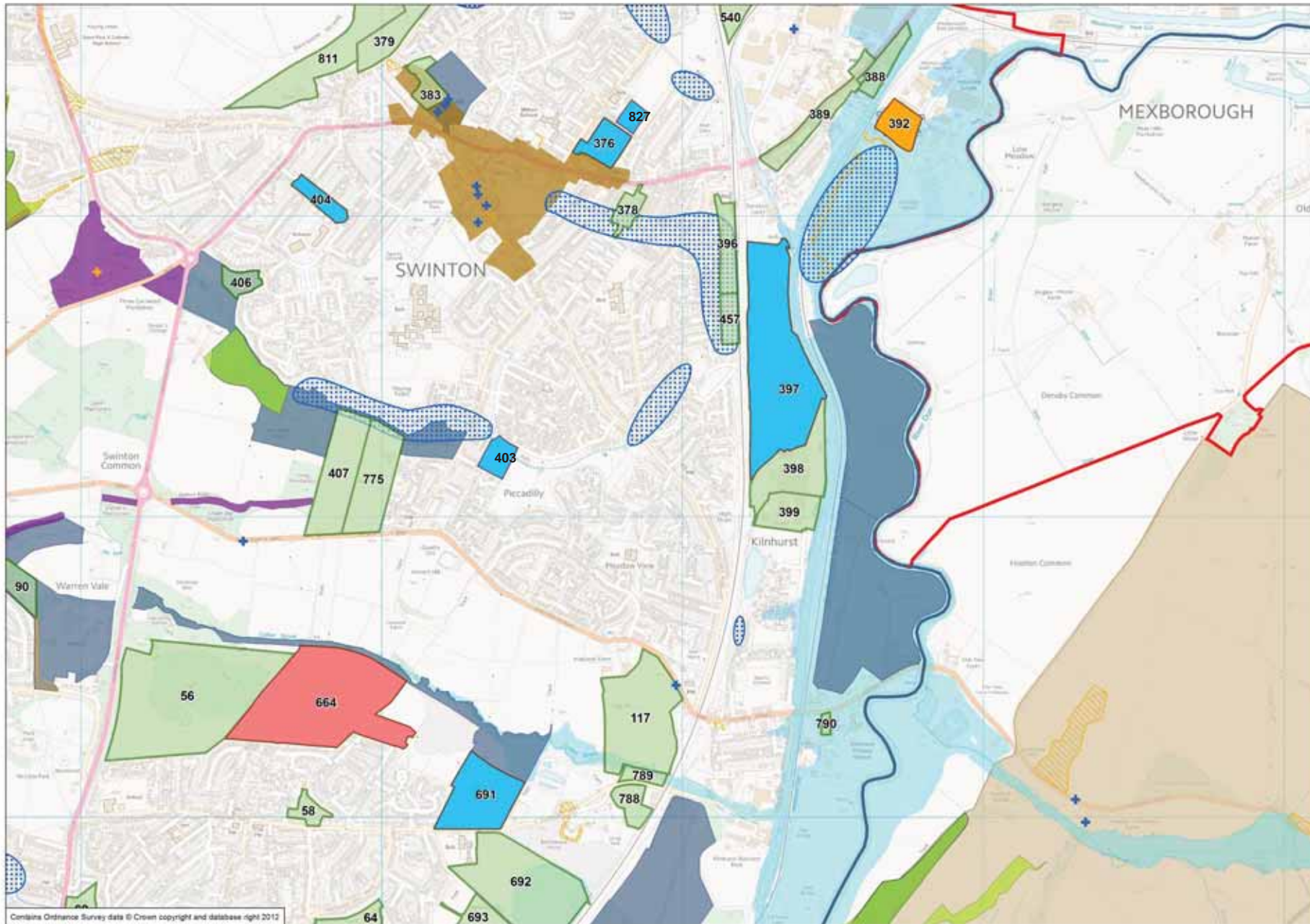


Figure 4-Y: Individual site alternatives in Swinton and Kilnhurst, and some key sustainability constraints

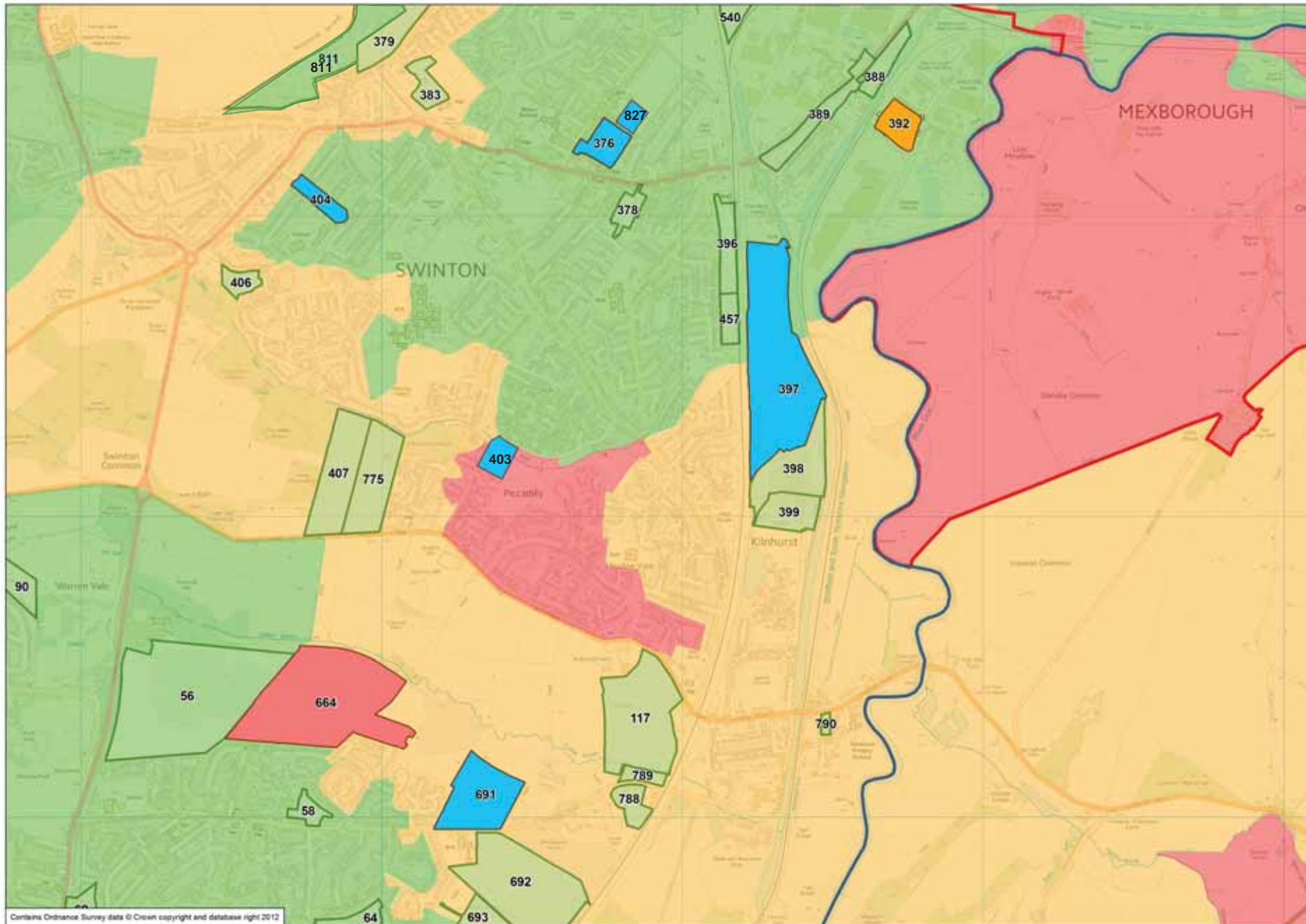


Figure 4-Z: Individual sites alternatives in Swinton and Kilnhurst, and accessibility to services and facilities (IMD)



#### 4.10.2 Results of Stage 2 Assessment of the Site Selection Methodology

Each alternative site within Swinton and Kilnhurst has been assessed individually regarding its key sustainability constraints using a primarily GIS-based approach, but supplemented with additional assessment work where required. This has also revealed opportunities for net benefits in terms of certain sustainability considerations. Table 4.37 below provides a summary of some of the key outcomes of this assessment. The full results can be found in Appendix 2-E, Section 2-E.2. For each of the individual sites, site survey summary sheets are available in IIA Volume 4.

**Table 4.37: Summary of some key outcomes of the Stage 2 assessment of sites**

<i>Bold, italic, orange</i> = sites selected as employment allocations <i>Bold, italic, blue</i> = sites selected as mixed use or residential allocations, or safeguarded land <i>Bold, italic, magenta</i> = sites selected as retail allocations For more information on the rationale for site selection, see Section 4.10.4.		
Issue	Sites which scored positively:	Sites which scored poorly:
Flood risk (rivers / sea or surface water)	There are 14 sites which have low flood risk ('Green' score for both 'flood risk' and 'surface water flooding'): <i>0376</i> ; 0378; 0382; 0383; 0389; 0398; 0399; <i>0404</i> ; 0406; 0407; 0540; 0775; 0811; <i>0827</i>	There are 3 sites with high flood risk ('Red' score for either 'flood risk' or 'surface water flooding'): <i>0397</i> ; 0457; 0788.
Potential loss of environmentally sensitive features (biodiversity, water bodies / riparian areas, 'best and most versatile' agricultural land, geodiversity, significant landscape features)	There are 12 sites with low risk of potential loss of environmentally sensitive features ('Green' scores for each of the key criteria <sup>13</sup> ): 0379; 0382; 0388; 0389; 0396; <i>0397</i> ; 0398; <i>0404</i> ; 0457; 0539; 0788; 0811	There are 0 sites which contains an environmentally sensitive feature, such that they could lead to its loss (a 'Red' score for any of the key criteria).
Potential loss of historic environment features	There are 5 sites with low risk of potential loss of historic environment features ('Green scores' for each of the three historic and built environment. Criteria): <i>0392</i> ; <i>0397</i> ; <i>0403</i> ; <i>0404</i> ; <i>0827</i>	There are 5 sites which contain or are within an historic designation (a 'Red' score for one of the historic and built environment criteria): <i>0376</i> ; 0379; 0383; 0407; 0811.
Access to services (IMD 'geographical barriers' score)	There are 10 sites with relatively good access to existing services ('Green' score): <i>0376</i> ; 0378; 0388; 0389; 0392; 0396; <i>0404</i> ; 0457; 0540; <i>0827</i>	There are 8 sites which have a 'red' or 'amber' score for access to services and a 'red' or 'amber' score for access to public transport, i.e. they have neither good access to services, nor good access to public transport:
Access to public transport (LUTI 2015)	There are 15 sites with good access to public transport ('Green' score): <i>0376</i> ; 0378; 0379; 0382; 0383; 0388; 0389; <i>0392</i> ; 0396; <i>0397</i> ; <i>0404</i> ; 0406; 0457; 0811; <i>0827</i>	0398; 0399; <i>0403</i> ; 0407; 0775; 0788; 0789; 0790.

<sup>13</sup> Key criteria under this issue: Potential impact on Local Wildlife Sites (LWS) and Local Nature Reserves (LNR), Loss of greenspace or Tree Preservation Orders and proximity to Regionally Important Geological Sites (RIGS), Water bodies and areas of High Landscape Value.

*Bold, italic, orange* = sites selected as employment allocations  
*Bold, italic, blue* = sites selected as mixed use or residential allocations, or safeguarded land  
*Bold, italic, magenta* = sites selected as retail allocations  
 For more information on the rationale for site selection, see Section 4.10.4.

Issue	Sites which scored positively:	Sites which scored poorly:
Key infrastructure problems: school capacity, sewerage capacity, highway access	<p>There are 7 sites which score positively ('Green scores') for school capacity, sewerage capacity and highways access:</p> <p><b>0376</b>; 0382; 0388; 0389; <b>0404</b>; 0406; 0539</p>	<p>There are 0 sites with particular school capacity issues.</p> <p>There is 1 site with a potential sewerage capacity issue ('Red' score):</p> <p><b>0397</b>.</p> <p>There are 9 sites with a significant highways access issue ('Red' score):</p> <p>0379; 0383; 0396; 0398; 0399; 0407; 0457; 0540; 0775.</p>

### 4.10.3 'In Combination' Alternatives

As discussed in Section 3.4, it was necessary to explore whether the potential effects of selecting an individual site may be significantly different from a specific combination of sites. As a result, proposed allocations and safeguarded land were grouped into clusters, based on their potential for 'in combination' effects on particular issues or features within the borough. These issues or potential effects on receptors within the borough were identified based on experience and professional judgment.

However, when this exercise has been conducted under the IIA in both in 2013 and 2014, it was found that individual site assessment provides adequate comparison of sites in Swinton and Kilnhurst, and there has been nothing further to consider under SA / IIA.

### 4.10.4 Site Selection and Rationale

As discussed in Section 2.6, Stage 3 of the Site Selection Methodology applied the SA / IIA assessment results to a wider assessment framework involving "non-SA" planning factors, such that they were compared against each other and prioritised towards sustainability and the best fit with the priorities of the Local Plan / Core Strategy. Given the sites available, even some poorly performing sites still had to be chosen for allocation to meet the development needs for Swinton and Kilnhurst.

Table 4.38 below summarises the final sites allocated and safeguarded land relative to Stage 3 assessment results. It includes those sites which performed well, yet were not selected, as well as those which performed poorly and were selected, and why this decision was made. The "Reasons for Selecting Site" include, where applicable, where the specific IIA performance has been relatively good (i.e. few 'Red' constraints), bearing in mind that the IIA made up 3 of the 8 Stage 3 criteria, and thus many of the overall red scores counted came from non-IIA considerations.

**Table 4.38: Rationale for allocated and safeguarded land for Swinton and Kilnhurst**

Stage 3 Performance – What Determined the Best Sites?		Reason for Selecting Site “Positive attributes include...”	Exceptions – Sites Not Selected Within This Category	Reason for Not Selecting these Sites as Allocations or Safeguarded Land	
Selected Sites Within this Category Emp: Employment Res: Residential S: Safeguarded Residential					
<b>L► Sites with no ‘Red’ and 0 to 3 ‘Amber’ scores under any Stage 3 criterion</b>					
392 (Emp)	LAND OFF TALBOT ROAD	... being a good-performing site under the IIA / SA, having an existing allocation under the UDP, and being a vacant site with no physical constraints	378	LAND OFF CLIFFE BANK	<b>Already allocated</b> for residential use, and its current or future use is likely to remain viable and/or a good use of land.
404 (Res)	BRAMELD ROAD	... being a good-performing site under the IIA / SA, being within the existing residential area and providing an opportunity to use under-used land.	389	LAND BETWEEN BRIDGE STREET AND WALKER STREET	<b>Already allocated</b> for various uses, and its current or future use is likely to remain viable and/or a good use of land.
827 (Res)	CHARNWOOD HOUSE	... being a good-performing site under the IIA / SA, having an existing allocation under the UDP, and part of the site already having planning permission for employment uses.			
<b>L► Sites with 1 or 2 ‘Red’ scores and 0 to 4 ‘Amber’ scores under any Stage 3 criterion</b>					
376 (Res)	CIVIC HALL SITE (part)	... besides location within a Conservation Area (which can be managed / mitigated), being a good-performing site under the IIA / SA, being part of the central retail and civic area of Swinton which would benefit from some updating and redevelopment.	382	LAND TO THE EAST OF GOLDEN SMITHIES LANE	Site is to be <b>retained for educational community facilities</b> following correspondence with the landowner.

Stage 3 Performance – What Determined the Best Sites?		Reason for Selecting Site “Positive attributes include...”	Exceptions – Sites Not Selected Within This Category		Reason for Not Selecting these Sites as Allocations or Safeguarded Land
Selected Sites Within this Category Emp: Employment Res: Residential S: Safeguarded Residential					
397 (Res)	CRODA SITE	... besides issues with water / sewerage capacity and surface water flood risk (both of which can be mitigated), being a good-performing site under the IIA / SA, and already having planning permission.	388	LAND OFF ROWMS LANE	<b>Already allocated</b> for employment use, and its current or future use is likely to remain viable and/or a good use of land.
403 (Res)	OFF LAWRENCE DRIVE, PICCADILLY	... being a good-performing site under the IIA / SA, relationship to the existing built settlement, and meeting the settlements role established in the Spatial Strategy.	396	LAND ADJOINING SWINTON INTERCHANGE	<b>Not to be reallocated, given that the undeveloped part of the site has no suitable access.</b>
			398	REDIRACK	<b>Already allocated</b> for employment use, and its current or future use is likely to remain viable and/or a good use of land.
			399	UNIVERSAL RECYCLING	<b>Already allocated</b> for employment use, and its current or future use is likely to remain viable and/or a good use of land.
			406	WOODLANDS CRESCENT	<b>To be retained as green belt, due to amenity and biodiversity interest.</b>
			539	QUEEN STREET WEST	<b>To be retained as green belt, due to landscape / townscape considerations.</b>
			788	THE BRICKWORKS	<b>Already allocated</b> for employment use, and its current or future use is likely to remain viable and/or a good use of land.
			790	LAND AT CHARLES ST	<b>Already allocated</b> for employment use, and its current or future use is likely to remain viable and/or a good use of land.

Stage 3 Performance – What Determined the Best Sites?	Reason for Selecting Site “Positive attributes include...”	Exceptions – Sites Not Selected Within This Category		Reason for Not Selecting these Sites as Allocations or Safeguarded Land
<b>Selected Sites Within this Category</b> Emp: Employment Res: Residential S: Safeguarded Residential				
		811	FIELDS OFF GOLDEN SMITHIES LANE (WEST OF 379)	To be retained as green belt, due to archaeological and landscape / townscape considerations.
<b>L► Sites with 3 or 4 ‘Red’ scores under any Stage 3 criterion</b>				
		379	FIELDS OFF GOLDEN SMITHIES LANE	Poor performance against Stage 3 criteria. Issues not readily resolved.
		383	LAND NORTH OF ST MARGARET'S CHURCH	Poor performance against Stage 3 criteria. Issues not readily resolved.
		407	WENTWORTH ROAD	Poor performance against Stage 3 criteria. Issues not readily resolved.
		457	LAND ADJACENT TO MUIRFIELD AVENUE	Poor performance against Stage 3 criteria. Issues not readily resolved.
		540	QUEEN STREET EAST	Poor performance against Stage 3 criteria. Issues not readily resolved.
		775	WENTWORTH ROAD	Poor performance against Stage 3 criteria. Issues not readily resolved.
		789	BROOKHOUSE (OPPOSITE BRICKWORKS)	Poor performance against Stage 3 criteria. Issues not readily resolved.

#### 4.10.5 Outstanding Sustainability Issues / Constraints and Potential Mitigation or Enhancement

The results of the IIA as reported in Section 4.10.2 highlighted certain constraints that exist within the preferred sites provided in Section 4.10.4 above. The full results in Appendix 2-D and Appendix 2-E provide the fuller details of potential environmental issues and effects identified. Some of these constraints are also opportunities presented for development to improve sustainability within Swinton and Kilnhurst – for example, where access to greenspace is poor, providing new greenspace for all to use.

Table 4.39 below summarises the issues and constraints by sub-area, and the potential mitigation which the Council must pursue in order to avoid, minimise or where not possible, compensate for such effects.

**Table 4.39: Outstanding Sustainability Issues and Potential Mitigation or Enhancement**

Issue(s) Identified by Site Selection Methodology / IIA of Sites	Potential Mitigation or Enhancement	Possible Delivery Mechanisms
Site 397 suffers poor accessibility to formal greenspace.	Application of Policies CS 28 and SP 40 to ensure greenspace provision is adequate, whether within the site or in tandem with other development	<ul style="list-style-type: none"> <li>• Planning conditions</li> <li>• Planning obligations</li> <li>• Community Infrastructure Levy</li> </ul>
Certain sites have issues around water / sewerage capacity and highways access – in particular, Site 397 for water/sewerage	Application of Policies CS 32, SP 70, CS 30 and SP 29 to ensure good and timely infrastructure provision, including education / schools	<ul style="list-style-type: none"> <li>• Planning conditions</li> <li>• Planning obligations</li> <li>• Community Infrastructure Levy</li> </ul>
Two residential allocations show having fair to poor accessibility to community services and facilities, mainly by foot or cycle – Sites 397 (Amber) & 403 (Red) All sites have poor access to leisure facilities.	<ul style="list-style-type: none"> <li>• Application of Policy SP 66 for the provision of new community services and facilities where reasonable relative to the scale of development.</li> <li>• Application of Policy SP 29 to maximise the benefit of good public transport accessibility for these sites.</li> <li>• Work with partners to ensure it is a priority to preserve good public transport accessibility.</li> </ul>	<ul style="list-style-type: none"> <li>• Planning conditions</li> <li>• Planning obligations</li> <li>• Community Infrastructure Levy</li> <li>• Joint-working with partners on a broader level</li> </ul>
Site 403 has poor public transport accessibility	Application of Policies CS 14 and SP 29 to achieve improved sustainable transport opportunities in tandem with development of the sites.	<ul style="list-style-type: none"> <li>• Planning conditions</li> <li>• Planning obligations</li> <li>• Community Infrastructure Levy</li> <li>• Joint-working with partners on a broader level</li> </ul>
<p>Site 403 is in close proximity to an LWS</p> <p>Site 397 has potential protected species issues</p>	<ul style="list-style-type: none"> <li>• Ensure Policies CS 19, CS 20, and CS 28 are applied rigorously for nature conservation sites' and protected species' protection, and seek positive management and enhancement via those policies and others – e.g. Green Infrastructure.</li> <li>• Ensure the Council receives ecologist advice on applications where protected species are potentially at risk or in proximity to important habitats and designated sites, specifically considering recreational pressure / damage to any wildlife site.</li> </ul>	<ul style="list-style-type: none"> <li>• Planning conditions</li> <li>• Planning obligations</li> <li>• Community Infrastructure Levy for provision of greenspace on-site and Green Infrastructure off-site</li> </ul>
Site 403 is in close proximity to a water body	Apply appropriate policies, e.g. SP 35 and SP 50, to ensure water bodies on-site are appropriately preserved and protected	Planning conditions
<p>Site 397 has significant surface water flood risk issues</p> <p>Sites 403 has potential surface water flooding issues</p>	<ul style="list-style-type: none"> <li>• Apply Policies CS 25 and SP 50 to ensure flood risk on- and off-site is dealt with robustly, including the timely resourcing and implementation of any required flood risk management measures.</li> </ul>	<ul style="list-style-type: none"> <li>• Planning conditions</li> <li>• Planning obligations</li> <li>• Community Infrastructure Levy</li> </ul>
Sites 376 and 827 contain greenspace or less than 10 TPO trees.	<ul style="list-style-type: none"> <li>• Application of Policies CS 21 and SP 35 to conserve and enhance landscape and townscape quality and character; and CS 22 to ensure adequate greenspace is provided.</li> <li>• Application of Policies CS 19, CS 20, and SP 36 regarding green infrastructure.</li> </ul>	Planning conditions

Issue(s) Identified by Site Selection Methodology / IIA of Sites	Potential Mitigation or Enhancement	Possible Delivery Mechanisms
Site 376 is partly within a Conservation Area	<ul style="list-style-type: none"> <li>Application of Policies CS 23, SP 43, SP 44, SP 45, SP 46, SP 47, SP 48 and SP 49 as may be appropriate towards the conservation and enhancement of nearby heritage features.</li> <li>Via the above policies, it may be possible to create net improvements to the setting of historic environment features, for example, where sites are being redeveloped.</li> </ul>	Planning conditions

In addition to the issues identified in above, there are a few sites with no access to the Public Right of Way (PRoW) network. Wherever appropriate, planning conditions, planning obligations and/or the Community Infrastructure Levy should be applied to connect into and extend the PRoW network, whether as footpaths, combined footway / cycleway or bridleway. Also, Site 403 is in proximity to a designated geodiversity site. The potential recreational pressure or unmanaged visitation to RIGS should be taken into consideration alongside biodiversity considerations as part of application of Policy SP 36. The safeguarding of minerals is also a potential issue for many sites, and planning applications must conform with Policies CS 26 and SP 52.

#### 4.11 Catcliffe, Orgreave, Treeton and Waverley

##### 4.11.1 Introduction

As described in Section 3.2.2, Waverley is identified as a ‘Principal settlement’ in the Core Strategy, and Catcliffe, Orgreave and Treeton are identified as a ‘Local Service Centre’. Catcliffe, Orgreave and Treeton currently have approximately 2.6% of the borough’s total number of households (Waverley has 0%). As per Policy CS1 of the Core Strategy:

*Waverley new community will deliver 3,900 new homes in total (although only 2,500 are anticipated to be delivered in the Plan period) and supporting community services and facilities will create a new sustainable community in this locality. The adjacent Advanced Manufacturing Park provides a significant number of local job opportunities.*

*With more limited social infrastructure the Catcliffe, Orgreave, & Treeton grouping provides a local service centre function. This does not necessarily preclude further development, particularly where they are well served by public transport. The grouping includes a retail park at Catcliffe.*

As shown in Table 3.2, the table below provides the development target for Catcliffe, Orgreave, Treeton and Waverley.

**Table 4.40: Adopted Spatial Strategy Development Target for Catcliffe, Orgreave, Treeton and Waverley**

Core Strategy settlement group:	Indicative Housing Provision		Indicative Employment Provision	
	Percentage of borough requirement	Approx. number of dwellings	Percentage of borough requirement	Approx. hectares of land
Waverley	17%	2,500	18%	42
Catcliffe, Orgreave and Treeton	1%	170	5%	12





All sites considered at Stage 2 in Catcliffe, Orgreave, Treeton and Waverley are illustrated in Figure 4-BB and Figure 4-CC on the following pages, presenting also the preferred sites and the sustainability constraints relevant to decisions made on site selection. Figure 4-AA provides the key to those two figures. The full list of sites and their sustainability assessment results can be found in Appendix 2-C, Section 2-C.4, and more comprehensive constraints maps can be found in Appendix 2-A.

There were 21 alternative sites considered in Catcliffe, Orgreave, Treeton and Waverley towards meeting the housing target.

**Figure 4-BB**

-  HS2 Route
-  HS2 200m Buffer
-  Special Policy Area
-  Mixed Use Allocation
-  Proposed Allocation, Employment
-  Proposed Allocation, Residential
-  Proposed Safeguarded Residential
-  Alternative Sites Considered, but Not Allocated
-  Grade I Listed Building
-  Grade II\* Listed Building
-  Grade II Listed Building
-  Scheduled Monument
-  Tree Preservation Order
-  Conservation Area
-  Local Wildlife Site
-  Ancient Woodland
-  Area of High Landscape Value
-  Flood Risk Area (source: PFRA)
-  Main River
-  EA Flood Zone 3
-  EA Flood Zone 2

**Figure 4-CC**

-  Special Policy Area
  -  Mixed Use Allocation
  -  Proposed Allocation, Employment
  -  Proposed Allocation, Residential
  -  Proposed Safeguarded Residential
  -  Alternative Sites Considered, but Not Allocated
  -  Main River
- Index of Multiple Deprivation Geographical Barriers to Services Rank (% most deprived nationally)
-  Within the top 20% most deprived nationally
  -  Between 20% and 40% most deprived
  -  Less than 40% most deprived

**Figure 4-AA: Key to Figure 4-BB and Figure 4-CC**



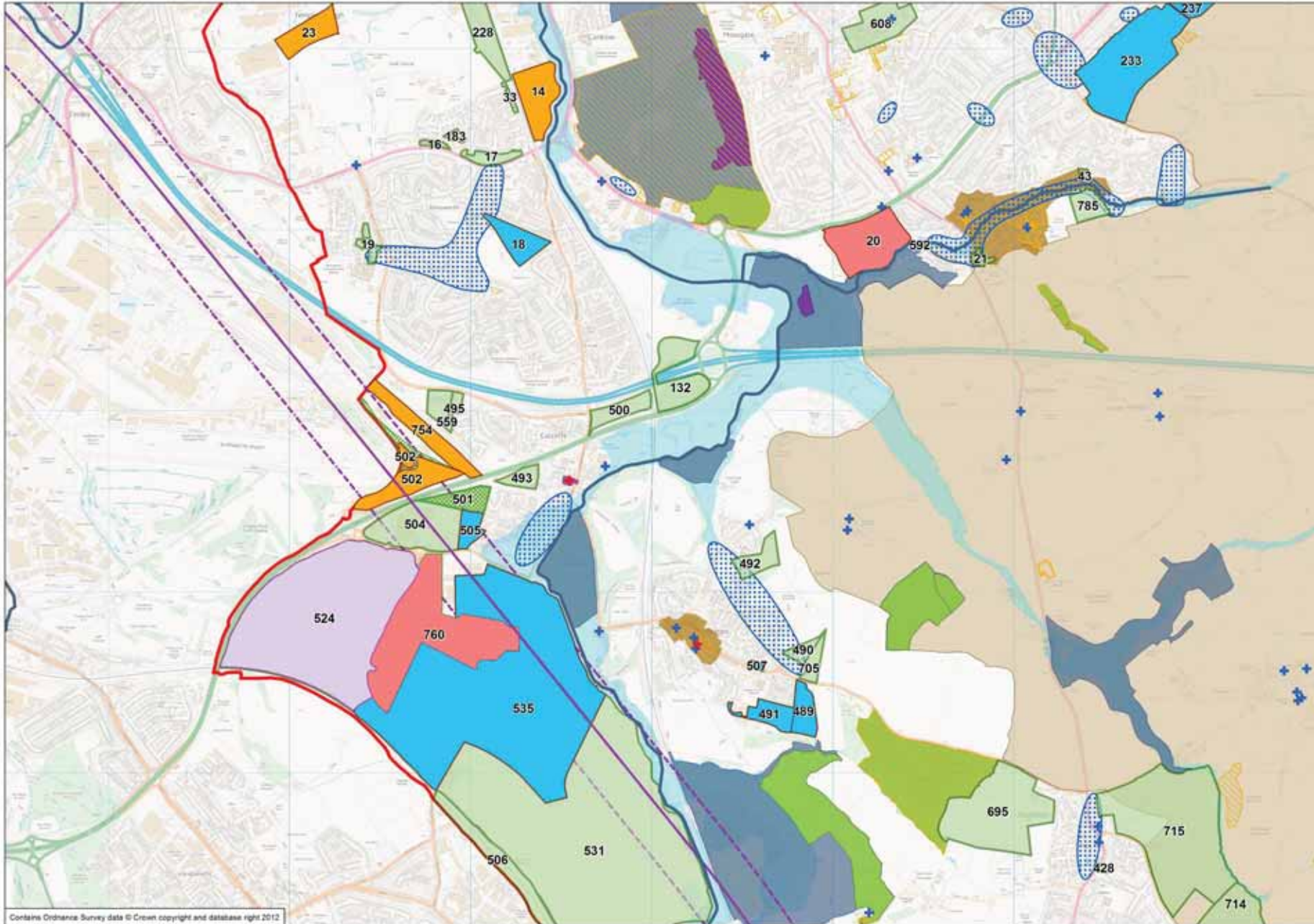


Figure 4-BB: Individual site alternatives in Catcliffe, Orgreave, Treeton and Waverley, and some key sustainability constraints

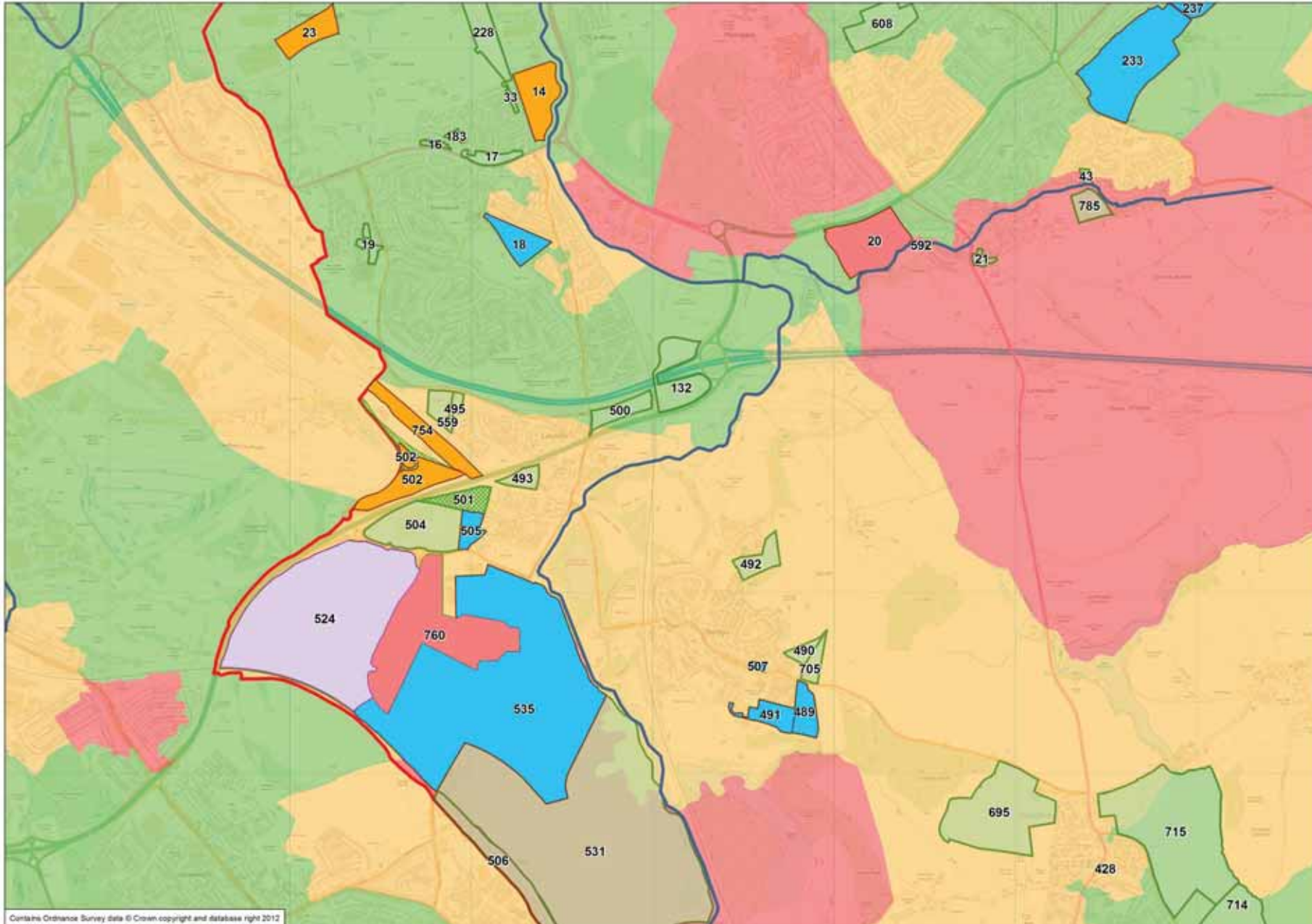


Figure 4-CC: Individual sites alternatives in Catcliffe, Orgreave, Treeton and Waverley, and accessibility to services and facilities (IMD)

#### 4.11.2 Results of Stage 2 Assessment of the Site Selection Methodology

Each alternative site within Catcliffe, Orgreave, Treeton and Waverley has been assessed individually regarding its key sustainability constraints using a primarily GIS-based approach, but supplemented with additional assessment work where required. This has also revealed opportunities for net benefits in terms of certain sustainability considerations. Table 4.41 below provides a summary of some of the key outcomes of this assessment. The full results can be found in Appendix 2-E, Section 2-E.2. For each of the individual sites, site survey summary sheets are available in IIA Volume 4.

**Table 4.41: Summary of some key outcomes of the Stage 2 assessment of sites**

<p><b>Bold, italic, orange</b> = sites selected as employment allocations or Special Policy Area</p> <p><b>Bold, italic, blue</b> = sites selected as mixed use or residential allocations, or safeguarded land</p> <p><b>Bold, italic, magenta</b> = sites selected as retail allocations</p> <p>For more information on the rationale for site selection, see Section 4.11.4.</p>		
Issue	Sites which scored positively:	Sites which scored poorly:
Flood risk (rivers / sea or surface water)	<p>There are 12 sites which have low flood risk ('Green' score for both 'flood risk' and 'surface water flooding'):</p> <p>0490; <b>0491</b>; 0492; 0495; 0501; 0504; <b>0505</b>; <b>0507</b>; <b>0524</b>; 0559; 0705; <b>0760</b></p>	<p>There are 0 sites which have high flood risk ('Red' score for either 'flood risk' or 'surface water flooding').</p>
Potential loss of environmentally sensitive features (biodiversity, water bodies / riparian areas, 'best and most versatile' agricultural land, geodiversity, significant landscape features)	<p>There are 13 sites with low risk of potential loss of environmentally sensitive features ('Green' scores for each of the key criteria<sup>14</sup>):</p> <p>0132; <b>0489</b>; 0490; <b>0491</b>; <b>0502</b>; 0504; <b>0505</b>; 0506; <b>0507</b>; <b>0524</b>; 0705; <b>0754</b>; <b>0760</b></p>	<p>There is 1 site which contains an environmentally sensitive feature, such that they could lead to its loss (a 'Red' score for any of the key criteria):</p> <p>0492.</p>
Potential loss of historic environment features	<p>There are 8 sites with low risk of potential loss of historic environment features ('Green scores' for each of the three historic and built environment. Criteria):</p> <p><b>0489</b>; <b>0491</b>; 0500; 0501; <b>0507</b>; <b>0535</b>; <b>0754</b>; <b>0760</b></p>	<p>There are 0 sites which contain or are within an historic designation (a 'Red' score for one of the historic and built environment criteria).</p>
Access to services (IMD 'geographical barriers' score)	<p>There are 2 sites with relatively good access to existing services ('Green' score):</p> <p>0132; 0500</p>	<p>There are 19 sites which have a 'red' or 'amber' score for access to services and a 'red' or 'amber' score for access to public transport, i.e. they have neither good access to services, nor good access to public transport:</p> <p><b>0489</b>; 0490; <b>0491</b>; 0492; 0493; 0495; 0501; <b>0502</b>; 0504; <b>0505</b>; 0506; <b>0507</b>; <b>0524</b>; 0531; <b>0535</b>; 0559; 0705; <b>0754</b>; <b>0760</b></p>
Access to public transport (LUTI 2015)	<p>There are 0 sites with good access to public transport ('Green' score)</p>	<p>There are 19 sites which have a 'red' or 'amber' score for access to services and a 'red' or 'amber' score for access to public transport, i.e. they have neither good access to services, nor good access to public transport:</p> <p><b>0489</b>; 0490; <b>0491</b>; 0492; 0493; 0495; 0501; <b>0502</b>; 0504; <b>0505</b>; 0506; <b>0507</b>; <b>0524</b>; 0531; <b>0535</b>; 0559; 0705; <b>0754</b>; <b>0760</b></p>

<sup>14</sup> Key criteria under this issue: Potential impact on Local Wildlife Sites (LWS) and Local Nature Reserves (LNR), Loss of greenspace or Tree Preservation Orders and proximity to Regionally Important Geological Sites (RIGS), Water bodies and areas of High Landscape Value.

**Bold, italic, orange** = sites selected as employment allocations or Special Policy Area  
**Bold, italic, blue** = sites selected as mixed use or residential allocations, or safeguarded land  
**Bold, italic, magenta** = sites selected as retail allocations

For more information on the rationale for site selection, see Section 4.11.4.

Issue	Sites which scored positively:	Sites which scored poorly:
Key infrastructure problems: school capacity, sewerage capacity, highway access	<p><i>There is 1 site which score positively ('Green scores') for school capacity, sewerage capacity and highways access:</i></p> <p><b>0507</b></p>	<p><i>There are 0 sites with particular school capacity issues.</i></p> <p><i>There are 5 sites with a potential sewerage capacity issue ('Red' score):</i></p> <p>0132; <b>0502</b>; 0504; <b>0535</b>; 0760.</p> <p><i>There are 8 sites with a significant highways access issue ('Red' score):</i></p> <p>0132; 0490; 0492; 0493;  <b>0502</b>; 0531; 0559.</p>

### 4.11.3 'In Combination' Alternatives

As discussed in Section 3.4, it was necessary to explore whether the potential effects of selecting an individual site may be significantly different from a specific combination of sites. As a result, proposed allocations and safeguarded land were grouped into clusters, based on their potential for 'in combination' effects on particular issues or features within the borough. These issues or potential effects on receptors within the borough were identified based on experience and professional judgment.

Table 4.42 below outlines the 'in combination' alternatives identified as significant and therefore requiring consideration in the IIA for Catcliffe, Orgreave, Treeton and Waverley.

**Table 4.42: Identification of 'in combination' alternatives in Catcliffe, Orgreave, Treeton and Waverley**

Issue Considered – Potential 'Gaps' in Individual Site Assessment	Analysis	Do Alternatives Need to be Considered?
Combined impacts on habitats – recreational pressure	Sites to the south could potentially have combined adverse effects on biodiversity due to their proximity to Ancient Woodland and Local Wildlife Sites. However, one site (ref. 491) has planning permission and is already under development, and therefore the 'in combination' issue is no longer relevant. The individual site assessment will have accounted for the differences amongst remaining sites. Also, with such a small settlement, the location of the additional sites is likely to make little difference on the overall recreational impact.	Nothing further to consider under SA / IIA.
Employment sites to the north of the new Waverley development are adjacent to an Air Quality Management Area (AQMA)	Although these employment sites are likely to add traffic to the Rotherham AQMA 1 - Part1 (NO <sub>2</sub> ) and therefore contribute towards poor air quality, there are no alternative employment sites available of suitable size.	Nothing further to consider under SA / IIA.

As a result of the exercise summarised in Table 4.42 above, it was found that individual site assessment provides adequate comparison of sites in Catcliffe, Orgreave, Treeton and Waverley, and there has been nothing further to consider under SA / IIA.

4.11.4 Site Selection and Rationale

As discussed in Section 2.6, Stage 3 of the Site Selection Methodology applied the SA / IIA assessment results to a wider assessment framework involving “non-SA” planning factors, such that they were compared against each other and prioritised towards sustainability and the best fit with the priorities of the Local Plan / Core Strategy. Given the sites available, even some poorly performing sites still had to be chosen for allocation to meet the development needs for Catcliffe, Orgreave, Treeton and Waverley.

Table 4.43 below summarises the final sites allocated and safeguarded land relative to Stage 3 assessment results. It includes those sites which performed well, yet were not selected, as well as those which performed poorly and were selected, and why this decision was made. The “Reasons for Selecting Site” include, where applicable, where the specific IIA performance has been relatively good (i.e. few ‘Red’ constraints), bearing in mind that the IIA made up 3 of the 8 Stage 3 criteria, and thus many of the overall red scores counted came from non-IIA considerations.

**Table 4.43: Rationale for allocated and safeguarded land for Catcliffe, Orgreave, Treeton and Waverley**

Stage 3 Performance – What Determined the Best Sites?		Reason for Selecting Site “Positive attributes include...”	Exceptions – Sites Not Selected Within This Category	Reason for Not Selecting these Sites as Allocations or Safeguarded Land	
Selected Sites Within this Category Emp: Employment Res: Residential MU: Mixed Use SPA: Special Policy Area					
<b>L► Sites with no ‘Red’ and 2 to 4 ‘Amber’ scores under any Stage 3 criterion</b>					
491 (Res)	LAND OFF ROTHER CRESCENT	... being a good-performing site under the IIA / SA, already having planning permission, and already being under development.			
507 (Res)	LAND TO THE NORTH OF FRONT STREET	... being a good-performing site under the IIA / SA, already having planning permission, and already being developed.			
754 (Emp)	EWS DISMANTLED RAILWAY LINE, WOOD LANE	... being a good-performing site under the IIA / SA, using a brownfield site (disused railway), and already being developed.			
<b>L► Sites with 1 or 2 ‘Red’ scores and 2 to 5 ‘Amber’ scores under any Stage 3 criterion</b>					
489 (Res)	LAND TO THE SOUTH OF WOOD LANE	... being a good-performing site under the IIA / SA, being adjacent to existing housing to the west, having potential to form a minor extension to Treeton alongside another site, and meeting	495	THE WAVERLEY	'Red' score for location within an Air Quality Management Area

Stage 3 Performance – What Determined the Best Sites?		Reason for Selecting Site “Positive attributes include...”	Exceptions – Sites Not Selected Within This Category		Reason for Not Selecting these Sites as Allocations or Safeguarded Land
Selected Sites Within this Category Emp: Employment Res: Residential MU: Mixed Use SPA: Special Policy Area					
		the settlements role established in the Spatial Strategy.			
505 (Res)	LAND WEST OF SHEFFIELD LANE	... being a good-performing site under the IIA / SA, having an existing allocation in the UDP (though for retail), being in an existing residential area, and being close to existing amenities and services.	500	LAND TO THE EAST OF ROTHERHAM ROAD	<b>To be retained as greenspace</b> , due to landscape / townscape and noise considerations not picked up by Site Selection Methodology.
524 (SPA)	WAVERLEY AMP SITE	... being a good-performing site under the IIA / SA, having an existing allocation in the UDP, being a major regeneration site, being a regionally important cluster aimed at specialist companies in the advanced manufacturing sector, and being important for delivery of the Core Strategy.	501	LAND TO THE REAR OF BLUEMANS WAY	<b>To be retained as urban greenspace</b> , due to the line of HS2 passing adjacent to the site, and various amenity and environmental issues (e.g. air quality, biodiversity).
			504	LAND NORTH OF POPLAR WAY	<b>Not appropriate to allocate for development, as other policy mechanisms will be used to change its allocation, if appropriate. Proposed HS2 route is a significant issue.</b>
			506	LAND TO THE EAST OF ORGREAVE CRESCENT	<b>Landscape / townscape considerations</b> not picked up by Site Selection Methodology constraints render this site inappropriate. Allocation for employment would result in loss of important landscape features and existing mitigation of the railway. To be designated as greenspace.

Stage 3 Performance – What Determined the Best Sites?		Reason for Selecting Site “Positive attributes include...”	Exceptions – Sites Not Selected Within This Category	Reason for Not Selecting these Sites as Allocations or Safeguarded Land	
Selected Sites Within this Category Emp: Employment Res: Residential MU: Mixed Use SPA: Special Policy Area					
<b>► Sites with 3 or 4 ‘Red’ scores under any Stage 3 criterion</b>					
502 (Emp)	LAND OFF EUROPA LINK	... besides water / sewerage capacity and highways access issues (both of which can be mitigated), being a good-performing site under the IIA / SA, being in a location which is attractive to the market, having potential to provide a "gateway" site into Rotherham Borough through high-quality design and layout of the site, and having potential to contribute to the aspirations to create an Advanced Manufacturing Innovation District in the wider area.	132	LAND AT JUNCTION 33	<b>Poor performance against Stage 3 criteria. Issues not readily resolved.</b> However planning permission granted for motorway service type activities and other appropriate uses. See site survey summary sheet. A mixed use designation MU14 on the Policies Map.
535 (Res)	WAVERLEY MIXED USE COMMUNITY	... besides issues with water / sewerage capacity, highways access and protected species (all of which can be mitigated), being a good-performing site under the IIA / SA, having planning permission, and relating well to a new local service centre and mixed use area proposed to the west.	490	LAND OFF HIGH HAZEL ROAD	<b>Poor performance against Stage 3 criteria. Issues not readily resolved.</b>
760 (MU)	HIGHFIELD COMMERCIAL	... besides issues with water / sewerage capacity (which can be mitigated), being a good-performing site under the IIA / SA, being an existing allocation under the UDP (though for employment uses), being adjacent to land being developed as a new community, having development underway on-site, having potential to assist in the delivery of	492	FIELD OFF CHANDLER GROVE	<b>Poor performance against Stage 3 criteria. Issues not readily resolved.</b>

Stage 3 Performance – What Determined the Best Sites?		Reason for Selecting Site “Positive attributes include...”	Exceptions – Sites Not Selected Within This Category		Reason for Not Selecting these Sites as Allocations or Safeguarded Land
Selected Sites Within this Category Emp: Employment Res: Residential MU: Mixed Use SPA: Special Policy Area					
		a new local centre and community uses to serve the new community, and providing an opportunity to provide a buffer between the heavier industrial uses of the advanced manufacturing park and the new residential community.			
			493	LAND OFF STATION ROAD	Poor performance against Stage 3 criteria. Issues not readily resolved.
			531	WAVERLEY PARK	This site is part of the new community at Waverley, providing the reservoirs for surface water drainage, a containment cell associated with past industrial and mining activities on site and Green Space provision.
			559	NURSERY BUNGALOW, BRINSWORTH ROAD	Poor performance against Stage 3 criteria. Issues not readily resolved.
			705	LAND EAST OF WINDLE COURT, TREETON	Poor performance against Stage 3 criteria. Issues not readily resolved.

#### 4.11.5 Outstanding Sustainability Issues / Constraints and Potential Mitigation or Enhancement

The results of the IIA as reported in Section 4.11.2 highlighted certain constraints that exist within the preferred sites provided in Section 4.11.4 above. The full results in Appendix 2-D and Appendix 2-E provide the fuller details of potential environmental issues and effects identified. Some of these constraints are also opportunities presented for development to improve sustainability within Catcliffe, Orgreave, Treeton and Waverley – for example, where access to greenspace is poor, providing new greenspace for all to use.

Table 4.44 below summarises the issues and constraints by sub-area, and the potential mitigation which the Council must pursue in order to avoid, minimise or where not possible, compensate for such effects.



**Table 4.44: Outstanding Sustainability Issues and Potential Mitigation or Enhancement**

Issue(s) Identified by Site Selection Methodology / IIA of Sites	Potential Mitigation or Enhancement	Possible Delivery Mechanisms
Sites 489 & 491 suffer poor accessibility to formal greenspace.	Application of Policies CS 28 and SP 40 to ensure greenspace provision is adequate, whether within the site or in tandem with other development	<ul style="list-style-type: none"> <li>• Planning conditions</li> <li>• Planning obligations</li> <li>• Community Infrastructure Levy</li> </ul>
Certain sites have issues around water / sewerage capacity and highways access – in particular, Sites 502, 535 & 760 for water / sewerage, and Site 502 for highways access.	Application of Policies CS 32, SP 70, CS 30 and SP 29 to ensure good and timely infrastructure provision, including education / schools	<ul style="list-style-type: none"> <li>• Planning conditions</li> <li>• Planning obligations</li> <li>• Community Infrastructure Levy</li> </ul>
All residential allocations show having fair to poor accessibility to community services and facilities, mainly by foot or cycle. This includes access to leisure facilities.	<ul style="list-style-type: none"> <li>• Application of Policy SP 66 for the provision of new community services and facilities where reasonable relative to the scale of development.</li> <li>• Application of Policy SP 29 to maximise the benefit of good public transport accessibility for these sites.</li> <li>• Work with partners to ensure it is a priority to preserve good public transport accessibility.</li> </ul>	<ul style="list-style-type: none"> <li>• Planning conditions</li> <li>• Planning obligations</li> <li>• Community Infrastructure Levy</li> <li>• Joint-working with partners on a broader level</li> </ul>
All allocations have poor public transport accessibility	Application of Policies CS 14 and SP 29 to achieve improved sustainable transport opportunities in tandem with development of the sites.	<ul style="list-style-type: none"> <li>• Planning conditions</li> <li>• Planning obligations</li> <li>• Community Infrastructure Levy</li> <li>• Joint-working with partners on a broader level</li> </ul>
Certain sites are in close proximity to an LNR and ancient woodland	<ul style="list-style-type: none"> <li>• Ensure Policies CS 19, CS 20, and CS 28 are applied rigorously for nature conservation sites' and protected species' protection, and seek positive management and enhancement via those policies and others – e.g. Green Infrastructure.</li> <li>• Ensure the Council receives ecologist advice on applications where protected species are potentially at risk or in proximity to important habitats and designated sites, specifically considering recreational pressure / damage to any wildlife site.</li> </ul>	<ul style="list-style-type: none"> <li>• Planning conditions</li> <li>• Planning obligations</li> <li>• Community Infrastructure Levy for provision of greenspace on-site and Green Infrastructure off-site</li> </ul>
Site 535 has significant protected species issues		
Sites 502, 505 and 754 are in close proximity to an AQMA	<ul style="list-style-type: none"> <li>• Minimise reliance on the private car – application of Policy SP 29 to improve public transport accessibility, where feasible. Work with partners to try and extend and improve public transport accessibility.</li> </ul>	<ul style="list-style-type: none"> <li>• Planning conditions</li> <li>• Planning obligations</li> <li>• Community Infrastructure Levy</li> <li>• Joint-working with partners on a broader level</li> </ul>
Sites 489, 502, 535 & 754 have potential surface water flooding issues	<ul style="list-style-type: none"> <li>• Apply Policies CS 25 and SP 50 to ensure flood risk on- and off-site is dealt with robustly, including the timely resourcing and implementation of any required flood risk management measures.</li> </ul>	<ul style="list-style-type: none"> <li>• Planning conditions</li> <li>• Planning obligations</li> <li>• Community Infrastructure Levy</li> </ul>

Issue(s) Identified by Site Selection Methodology / IIA of Sites	Potential Mitigation or Enhancement	Possible Delivery Mechanisms
Site 524 is in close proximity to a Listed Building(s)	<ul style="list-style-type: none"> <li>Application of Policies CS 23, SP 43, SP 44, SP 45, SP 46, SP 47, SP 48 and SP 49 as may be appropriate towards the conservation and enhancement of nearby heritage features.</li> <li>Via the above policies, it may be possible to create net improvements to the setting of historic environment features, for example, where sites are being redeveloped.</li> </ul>	Planning conditions

In addition to the issues identified in Table 4.44 above, Site 507 has no access to the Public Right of Way (PRoW) network. Wherever appropriate, planning conditions, planning obligations and/or the Community Infrastructure Levy should be applied to connect into and extend the PRoW network, whether as footpaths, combined footway / cycleway or bridleway. Also, Sites 535 and 754 are in proximity to designated geodiversity sites. The potential recreational pressure or unmanaged visitation to RIGS and LGSs should be taken into consideration alongside biodiversity considerations as part of application of Policy SP 36. The safeguarding of minerals is also a potential issue for many sites, and planning applications must conform with Policies CS 26 and SP 52.

## 4.12 Thurcroft

### 4.12.1 Introduction

As described in Section 3.2.2, Thurcroft is identified as a ‘Local Service Centre’ in the Core Strategy. It currently has approximately 2% of the borough’s total number of households. As per Policy CS1 of the Core Strategy:

*Thurcroft, Todwick, Harthill, Woodsetts and Thorpe Hesley all perform functions as local service centres. They provide a mainly local function, although this does not necessarily preclude further development, particularly where they are well served by public transport. The details of any potential growth opportunities within and on the edge of these communities will be decided within the emerging Sites and Policies document.*

As shown in Table 3.2, the table below provides the development target for Thurcroft.

**Table 4.45: Adopted Spatial Strategy Development Target for Thurcroft**

	Indicative Housing Provision		Indicative Employment Provision	
	Percentage of borough requirement	Approx. number of dwellings	Percentage of borough requirement	Approx. hectares of land
Total for settlement group	2%	300	3%	7







All sites considered at Stage 2 in Thurcroft are illustrated in Figure 4-EE and Figure 4-FF on the following pages, presenting also the preferred sites and the sustainability constraints relevant to decisions made on site selection. Figure 4-DD provides the key to those two figures. The full list of sites and their sustainability assessment results can be found in Appendix 2-C, Section 2-C.4, and more comprehensive constraints maps can be found in Appendix 2-A.

There were 17 alternative sites considered in Thurcroft towards meeting the housing target.

**Figure 4-EE**

-  Proposed Allocation, Employment
-  Proposed Allocation, Residential
-  Alternative Sites Considered, but Not Allocated
-  Grade II\* Listed Building
-  Grade II Listed Building
-  Scheduled Monument
-  Tree Preservation Order
-  Conservation Area
-  Local Wildlife Site
-  Ancient Woodland
-  Area of High Landscape Value
-  Flood Risk Area (source: PFRA)
-  EA Flood Zone 3
-  EA Flood Zone 2

**Figure 4-FF**

-  Proposed Allocation, Employment
-  Proposed Allocation, Residential
-  Alternative Sites Considered, but Not Allocated
- Index of Multiple Deprivation Geographical Barriers to Services Rank (% most deprived nationally)
-  Within the top 20% most deprived nationally
-  Between 20% and 40% most deprived
-  Less than 40% most deprived

**Figure 4-DD: Key to Figure 4-EE and Figure 4-FF**

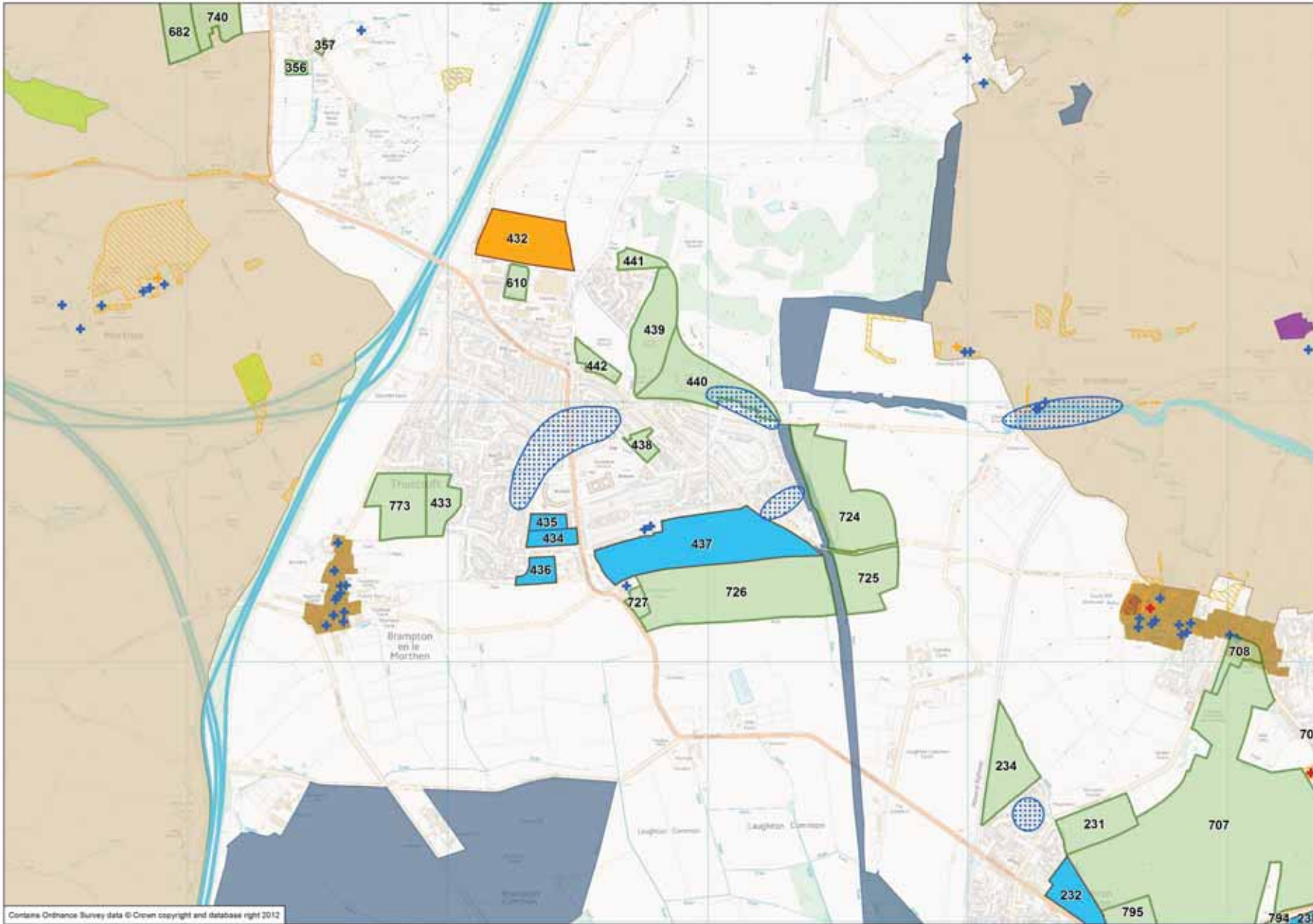


Figure 4-EE: Individual site alternatives in Thurcroft, and some key sustainability constraints

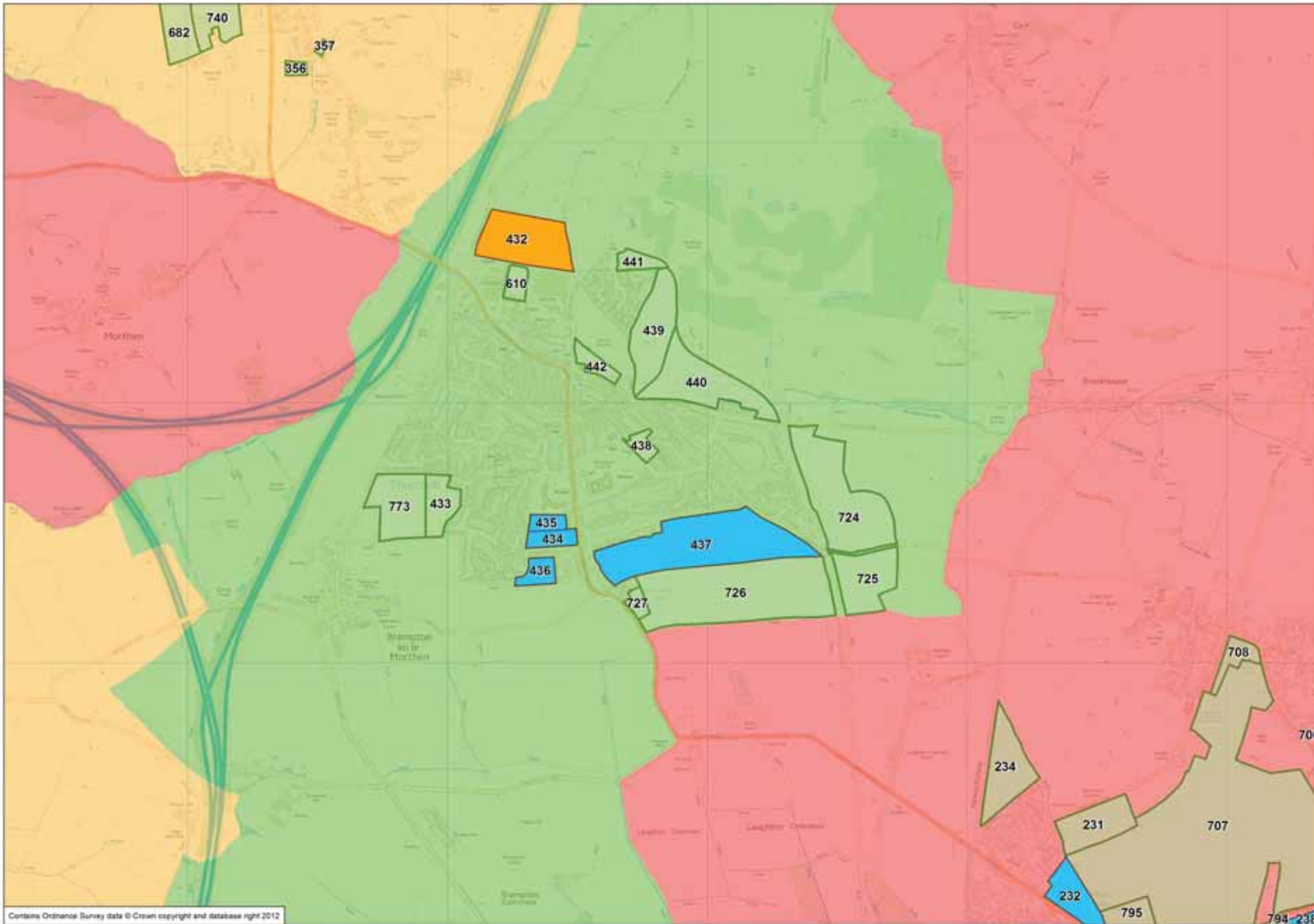


Figure 4-FF: Individual sites alternatives in Thurcroft, and accessibility to services and facilities (IMD)

#### 4.12.2 Results of Stage 2 Assessment of the Site Selection Methodology

Each alternative site within Thurcroft has been assessed individually regarding its key sustainability constraints using a primarily GIS-based approach, but supplemented with additional assessment work where required. This has also revealed opportunities for net benefits in terms of certain sustainability considerations. Table 4.46 below provides a summary of some of the key outcomes of this assessment. The full results can be found in Appendix 2-E, Section 2-E.2. For each of the individual sites, site survey summary sheets are available in IIA Volume 4.

**Table 4.46: Summary of some key outcomes of the Stage 2 assessment of sites**

<p><b>Bold, italic, orange</b> = sites selected as employment allocations  <b>Bold, italic, blue</b> = sites selected as mixed use or residential allocations, or safeguarded land  <b>Bold, italic, magenta</b> = sites selected as retail allocations                      For more information on the rationale for site selection, see Section 4.12.4.</p>		
Issue	Sites which scored positively:	Sites which scored poorly:
Flood risk (rivers / sea or surface water)	<p>There are 14 sites which have low flood risk ('Green' score for both 'flood risk' and 'surface water flooding'):</p> <p>0433; <b>0434</b>; <b>0435</b>; <b>0436</b>; 0438; 0439; 0441; 0442; 0610; 0724; 0725; 0726; 0727; 0773</p>	<p>There are 0 sites which have high flood risk ('Red' score for either 'flood risk' or 'surface water flooding').</p>
Potential loss of environmentally sensitive features (biodiversity, water bodies / riparian areas, 'best and most versatile' agricultural land, geodiversity, significant landscape features)	<p>There are 6 sites with low risk of potential loss of environmentally sensitive features ('Green' scores for each of the key criteria<sup>15</sup>):</p> <p><b>0434</b>; <b>0435</b>; 0441; 0610; 0727; 0773</p>	<p>There are 6 sites which contain an environmentally sensitive feature, such that they could lead to its loss (a 'Red' score for any of the key criteria):</p> <p><b>0432</b>; 0438; 0439; 0440; 0442; 0724.</p>
Potential loss of historic environment features	<p>There are 6 sites with low risk of potential loss of historic environment features ('Green scores' for each of the three historic and built environment. Criteria):</p> <p><b>0432</b>; <b>0434</b>; <b>0435</b>; <b>0436</b>; 0441; 0442</p>	<p>There are 0 sites which contain or are within an historic designation (a 'Red' score for one of the historic and built environment criteria).</p>
Access to services (IMD 'geographical barriers' score)	<p>All 17 sites have relatively good access to existing services ('Green' score):</p> <p><b>0432</b>; 0433; <b>0434</b>; <b>0435</b>; <b>0436</b>; <b>0437</b>; 0438; 0439; 0440; 0441; 0442; 0610; 0724; 0725; 0726; 0727; 0773</p>	<p>There are 0 sites which have a 'red' or 'amber' score for access to services and a 'red' or 'amber' score for access to public transport, i.e. they have neither good access to services, nor good access to public transport</p>
Access to public transport (LUTI 2015)	<p>There are 0 sites with good access to public transport ('Green' score)</p>	
Key infrastructure problems: school capacity, sewerage capacity, highway access	<p>There are 7 sites which score positively ('Green scores') for school capacity, sewerage capacity and highways access:</p> <p><b>0432</b>; <b>0434</b>; <b>0436</b>; 0438; 0440; 0442; 0610</p>	<p>There are 0 sites with particular school capacity issues.</p> <p>There are 0 sites with a potential sewerage capacity issue ('Red' score):</p> <p>0433</p>

<sup>15</sup> Key criteria under this issue: Potential impact on Local Wildlife Sites (LWS) and Local Nature Reserves (LNR), Loss of greenspace or Tree Preservation Orders and proximity to Regionally Important Geological Sites (RIGS), Water bodies and areas of High Landscape Value.

**Bold, italic, orange** = sites selected as employment allocations  
**Bold, italic, blue** = sites selected as mixed use or residential allocations, or safeguarded land  
**Bold, italic, magenta** = sites selected as retail allocations

For more information on the rationale for site selection, see Section 4.12.4.

Issue	Sites which scored positively:	Sites which scored poorly:
		There are 7 sites with a significant highways access issue ('Red' score): <b>0435</b> ; 0439; 0441; 0724; 0725; 0726; 0727.

### 4.12.3 'In Combination' Alternatives

As discussed in Section 3.4, it was necessary to explore whether the potential effects of selecting an individual site may be significantly different from a specific combination of sites. As a result, proposed allocations and safeguarded land were grouped into clusters, based on their potential for 'in combination' effects on particular issues or features within the borough. These issues or potential effects on receptors within the borough were identified based on experience and professional judgment.

However, when this exercise has been conducted under the IIA in both in 2013 and 2014, it was found that individual site assessment provides adequate comparison of sites in Thurcroft, and there has been nothing further to consider under SA / IIA.

### 4.12.4 Site Selection and Rationale

As discussed in Section 2.6, Stage 3 of the Site Selection Methodology applied the SA / IIA assessment results to a wider assessment framework involving "non-SA" planning factors, such that they were compared against each other and prioritised towards sustainability and the best fit with the priorities of the Local Plan / Core Strategy. Given the sites available, even some poorly performing sites still had to be chosen for allocation to meet the development needs for Thurcroft.

Table 4.47 below summarises the final sites allocated and safeguarded land relative to Stage 3 assessment results. It includes those sites which performed well, yet were not selected, as well as those which performed poorly and were selected, and why this decision was made. The "Reasons for Selecting Site" include, where applicable, where the specific IIA performance has been relatively good (i.e. few 'Red' constraints), bearing in mind that the IIA made up 3 of the 8 Stage 3 criteria, and thus many of the overall red scores counted came from non-IIA considerations.

**Table 4.47: Rationale for allocated and safeguarded land for Thurcroft**

Stage 3 Performance – What Determined the Best Sites?		Stage 3 Performance – What Determined the Best Sites?	Reason for Selecting Site "Positive attributes include..."	Exceptions – Sites Not Selected Within This Category
Selected Sites Within this Category Emp: Employment Res: Residential				
<b>▶ Sites with no 'Red' and 1 to 4 'Amber' scores under any Stage 3 criterion</b>				
434 (Res)	GREEN ARBOUR SCHOOL PLAYING FIELD (SOUTH)	... being a good-performing site under the IIA / SA, having an existing allocation under the UDP, relationship to the existing built settlement, having good highway & public	433 SOUTH OF BRAMPTON MEADOWS,, WEST OF ST WITHOLD AVENUE	To be retained as urban greenspace, as meets a recognised need or serves an important amenity or townscape function.

Stage 3 Performance – What Determined the Best Sites?		Stage 3 Performance – What Determined the Best Sites?	Reason for Selecting Site “Positive attributes include...”		Exceptions – Sites Not Selected Within This Category
Selected Sites Within this Category Emp: Employment Res: Residential					
		transport accessibility, and meeting the settlements role established in the Spatial Strategy .			
436 (Res)	SOUTH OF IVANHOE ROAD	... being a good-performing site under the IIA / SA, having an existing allocation under the UDP, relationship to the existing built settlement, having good highway & public transport accessibility, and meeting the settlements role established in the Spatial Strategy .	610	THURCROFT INDUSTRIAL ESTATE	<b>Already allocated</b> for employment use, and its current or future use is likely to remain viable and/or a good use of land.
437 (Res)	OFF SAWN MOOR ROAD	... being a good-performing site under the IIA / SA, having an existing allocation under the UDP, and having an existing planning permission.			
<p>► Sites with 1 or 2 ‘Red’ score and 1 to 4 ‘Amber’ scores under any Stage 3 criterion</p>					
435 (Res)	GREEN ARBOUR SCHOOL PLAYING FIELD (NORTH)	... besides highways access issues (which can be mitigated), being a good-performing site under the IIA / SA, relationship to the existing built settlement, having good highway & public transport accessibility, and meeting the settlements role established in the Spatial Strategy .	438	NORTH OF RECREATION AVENUE	To be retained as urban greenspace, as meets a recognised need or serves an important amenity or townscape function.
432 (Emp)	NORTH OF THURCROFT INDUSTRIAL ESTATE	... besides containing or being adjacent to a water body (which can be mitigated), being a good-performing site under the IIA / SA, and being a seemingly in-demand extension to Thurcroft Industrial Estate.	442	NORTH OF SANDY LANE	To be retained as urban greenspace, as meets a recognised need or serves an important amenity or townscape function.
			440	NORTH OF STEADFOLDS LANE (EAST)	To be retained as urban greenspace, as meets a recognised need and is well used.



Stage 3 Performance – What Determined the Best Sites?		Stage 3 Performance – What Determined the Best Sites?	Reason for Selecting Site “Positive attributes include...”		Exceptions – Sites Not Selected Within This Category
Selected Sites Within this Category					
Emp: Employment Res: Residentialia			441	OFF NEW ORCHARD LANE	To be retained as green belt, due to highways access issues and community accessibility considerations.
			773	EAST OF BRAMPTON ROAD	To be retained as urban greenspace, as meets a recognised need or serves an important townscape function.
<b>▶ Sites with 3 to 5 ‘Red’ scores under any Stage 3 criterion</b>					
			439	NORTH OF STEADFOLDS LANE (WEST)	Poor performance against Stage 3 criteria. Issues not readily resolved.
			727	LAND OFF GREEN ARBOUR ROAD (2)	Poor performance against Stage 3 criteria. Issues not readily resolved.
			725	LAND OFF LAUGHTON ROAD	Poor performance against Stage 3 criteria. Issues not readily resolved.
			726	LAND OFF GREEN ARBOUR ROAD (1)	Poor performance against Stage 3 criteria. Issues not readily resolved.
			724	LAND OFF STEADFOLDS LANE	Poor performance against Stage 3 criteria. Issues not readily resolved.

#### 4.12.5 Outstanding Sustainability Issues / Constraints and Potential Mitigation or Enhancement

The results of the IIA as reported in Section 4.12.2 highlighted certain constraints that exist within the preferred sites provided in Section 4.12.4 above. The full results in Appendix 2-D and Appendix 2-E provide the fuller details of potential environmental issues and effects identified. Some of these constraints are also opportunities presented for development to improve sustainability within Thurcroft – for example, where access to greenspace is poor, providing new greenspace for all to use.

Table 4.50 below summarises the issues and constraints by sub-area, and the potential mitigation which the Council must pursue in order to avoid, minimise or where not possible, compensate for such effects.

**Table 4.48: Outstanding Sustainability Issues and Potential Mitigation or Enhancement**

Issue(s) Identified by Site Selection Methodology / IIA of Sites	Potential Mitigation or Enhancement	Possible Delivery Mechanisms
Sites 435 & 437 have issues around highways access	Application of Policies CS 32, SP 70, CS 30 and SP 29 to ensure good and timely infrastructure provision, including education / schools	<ul style="list-style-type: none"> <li>• Planning conditions</li> <li>• Planning obligations</li> <li>• Community Infrastructure Levy</li> </ul>
All residential allocations show having poor accessibility to leisure facilities.	<ul style="list-style-type: none"> <li>• Application of Policy SP 66 for the provision of new leisure facilities where reasonable relative to the scale of development.</li> <li>• Application of Policy SP 29 to maximise the benefit of good public transport accessibility for these sites.</li> <li>• Work with partners to ensure it is a priority to preserve good public transport accessibility.</li> </ul>	<ul style="list-style-type: none"> <li>• Planning conditions</li> <li>• Planning obligations</li> <li>• Community Infrastructure Levy</li> <li>• Joint-working with partners on a broader level</li> </ul>
All allocations have poor public transport accessibility	Application of Policies CS 14 and SP 29 to achieve improved sustainable transport opportunities in tandem with development of the sites.	<ul style="list-style-type: none"> <li>• Planning conditions</li> <li>• Planning obligations</li> <li>• Community Infrastructure Levy</li> <li>• Joint-working with partners on a broader level</li> </ul>
<p>Site 437 is in close proximity to an LWS</p> <p>Sites 432, 436 &amp; 437 have potential protected species issues</p>	<ul style="list-style-type: none"> <li>• Ensure Policies CS 19, CS 20, and CS 28 are applied rigorously for nature conservation sites' and protected species' protection, and seek positive management and enhancement via those policies and others – e.g. Green Infrastructure.</li> <li>• Ensure the Council receives ecologist advice on applications where protected species are potentially at risk</li> </ul>	<ul style="list-style-type: none"> <li>• Planning conditions</li> <li>• Planning obligations</li> <li>• Community Infrastructure Levy for provision of greenspace on-site and Green Infrastructure off-site</li> </ul>
Site 432 contains or is in close proximity to a water body	Apply appropriate policies, e.g. SP 35 and SP 50, to ensure water bodies on-site are appropriately preserved and protected	Planning conditions
Sites 432 & 437 have potential surface water flooding issues	<ul style="list-style-type: none"> <li>• Apply Policies CS 25 and SP 50 to ensure flood risk on- and off-site is dealt with robustly, including the timely resourcing and implementation of any required flood risk management measures.</li> </ul>	<ul style="list-style-type: none"> <li>• Planning conditions</li> <li>• Planning obligations</li> <li>• Community Infrastructure Levy</li> </ul>
Site 436 contains greenspace or less than 10 TPO trees.	<ul style="list-style-type: none"> <li>• Application of Policies CS 21 and SP 35 to conserve and enhance landscape and townscape quality and character; and CS 22 to ensure adequate greenspace is provided.</li> <li>• Application of Policies CS 19, CS 20, and SP 36 regarding green infrastructure.</li> </ul>	Planning conditions

Issue(s) Identified by Site Selection Methodology / IIA of Sites	Potential Mitigation or Enhancement	Possible Delivery Mechanisms
Site 437 is in close proximity to a Listed Building(s)	<ul style="list-style-type: none"> <li>Application of Policies CS 23, SP 43, SP 44, SP 45, SP 46, SP 47, SP 48 and SP 49 as may be appropriate towards the conservation and enhancement of nearby heritage features.</li> <li>Via the above policies, it may be possible to create net improvements to the setting of historic environment features, for example, where sites are being redeveloped.</li> </ul>	Planning conditions

In addition to the issues identified in Table 4.50 above, the safeguarding of minerals is also a potential issue for many sites, and planning applications must conform with Policies CS 26 and SP 52.

### 4.13 Non-Green Belt Villages: Thorpe Hesley, Todwick, Harthill, Woodsetts and Laughten-en-le-Morthen

#### 4.13.1 Introduction

As described in Section 3.2.2, Thorpe Hesley, Todwick, Harthill, Woodsetts and Laughten-en-le-Morthen are identified as a ‘Local Service Centres and other villages’ in the Core Strategy. It currently has approximately 1% of the borough’s total number of households. As per Policy CS1 of the Core Strategy:

*Thurcroft, Todwick, Harthill, Woodsetts and Thorpe Hesley all perform functions as local service centres. They provide a mainly local function, although this does not necessarily preclude further development, particularly where they are well served by public transport. The details of any potential growth opportunities within and on the edge of these communities will be decided within the emerging Sites and Policies document.*

As shown in Table 3.2, the table below provides the development target for Thorpe Hesley, Todwick, Harthill, Woodsetts and Laughten-en-le-Morthen.

**Table 4.49: Adopted Spatial Strategy Development Target for Thorpe Hesley, Todwick, Harthill, Woodsetts and Laughten-en-le-Morthen**

	Indicative Housing Provision		Indicative Employment Provision	
	Percentage of borough requirement	Approx. number of dwellings	Percentage of borough requirement	Approx. hectares of land
Total for settlement group	1%	170	0%	0

All sites considered at Stage 2 in Thorpe Hesley, Todwick, Harthill, Woodsetts and Laughten-en-le-Morthen are illustrated in Figures HH to MM on the following pages, presenting also the preferred sites and the sustainability constraints relevant to decisions made on site selection. Figure 4-GG provides the key to those figures. The full list of sites and their sustainability assessment results can be found in Appendix 2-C, Section 2-C.4, and more comprehensive constraints maps can be found in Appendix 2-A.

There were 38 alternative sites considered in Thorpe Hesley, Todwick, Harthill, Woodsetts and Laughten-en-le-Morthen towards meeting the housing target.

Figure 4-HH to LL

- Proposed Allocation, Residential
- Proposed Safeguarded Residential
- Proposed Allocation, Employment
- Special Policy Area
- Alternative Sites Considered, but Not Allocated
- Scheduled Monument
- Listed Building
- Conservation Area
- Local Wildlife Site
- Area of High Landscape Value
- Flood Risk Area (source: PFRA)

Figure 4-MM

- Borough Boundary
  - Proposed Allocation, Employment
  - Proposed Allocation, Retail
  - Proposed Allocation, Residential
  - Proposed Gypsy and Traveller Site
  - Proposed Safeguarded Residential
  - Proposed Safeguarded Employment
  - Bassingthorpe Farm Strategic Allocation
  - H2S Route
  - H2S 200m Route Buffer
  - Special Policy Area
- Index of Multiple Deprivation Geographical Barriers to Services Rank (% most deprived nationally)
- No Data
  - Within the top 20% most deprived nationally
  - Between 20% and 40% most deprived
  - Less than 40% most deprived

Figure 4-GG: Key to Figures HH to MM

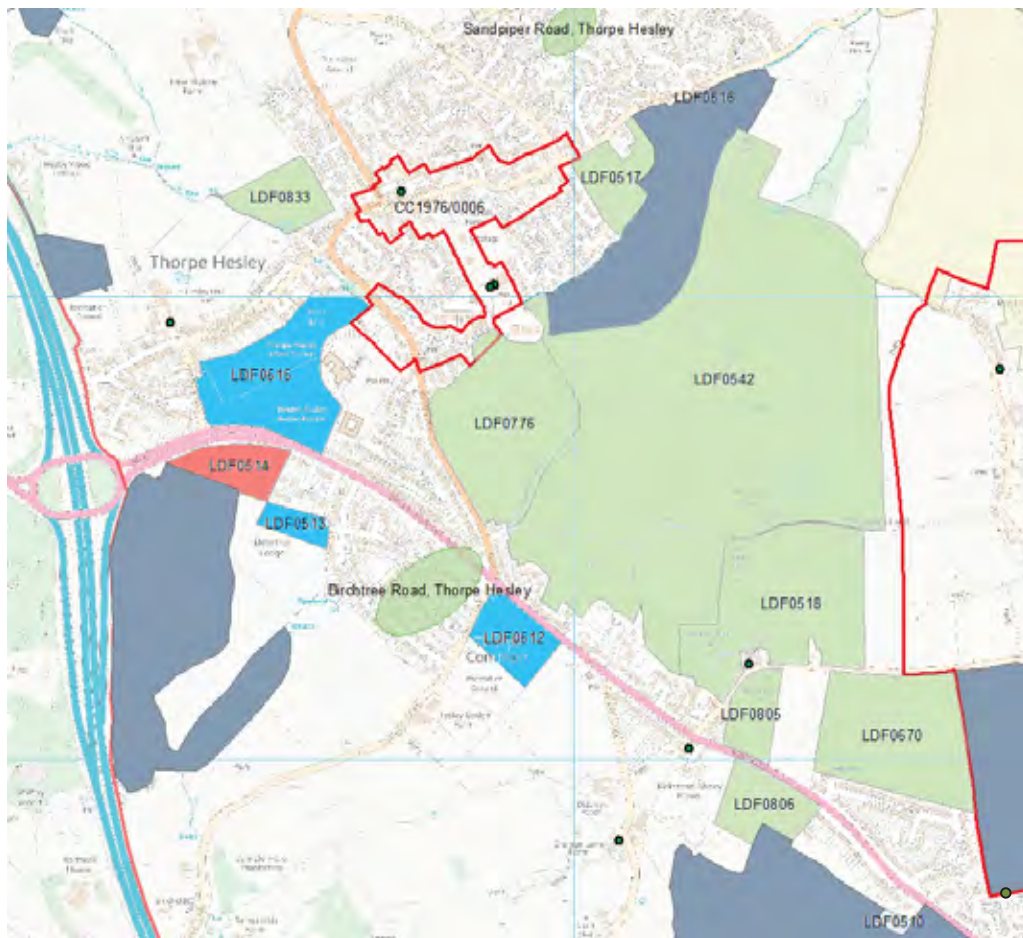


Figure 4-HH: Individual site alternatives in Thorpe Hesley, and some key sustainability constraints

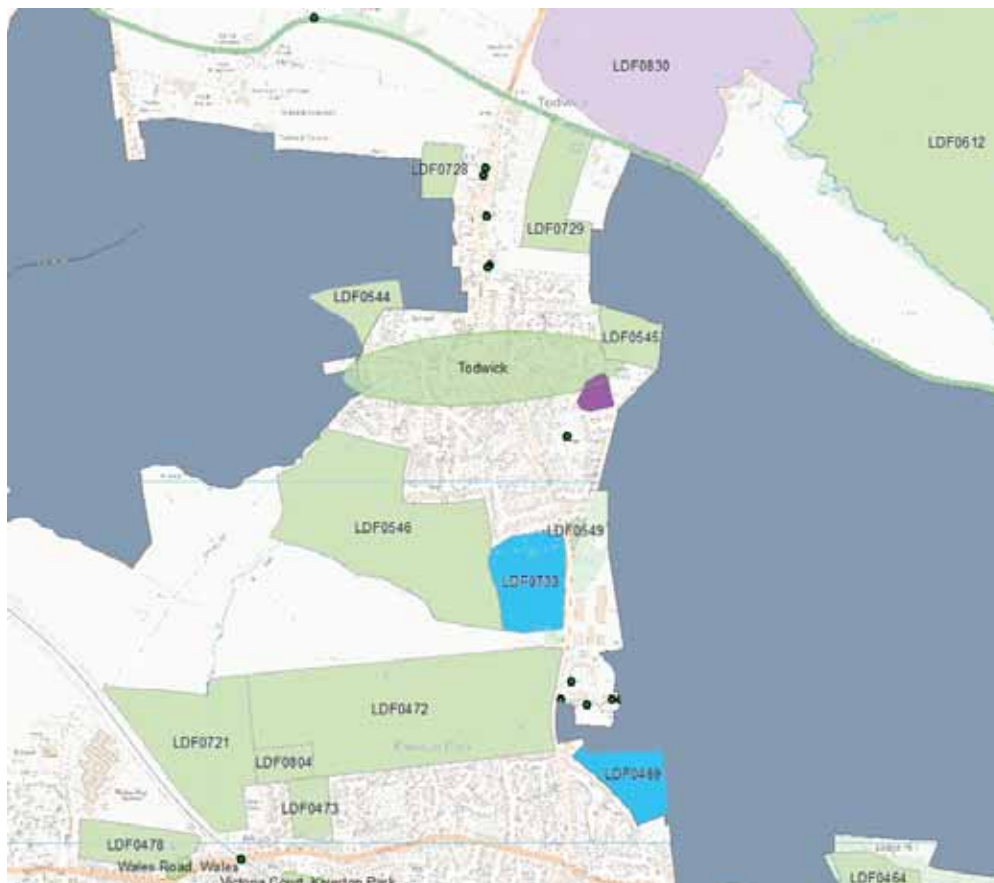


Figure 4-II: Individual site alternatives in Todwick, and some key sustainability constraints

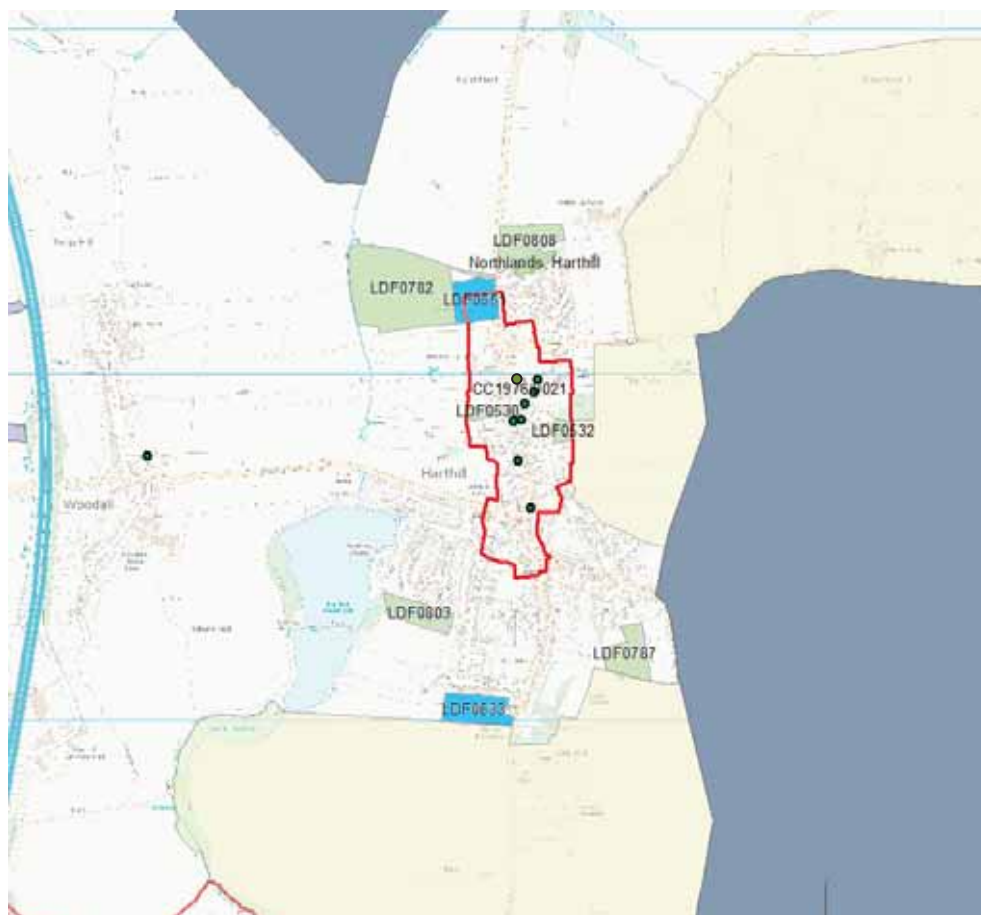


Figure 4-JJ: Individual site alternatives in Harthill, and some key sustainability constraints



Figure 4-KK: Individual site alternatives in Woodsetts, and some key sustainability constraints

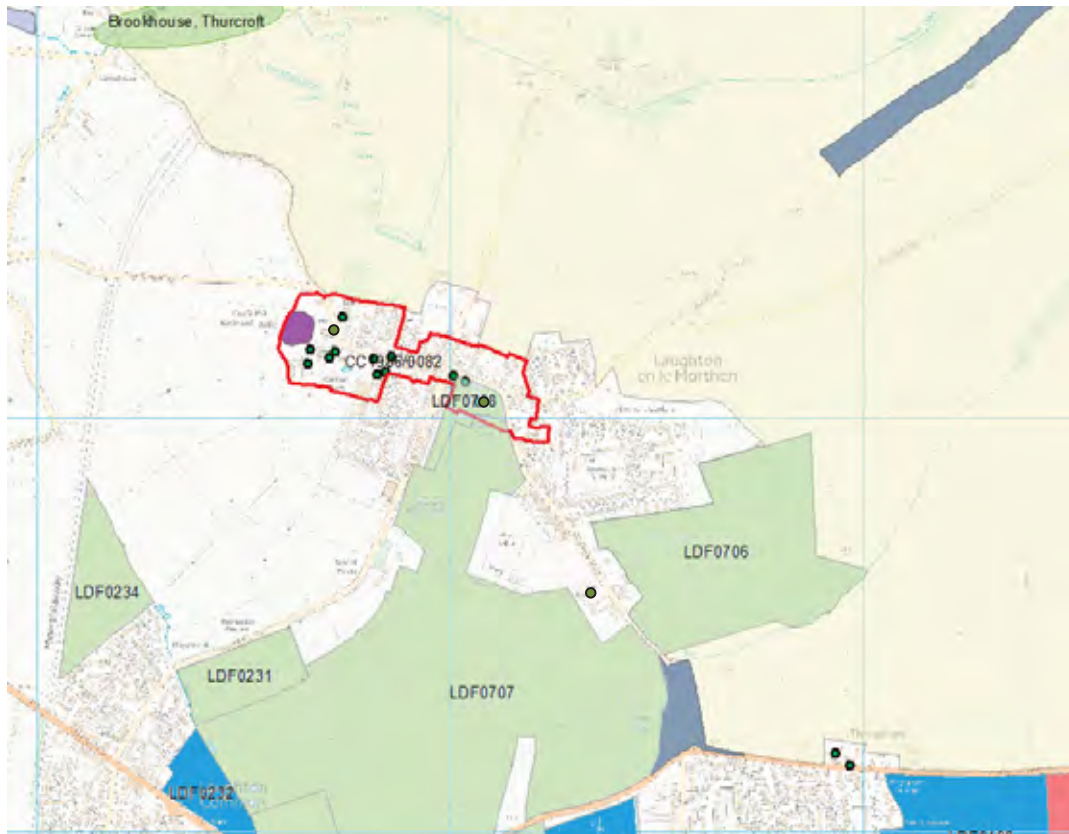


Figure 4-LL: Individual site alternatives in Laughton-en-le-Morthen, and some key sustainability constraints

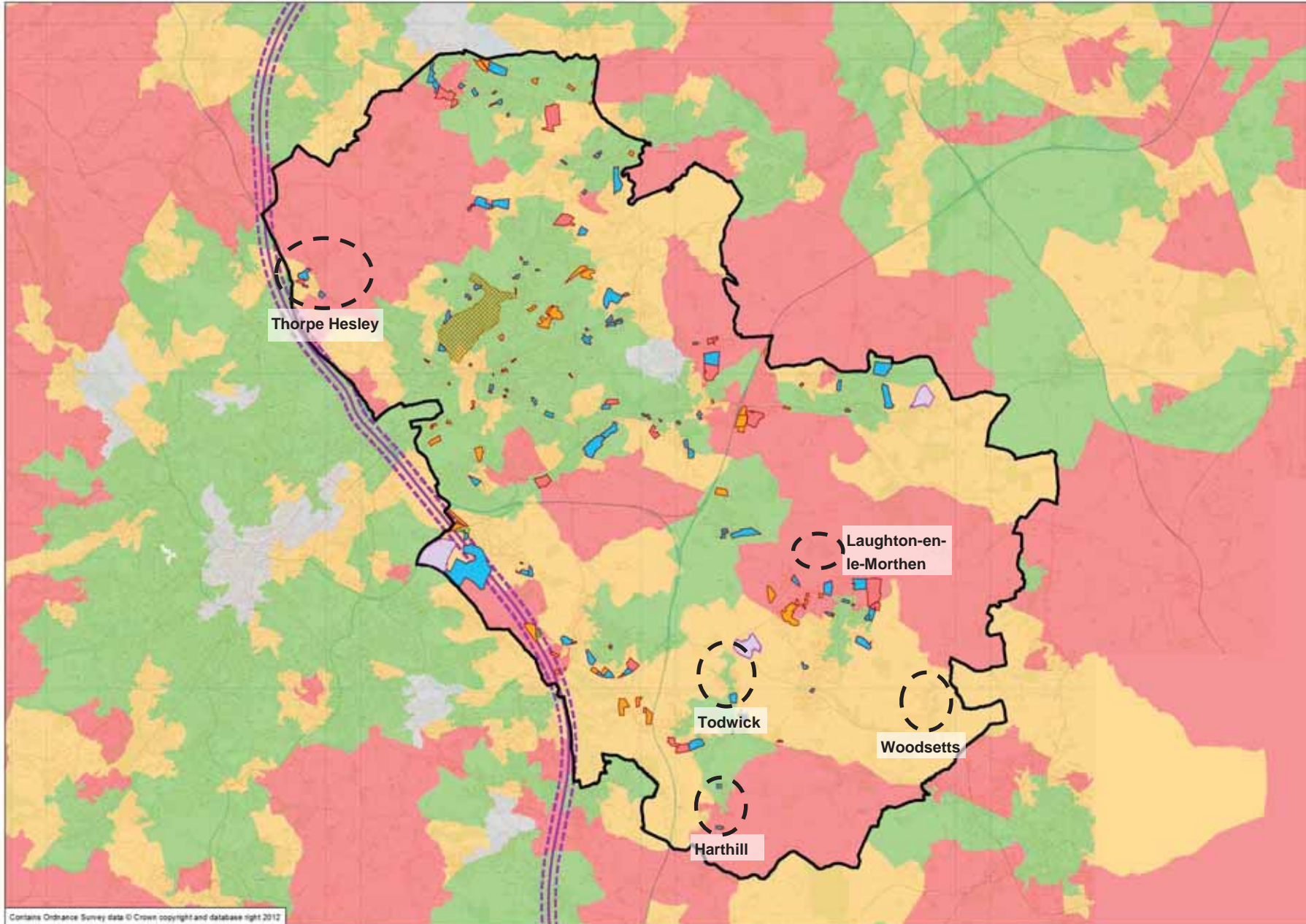


Figure 4-MM: Rotherham Borough, and accessibility to services and facilities (IMD)

#### 4.13.2 Results of Stage 2 Assessment of the Site Selection Methodology

Each alternative site within the Non-Green belt Villages has been assessed individually regarding its key sustainability constraints using a primarily GIS-based approach, but supplemented with additional assessment work where required. This has also revealed opportunities for net benefits in terms of certain sustainability considerations. Table 4.50 below provides a summary of some of the key outcomes of this assessment. The full results can be found in Appendix 2-E, Section 2-E.2. For each of the individual sites, site survey summary sheets are available in IIA Volume 4.

**Table 4.50: Summary of some key outcomes of the Stage 2 assessment of sites**

<p><b>Bold, italic, orange</b> = sites selected as employment allocations  <b>Bold, italic, blue</b> = sites selected as mixed use or residential allocations, or safeguarded land                      For more information on the rationale for site selection, see Section 4.13.4.</p>		
Issue	Sites which scored positively:	Sites which scored poorly:
Flood risk (rivers / sea or surface water)	<p>There are 31 sites which have low flood risk ('Green' score for both 'flood risk' and 'surface water flooding'):</p> <p>0510; <b>0512; 0513; 0514; 0515</b>; 0516; 0517; 0518; 0519; 0527; 0530; 0532; <b>0533</b>; 0542; 0544; 0545; 0549; <b>0551</b>; 0670; 0706; 0707; 0708; 0728; 0729; <b>0730</b>; 0776; 0787; 0803; 0805; 0806; 0833</p>	<p>There is 1 site which has high flood risk from surface water flooding ('Red' score for either 'flood risk' or 'surface water flooding'):</p> <p>0523.</p>
Potential loss of environmentally sensitive features (biodiversity, water bodies / riparian areas, 'best and most versatile' agricultural land, geodiversity, significant landscape features)	<p>There are 13 sites with low risk of potential loss of environmentally sensitive features ('Green' scores for each of the key criteria<sup>16</sup>):</p> <p><b>0512; 0513; 0514</b>; 0518; 0523; 0525; 0526; 0530; 0545; <b>0551</b>; 0708; <b>0730</b>; 0805</p>	<p>There are 8 sites which contain an environmentally sensitive feature, such that they could lead to its loss (a 'Red' score for any of the key criteria):</p> <p>0516; 0527; <b>0533</b>; 0542; 0546; 0706; 0707; 0833;</p>
Potential loss of historic environment features	<p>There are 9 sites with low risk of potential loss of historic environment features ('Green scores' for each of the three historic and built environment. Criteria):</p> <p><b>0512; 0513; 0533</b>; 0544; 0546; 0729; <b>0730</b>; 0787; 0803</p>	<p>There are 12 sites which contain or are within an historic designation (a 'Red' score for one of the historic and built environment criteria):</p> <p>0517; 0527; 0530; 0532; 0542; 0545; <b>0551</b>; 0670; 0706; 0707; 0708; 0776.</p>
Access to services (IMD 'geographical barriers' score)	<p>There are 3 sites with relatively good access to existing services ('Green' score):</p> <p>0728; 0729; <b>0730</b></p>	<p>There are 35 sites which have a 'red' or 'amber' score for access to services and a 'red' or 'amber' score for access to public transport, i.e. they have neither good access to services, nor good access to public transport:</p>
Access to public transport (LUTI 2015)	<p>There are 0 sites with good access to public transport ('Green' score)</p>	<p>0510; <b>0512; 0513; 0514; 0515</b>; 0516; 0517; 0518; 0519; 0522; 0523; 0525; 0526; 0527; 0530; 0532; <b>0533</b>; 0542; 0544; 0545; 0546; 0549; <b>0551</b>; 0670; 0706; 0707; 0708; 0776; 0782; 0787;</p>

<sup>16</sup> Key criteria under this issue: Potential impact on Local Wildlife Sites (LWS) and Local Nature Reserves (LNR), Loss of greenspace or Tree Preservation Orders and proximity to Regionally Important Geological Sites (RIGS), Water bodies and areas of High Landscape Value.



**Bold, italic, orange** = sites selected as employment allocations  
**Bold, italic, blue** = sites selected as mixed use or residential allocations, or safeguarded land  
 For more information on the rationale for site selection, see Section 4.13.4.

Issue	Sites which scored positively:	Sites which scored poorly:
		0803; 0805; 0806; 0808; 0833.
Key infrastructure problems: school capacity, sewerage capacity, highway access	<p>There are 4 sites which score positively ('Green scores') for school capacity, sewerage capacity and highways access:            0523; 0527; 0530; <b>0551</b></p>	<p>There are 0 sites with particular school capacity issues.</p> <p>There are 3 sites with a potential sewerage capacity issue ('Red' score):            0517; 0542; 0546.</p> <p>There are 13 sites with a significant highways access issue ('Red' score):  <b>0513</b>; 0516; 0518; 0519; 0525; 0526; 0532; <b>0533</b>; 0546; 0706; 0728; 0729; 0787.</p>

### 4.13.3 'In Combination' Alternatives

As discussed in Section 3.4, it was necessary to explore whether the potential effects of selecting an individual site may be significantly different from a specific combination of sites. As a result, proposed allocations and safeguarded land were grouped into clusters, based on their potential for 'in combination' effects on particular issues or features within the borough. These issues or potential effects on receptors within the borough were identified based on experience and professional judgment.

However, when this exercise has been conducted under the IIA in both in 2013 and 2014, it was found that individual site assessment provides adequate comparison of sites in Non-Green Belt Villages, and there has been nothing further to consider under SA / IIA. It was considered that there via a combination of sites, there was potential for sterilisation of minerals; many of the potential and preferred sites were within the Minerals Safeguarding Area, including 90% of the sites subject to IIA / SA. Given the extent of this area, it was not possible to identify reasonable alternatives which will still meet the objectives of the Local Plan. Also, a large number of preferred allocations or safeguarded land are within Coal Mining Referral Areas, however this designation has been set up to identify past mineral working and subsequent risk to development, rather than to prevent sterilisation of minerals. As such, there was nothing further to consider under SA/IIA and individual site assessments were adequate to account for this issue.

### 4.13.4 Site Selection and Rationale

As discussed in Section 2.6, Stage 3 of the Site Selection Methodology applied the SA / IIA assessment results to a wider assessment framework involving "non-SA" planning factors, such that they were compared against each other and prioritised towards sustainability and the best fit with the priorities of the Local Plan / Core Strategy. Given the sites available, even some poorly performing sites still had to be chosen for allocation to meet the development needs for Non-Green belt Villages.

Table 4.51 below summarises the final sites allocated and safeguarded land relative to Stage 3 assessment results. It includes those sites which performed well, yet were not selected, as well as those which performed poorly and were selected, and why this decision was made. The "Reasons for Selecting Site" include, where applicable, where the specific IIA performance has been relatively good (i.e. few 'Red' constraints), bearing in mind that the IIA made up 3 of the 8 Stage 3 criteria, and thus many of the overall red scores counted came from non-IIA considerations.

Table 4.51: Rationale for allocated and safeguarded land for Non-Green belt Villages

Stage 3 Performance – What Determined the Best Sites?		Reason for Selecting Site “Positive attributes include...”	Exceptions – Sites Not Selected Within This Category	Reason for Not Selecting these Sites as Allocations or Safeguarded Land	
Selected Sites Within this Category Emp: Employment Res: Residential MU: Mixed Use SPA: Special Policy Area					
<b>► Sites with 0 or 1 ‘Red’ and 2 to 5 ‘Amber’ scores under any Stage 3 criterion</b>					
512 (Res)	LAND AT THORPE COMMON	... being a good-performing site under the IIA / SA, relationship to the existing built settlement, and meeting the settlements role established in the Spatial Strategy .	510	LAND TO THE REAR OF 405 AND 407 UPPER WORTLEY ROAD	Site is too small to allocate.
514 (S)	LAND TO THE SOUTH OF UPPER WORTLEY ROAD	... being a good-performing site under the IIA / SA.	522	RECREATION GROUND OFF GILDINGWELLS ROAD	To be retained as greenspace, as currently meets a recognised need or serves an important amenity or townscape function.
515 (Res)	LAND TO THE NORTH OF UPPER WORTLEY ROAD	... being a good-performing site under the IIA / SA, relationship to the existing built settlement, having good access, and meeting the settlements role established in the Spatial Strategy .	523	LAND AT THE JUNCTION OF GILDINGWELLS ROAD AND WORKSOP ROAD	To be retained as community facilities.
551 (Res)	NORTH FARM CLOSE	... besides being within a Conservation Area (which can be mitigated), being a good-performing site under the IIA / SA, relationship to the existing built settlement, being partly brownfield, having the potential to remove vacant, poor-quality buildings, and meeting the settlements role established in the Spatial Strategy .	530	LAND TO THE WEST OF UNION STREET	Already allocated for residential use, and its current or future use is likely to remain viable and/or a good use of land.
			549	LAND TO EAST OF KIVETON LANE	Already allocated for residential use and green belt, and its current or future use is likely to remain viable and/or a good use of land. The green belt portion of the site is too small for allocation.

Stage 3 Performance – What Determined the Best Sites?		Reason for Selecting Site “Positive attributes include...”	Exceptions – Sites Not Selected Within This Category		Reason for Not Selecting these Sites as Allocations or Safeguarded Land
Selected Sites Within this Category Emp: Employment Res: Residential MU: Mixed Use SPA: Special Policy Area					
			776	LAND OFF BROOK HILL, THORPE HESLEY	The Council is promoting a change in the existing residential allocation to green belt.
			808	LAND EAST OF HARD LANE	Target for this settlement grouping has already been met.
<b>▶ Sites with 2 ‘Red’ score and 2 to 4 ‘Amber’ scores under any Stage 3 criterion</b>					
513 (Res)	LAND AT ELDERTREE LODGE	... besides highways access issues (which can be mitigated), being a good-performing site under the IIA / SA, being a logical extension to the existing built-up area, having the potential to improve its use for neighbours (current use as a piggery), and meeting the settlements role established in the Spatial Strategy .	517	LAND TO THE EAST OF THORPEFIELD DRIVE	To be retained due to Yorkshire Water objections in relation to access to pumping station. To be promoted as Green Belt.
730 (Res)	LAND TO THE WEST OF KIVETON LANE	... besides protected species on-site (which can be mitigated), being a good-performing site under the IIA / SA, relationship to the existing built settlement, being in proximity to Wales and Kiveton Park, and meeting the settlements role established in the Spatial Strategy .	525	LAND TO THE REAR OF NO.56	To be retained as green belt, as 'red' score for highways access cannot be overcome / mitigated without demolition or further land acquisition. In its current form, the site is not appropriate. Also, landscape / townscape considerations not picked up by the Site Selection Methodology constraints render this site inappropriate. Allocation would result in a less defensible green belt boundary.
			527	LAND OFF TAYLOR DRIVE	To be retained as green belt, due to various environmental issues (e.g. landscape, historic environment, biodiversity).
			544	LAND TO NORTH EAST OF GOOSE CARR LANE	To be retained as green belt, given its inclusion within a local wildlife site.

Stage 3 Performance – What Determined the Best Sites?		Reason for Selecting Site “Positive attributes include...”	Exceptions – Sites Not Selected Within This Category		Reason for Not Selecting these Sites as Allocations or Safeguarded Land
Selected Sites Within this Category Emp: Employment Res: Residential MU: Mixed Use SPA: Special Policy Area					
			545	LAND ADJACENT TO MANOR HOUSE	To be retained as green belt, due to physical constraints (highway access) and various environmental issues (e.g. landscape, historic environment).
			708	LAND SOUTH OF HIGH ST, LAUGHTON-EN-LE-MORTHEN	Already allocated for residential use and green belt, and its current or future use is likely to remain viable and/or a good use of land. The green belt portion of the site may have impacts on nationally significant historic features (Grade II Listed Buildings).
			782	LAND ADJ NORTH FARM CLOSE	The scale of growth resulting from development of this site would not be in conformity with the spatial strategy established in the Core Strategy.
			803	LAND SOUTH OF PEREGRINE WAY	Target for this settlement grouping has already been met.
			805	LAND EAST OF SCHOLES LANE	To be retained as green belt, due to accessibility and landscape / townscape considerations.
			806	LAND EAST OF KIRKSTEAD ABBEY MEWS	To be retained as green belt, due to accessibility and landscape / townscape considerations.
<b>▶ Sites with 3 to 4 ‘Red’ scores under any Stage 3 criterion</b>					
533 (Res)	LAND OFF WINNEY HILL	... besides issues with highways access and containing or being adjacent to a water body (which can be mitigated), being a good-performing site under the IIA / SA, relationship to the existing	516	LAND TO THE SOUTH OF WENTWORTH ROAD	Poor performance against Stage 3 criteria. Issues not readily resolved.

Stage 3 Performance – What Determined the Best Sites?		Reason for Selecting Site “Positive attributes include...”	Exceptions – Sites Not Selected Within This Category		Reason for Not Selecting these Sites as Allocations or Safeguarded Land
Selected Sites Within this Category Emp: Employment Res: Residential MU: Mixed Use SPA: Special Policy Area					
		built settlement, and meeting the settlements role established in the Spatial Strategy .			
			518	LAND TO THE NORTH OF SCHOLES LANE	Poor performance against Stage 3 criteria. Issues not readily resolved.
			519	LAND TO THE WEST OF UPPER WORTLEY ROAD	Poor performance against Stage 3 criteria. Issues not readily resolved.
			526	LAND TO THE WEST OF CROSS LANE	Poor performance against Stage 3 criteria. Issues not readily resolved.
			532	LAND OFF STREET FARM CLOSE	Poor performance against Stage 3 criteria. Issues not readily resolved.
			542	LAND OFF BROOK HILL, THORPE HESLEY	Poor performance against Stage 3 criteria. Issues not readily resolved.
			546	LAND TO EAST OF STORTH LANE	Poor performance against Stage 3 criteria. Issues not readily resolved.
			670	LAND SOUTH OF SCHOLES LANE, NORTH OF LOUDEN RD	Poor performance against Stage 3 criteria. Issues not readily resolved.
			706	LAND NORTH AND SOUTH OF KIRK CROFT RD, LAUGHTON-EN-LE-MORTHEN	Poor performance against Stage 3 criteria. Issues not readily resolved.
			707	LAND NORTHEAST OF OUTGANG LANE, LAUGHTON COMMON	Poor performance against Stage 3 criteria. Issues not readily resolved.

Stage 3 Performance – What Determined the Best Sites?	Reason for Selecting Site “Positive attributes include...”	Exceptions – Sites Not Selected Within This Category		Reason for Not Selecting these Sites as Allocations or Safeguarded Land
<b>Selected Sites Within this Category</b> Emp: Employment Res: Residential MU: Mixed Use SPA: Special Policy Area				
		728	LAND TO THE WEST OF KIVETON LANE	Poor performance against Stage 3 criteria. Issues not readily resolved.
		729	LAND TO THE SOUTH OF SHEFFIELD ROAD	Poor performance against Stage 3 criteria. Issues not readily resolved.
		787	LAND AT SERLBY LANE	Poor performance against Stage 3 criteria. Issues not readily resolved.
		833	LAND OFF WENTWORTH CLOSE	To be retained as green belt, due to accessibility and landscape / townscape considerations.

#### 4.13.5 Outstanding Sustainability Issues / Constraints and Potential Mitigation or Enhancement

The results of the IIA as reported in Section 4.13.2 highlighted certain constraints that exist within the preferred sites provided in Section 4.13.4 above. The full results in Appendix 2-D and Appendix 2-E provide the fuller details of potential environmental issues and effects identified. Some of these constraints are also opportunities presented for development to improve sustainability within Non-Green belt Villages – for example, where access to greenspace is poor, providing new greenspace for all to use.

Table 4.52 below summarises the issues and constraints by sub-area, and the potential mitigation which the Council must pursue in order to avoid, minimise or where not possible, compensate for such effects.

**Table 4.52: Outstanding Sustainability Issues and Potential Mitigation or Enhancement**

Issue(s) Identified by Site Selection Methodology / IIA of Sites	Potential Mitigation or Enhancement	Possible Delivery Mechanisms
Most sites suffer poor accessibility to formal greenspace.	Application of Policies CS 28 and SP 40 to ensure greenspace provision is adequate, whether within the site or in tandem with other development	<ul style="list-style-type: none"> <li>• Planning conditions</li> <li>• Planning obligations</li> <li>• Community Infrastructure Levy</li> </ul>

Issue(s) Identified by Site Selection Methodology / IIA of Sites	Potential Mitigation or Enhancement	Possible Delivery Mechanisms
Certain sites have issues around water / sewerage capacity and highways access – in particular, Sites 513 & 533 for highways access	Application of Policies CS 32, SP 70, CS 30 and SP 29 to ensure good and timely infrastructure provision, including education / schools	<ul style="list-style-type: none"> <li>• Planning conditions</li> <li>• Planning obligations</li> <li>• Community Infrastructure Levy</li> </ul>
All residential allocations show having fair to poor accessibility to community services and facilities, mainly by foot or cycle. This includes access to leisure facilities.	<ul style="list-style-type: none"> <li>• Application of Policy SP 66 for the provision of new community services and facilities where reasonable relative to the scale of development.</li> <li>• Application of Policy SP 29 to maximise the benefit of good public transport accessibility for these sites.</li> <li>• Work with partners to ensure it is a priority to preserve good public transport accessibility.</li> </ul>	<ul style="list-style-type: none"> <li>• Planning conditions</li> <li>• Planning obligations</li> <li>• Community Infrastructure Levy</li> <li>• Joint-working with partners on a broader level</li> </ul>
All allocations have poor public transport accessibility.	Application of Policies CS 14 and SP 29 to achieve improved sustainable transport opportunities in tandem with development of the sites.	<ul style="list-style-type: none"> <li>• Planning conditions</li> <li>• Planning obligations</li> <li>• Community Infrastructure Levy</li> <li>• Joint-working with partners on a broader level</li> </ul>
<p>Certain sites are in close proximity to ancient woodland</p> <p>Certain sites have potential protected species issues, and Site 730 has a significant protected species issue</p>	<ul style="list-style-type: none"> <li>• Ensure Policies CS 19, CS 20, and CS 28 are applied rigorously for nature conservation sites' and protected species' protection, and seek positive management and enhancement via those policies and others – e.g. Green Infrastructure.</li> <li>• Ensure the Council receives ecologist advice on applications where protected species are potentially at risk or in proximity to important habitats and designated sites, specifically considering recreational pressure / damage to any wildlife site.</li> </ul>	<ul style="list-style-type: none"> <li>• Planning conditions</li> <li>• Planning obligations</li> <li>• Community Infrastructure Levy for provision of greenspace on-site and Green Infrastructure off-site</li> </ul>
Site 533 either contains or is adjacent to a water body	Apply appropriate policies, e.g. SP 35 and SP 50, to ensure water bodies on-site are appropriately preserved and protected	Planning conditions
Most sites are in an area of moderate landscape sensitivity, or are near to an Area of High Landscape Value	<ul style="list-style-type: none"> <li>• Application of Policies CS 21 and SP 35 to conserve and enhance landscape and townscape quality and character; and CS 22 to ensure adequate greenspace is provided.</li> <li>• Application of Policies CS 19, CS 20, and SP 36 regarding green infrastructure.</li> </ul>	Planning conditions
Site 551 is within a Conservation Area and in proximity to Listed Building(s). Site 515 is near to a Conservation Area.	<ul style="list-style-type: none"> <li>• Application of Policies CS 23, SP 43, SP 44, SP 45, SP 46, SP 47, SP 48 and SP 49 as may be appropriate towards the conservation and enhancement of nearby heritage features.</li> <li>• Via the above policies, it may be possible to create net improvements to the setting of historic environment features, for example, where sites are being redeveloped.</li> </ul>	Planning conditions

In addition to the issues identified in Table 4.52 above, there are a few sites with no access to the Public Right of Way (PRoW) network. Wherever appropriate, planning conditions, planning obligations and/or the Community Infrastructure Levy should be applied to connect into and extend the PRoW network, whether as footpaths, combined footway / cycleway or bridleway. The safeguarding of minerals is also a potential issue for many sites, and planning applications must conform with Policies CS 26 and SP 52.



## Appendix 2-A : Drawings – Preferred Sites and Alternatives

The drawings on the following pages show some of the key environmental features of the borough, alongside:

- proposed allocations (both residential and employment land);
- proposed safeguarded land; and
- the other sites which were considered at Stage 2 of the Site Selection Methodology, but which are not proposed to be allocated or safeguarded.

More detailed maps of individual sites and supporting information will be made available via the Council's consultation portal.

Figures 2-A.1 to 2-A.12 below illustrate the surface water Flood Risk Areas identified by Rotherham's Preliminary Flood Risk Assessment (PFRA). There are 106 Flood Risk Areas identified within Rotherham, and they are based on existing development constraints. As such, they do not preclude the possibility of surface water flood risk outside of existing settlement boundaries.

The Flood Risk Areas shown also may vary in terms of the nature and severity (e.g. depth of possible flood) of surface water flood risk. At this Local Plan / Sites & Policies level, this information is provided for consultation, and it is assumed without further information that any allocations or safeguarded land within defined Flood Risk Areas can overcome this constraint through project-level consideration and design. This assumption will be examined as part of this next round of consultation on the Sites and Policies document.

**FIGURE 2-A.1**

**Legend**

- Borough Boundary
- Proposed Allocation, Employment
- Proposed Allocation, Retail
- Proposed Allocation, Residential
- Proposed Gypsy and Traveller Site
- Proposed Safeguarded Residential
- Proposed Safeguarded Employment
- Bassingthorpe Farm Strategic Allocation
- H2S Route
- H2S 200m Route Buffer
- Site of Special Scientific Interest
- Area of High Landscape Value
- Rotherham Green Corridor
- Registered Park and Garden
- Special Policy Area



2	JUN 15	SPA IIA Updates	IM	SJ	SJ	MR
1	AUG 14	SPA IIA Updates	AD	SJ	SJ	MR
0	APR 13	Initial Issue	AD	SJ	SJ	MR
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Project **ROTHERHAM SITES & POLICIES DOCUMENT**

Drawing Title **BOROUGH-WIDE SITES AND KEY CONSTRAINTS**

Drawing Status

Scale @ A3 **1:90,000** DO NOT SCALE

Jacobs No. **B1610800**

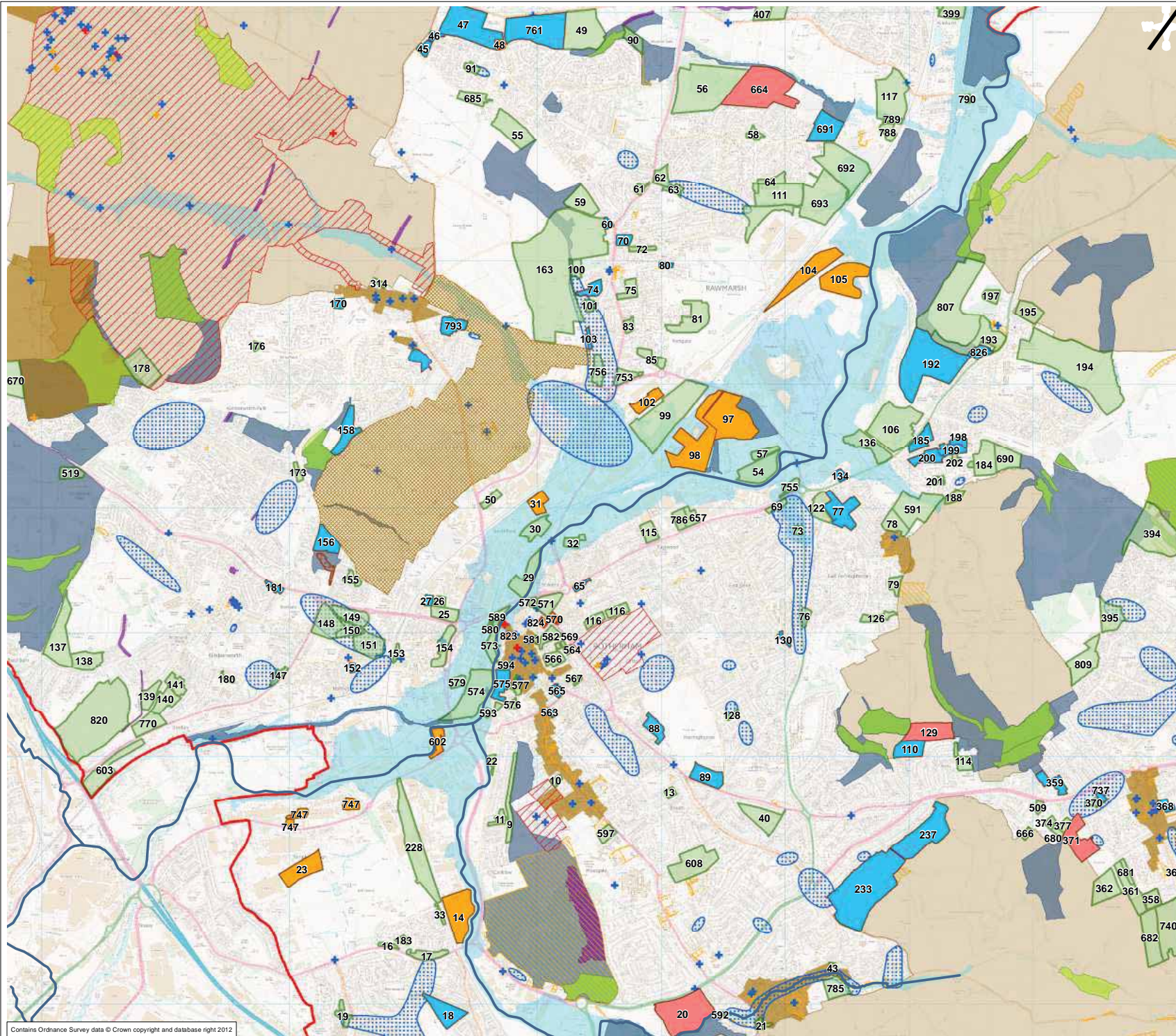
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**FIGURE 2-A.2**



- Legend**
- Proposed Allocation, Employment
  - Proposed Allocation, Retail
  - Proposed Allocation, Residential
  - Proposed Safeguarded Residential
  - Bassingthorpe Farm Strategic Allocation
  - Alternative Sites Considered, but Not Allocated
  - Grade I Listed Building
  - Grade II\* Listed Building
  - Grade II Listed Building
  - Scheduled Monument
  - Tree Preservation Order
  - Conservation Area
  - Local Wildlife Site
  - Site of Special Scientific Interest
  - Ancient Woodland
  - Registered Park and Garden
  - Area of High Landscape Value
  - Flood Risk Area (source: PFRA)
  - Main River
  - EA Flood Zone 3
  - EA Flood Zone 2



2	JUN 15	SPA IIA Updates	IM	SJ	SJ	MR
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Drawing Title: **ROTHERHAM URBAN AREA PROPOSED AND ALTERNATIVE SITES WITH ENVIRONMENTAL CONSTRAINTS**

Drawing Status: Scale @ A3: 1:30,000 DO NOT SCALE  
 Jacobs No.: B1610800  
 Client No.:  
 Drawing No.: B1610800\_ENV\_02A2

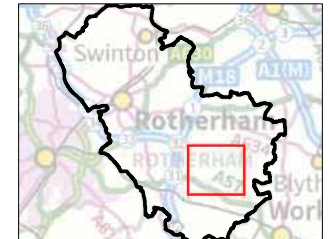
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**FIGURE 2-A.3**

**Legend**

- Special Policy Area
- Proposed Allocation, Employment
- Proposed Allocation, Retail
- Proposed Allocation, Residential
- Proposed Safeguarded Residential
- Alternative Sites Considered, but Not Allocated
- G Grade I Listed Building
- G Grade II\* Listed Building
- G Grade II Listed Building
- Scheduled Monument
- Tree Preservation Order
- Conservation Area
- Local Wildlife Site
- Site of Special Scientific Interest
- Ancient Woodland
- Area of High Landscape Value
- Groundwater Source Protection Zone 3
- Flood Risk Area (source: PFRA)
- EA Flood Zone 3
- EA Flood Zone 2



2	JUN 15	SPA IIA Updates	IM	SJ	SJ	MR
1	AUG 14	SPA IIA Updates	AD	SJ	SJ	MR
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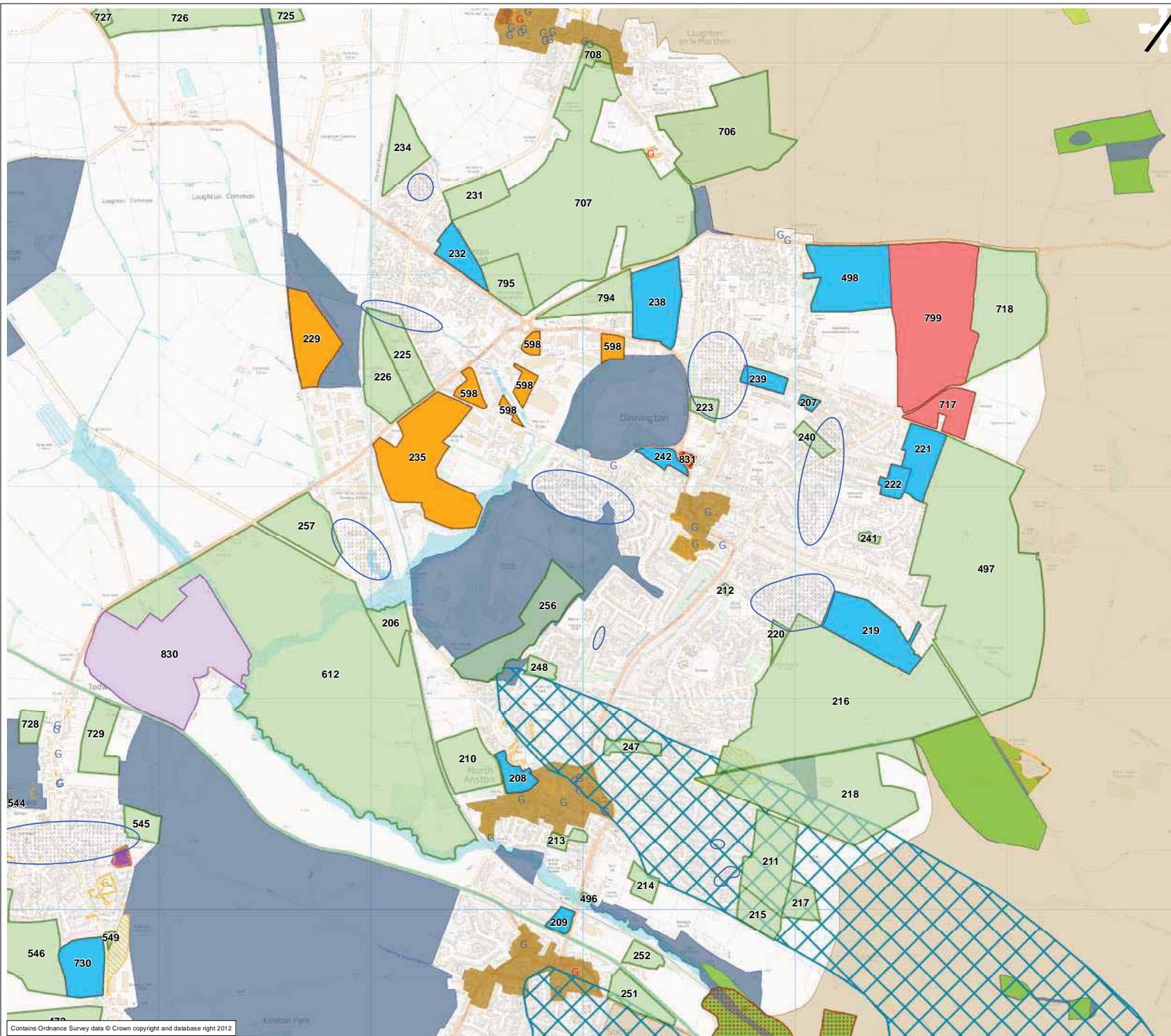
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Drawing Title: **DINNINGTON, ANSTON AND LOUGHTON COMMON PROPOSED AND ALTERNATIVE SITES WITH ENVIRONMENTAL CONSTRAINTS**

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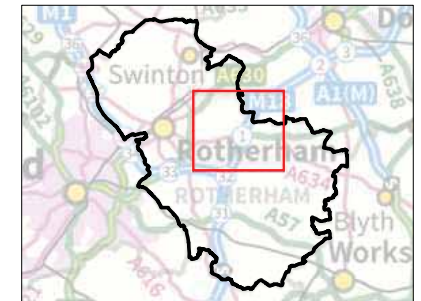


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**FIGURE 2-A.4**

**Legend**

- Proposed Allocation, Employment
- Proposed Allocation, Retail
- Proposed Allocation, Residential
- Proposed Safeguarded Residential
- Alternative Sites Considered, but Not Allocated
- Grade II\* Listed Building
- Grade II Listed Building
- Scheduled Monument
- Tree Preservation Order
- Conservation Area
- Local Wildlife Site
- Ancient Woodland
- Area of High Landscape Value
- Flood Risk Area (source: PFRA)
- Main River
- EA Flood Zone 3
- EA Flood Zone 2



2	JUN 15	SPA IIA Updates	IM	SJ	SJ	MR
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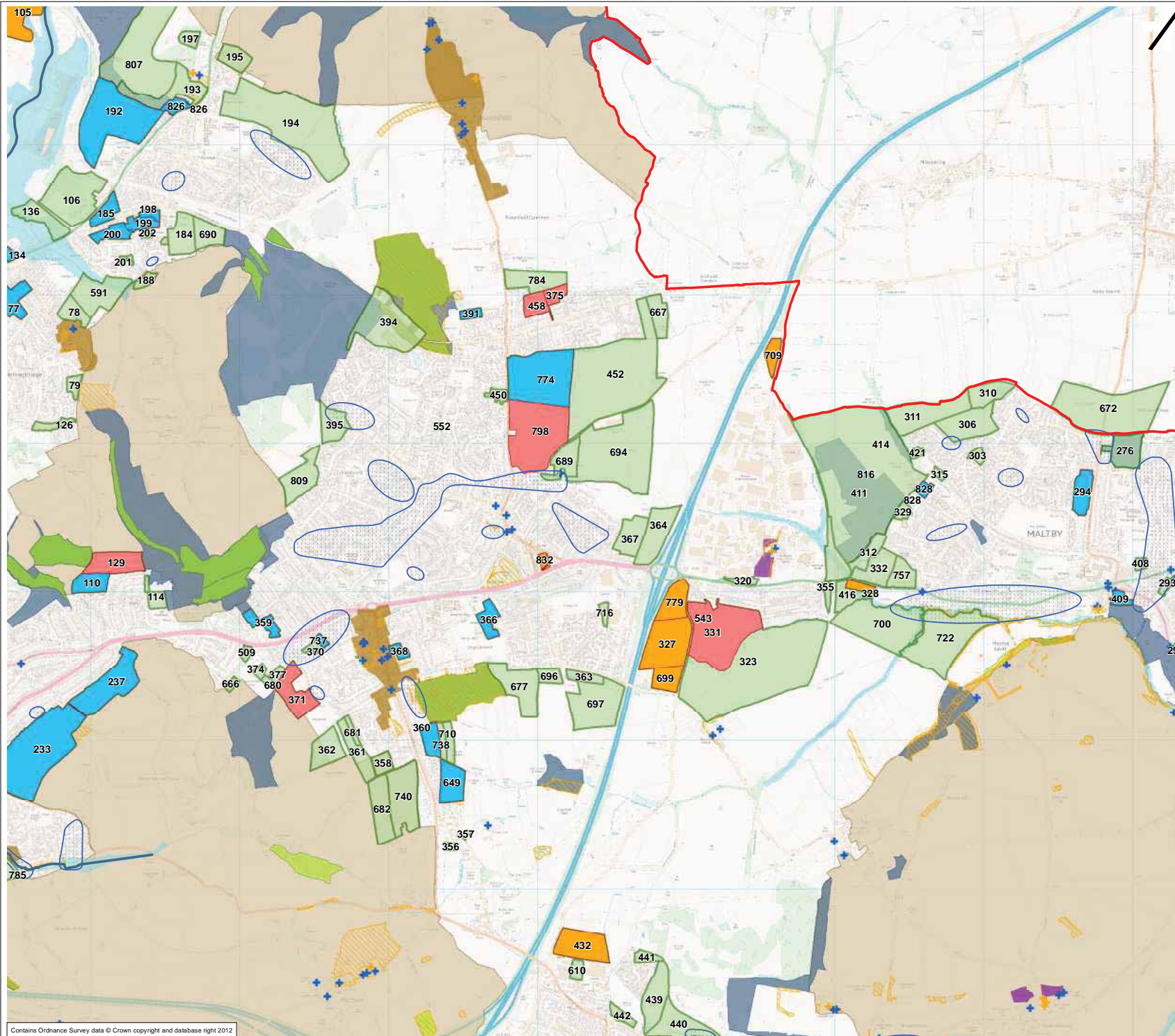
Drawing Title **BRAMLEY, WICKERSLEY AND RAVENFIELD COMMON PROPOSED AND ALTERNATIVE SITES WITH ENVIRONMENTAL CONSTRAINTS**

Drawing Status  
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**FIGURE 2-A.5**

**Legend**

- Proposed Allocation, Employment
- Proposed Allocation, Residential
- Proposed Safeguarded Residential
- Alternative Sites Considered, but Not Allocated
- G Grade I Listed Building
- G Grade II\* Listed Building
- G Grade II Listed Building
- Scheduled Monument
- Tree Preservation Order
- Conservation Area
- Local Wildlife Site
- Ancient Woodland
- Area of High Landscape Value
- Flood Risk Area (source: PFRA)
- Main River
- EA Flood Zone 3
- EA Flood Zone 2



2	JUN 15	SPA IIA Updates	IM	SJ	SJ	MR
1	AUG 14	SPA IIA Updates	AD	SJ	SJ	MR
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Drawing Title **WATH-UPON-DEARNE, BRAMPTON AND WEST MELTON PROPOSED AND ALTERNATIVE SITES WITH ENVIRONMENTAL CONSTRAINTS**

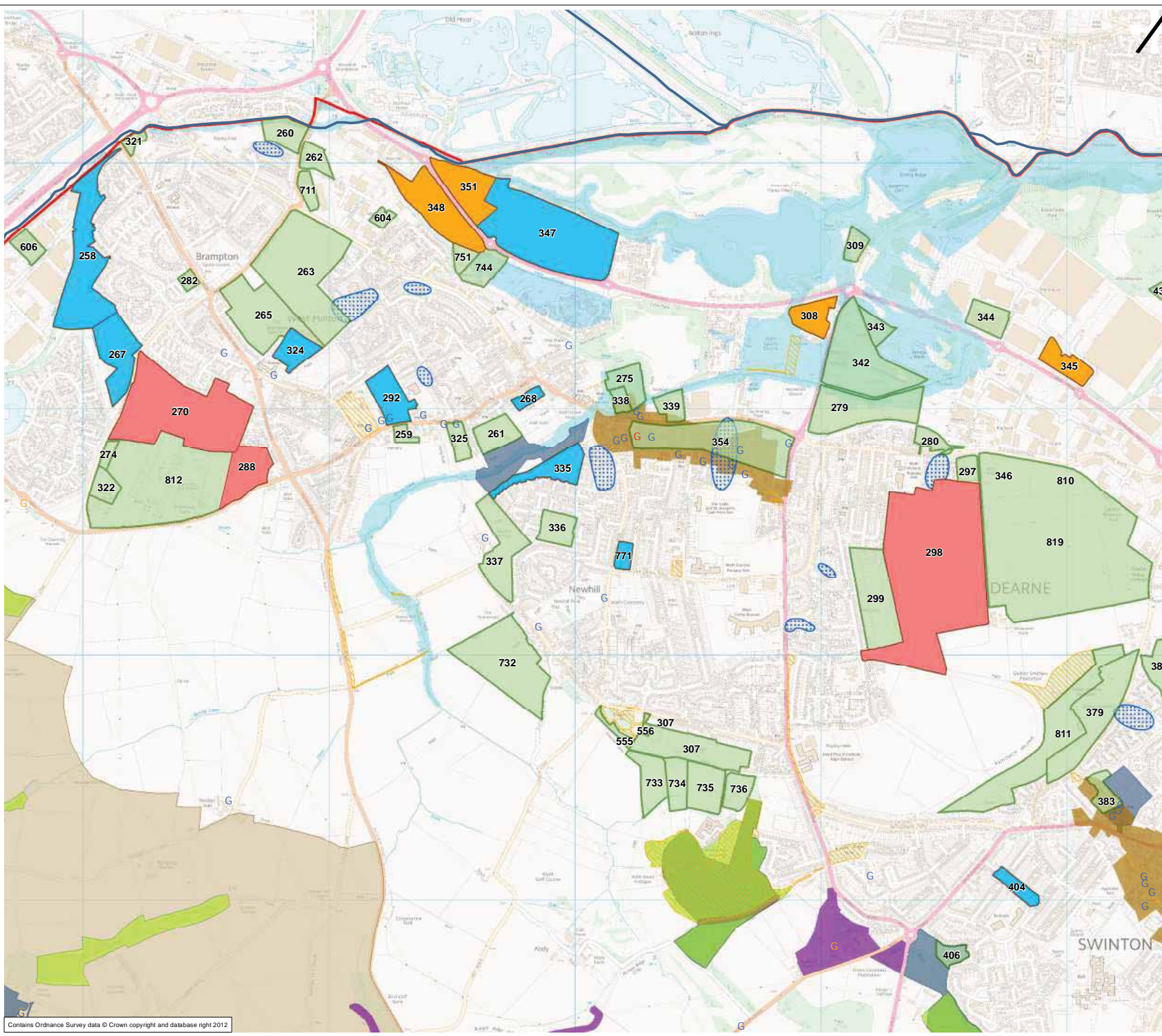
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Jacobs No. **B1610800**

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Drawing No. **B1610800\_C3\_BramptonWath-upon-Dearne**

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**FIGURE 2-A.6**

**Legend**

- Special Policy Area
- Proposed Allocation, Employment
- Proposed Allocation, Residential
- Proposed Gypsy and Traveller Site
- Proposed Safeguarded Residential
- Alternative Sites Considered, but Not Allocated
- Grade I Listed Building
- Grade II\* Listed Building
- Grade II Listed Building
- Scheduled Monument
- Tree Preservation Order
- Conservation Area
- Local Wildlife Site
- Ancient Woodland
- Area of High Landscape Value
- Flood Risk Area (source: PFRA)
- EA Flood Zone 3
- EA Flood Zone 2



2	JUN 15	SPA IIA Updates	IM	SJ	SJ	MR
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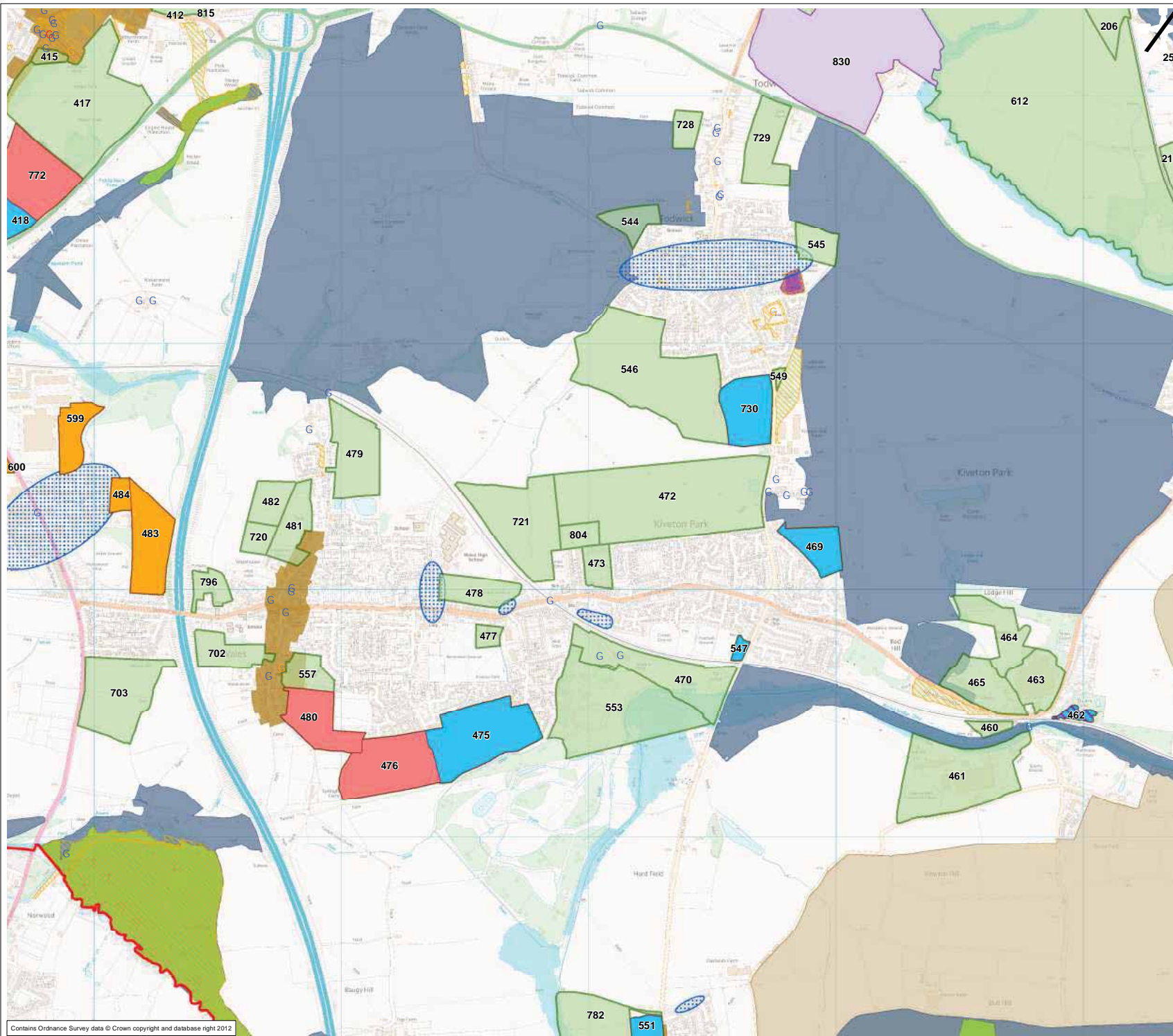
Drawing Title: **KIVETON PARK AND WALES PROPOSED AND ALTERNATIVE SITES WITH ENVIRONMENTAL CONSTRAINTS**

Drawing Status: Scale @ A3: 1:15,000 **DO NOT SCALE**

Jacobs No.: B1610800

Client No.: Drawing No.: B1610800\_C9\_KivetonPark

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**FIGURE 2-A.7**

**Legend**

- Special Policy Area
- Proposed Allocation, Employment
- Proposed Allocation, Residential
- Proposed Safeguarded Residential
- Alternative Sites Considered, but Not Allocated
- G Grade II\* Listed Building
- G Grade II Listed Building
- Scheduled Monument
- Tree Preservation Order
- Local Wildlife Site
- Site of Special Scientific Interest
- Ancient Woodland
- Registered Park and Garden
- Area of High Landscape Value
- Flood Risk Area (source: PFRA)
- Main River
- EA Flood Zone 3
- EA Flood Zone 2



2	JUN 15	SPA IIA Updates	IM	SJ	SJ	MR
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Drawing Title **MALTBY AND HELLABY PROPOSED AND ALTERNATIVE SITES WITH ENVIRONMENTAL CONSTRAINTS**

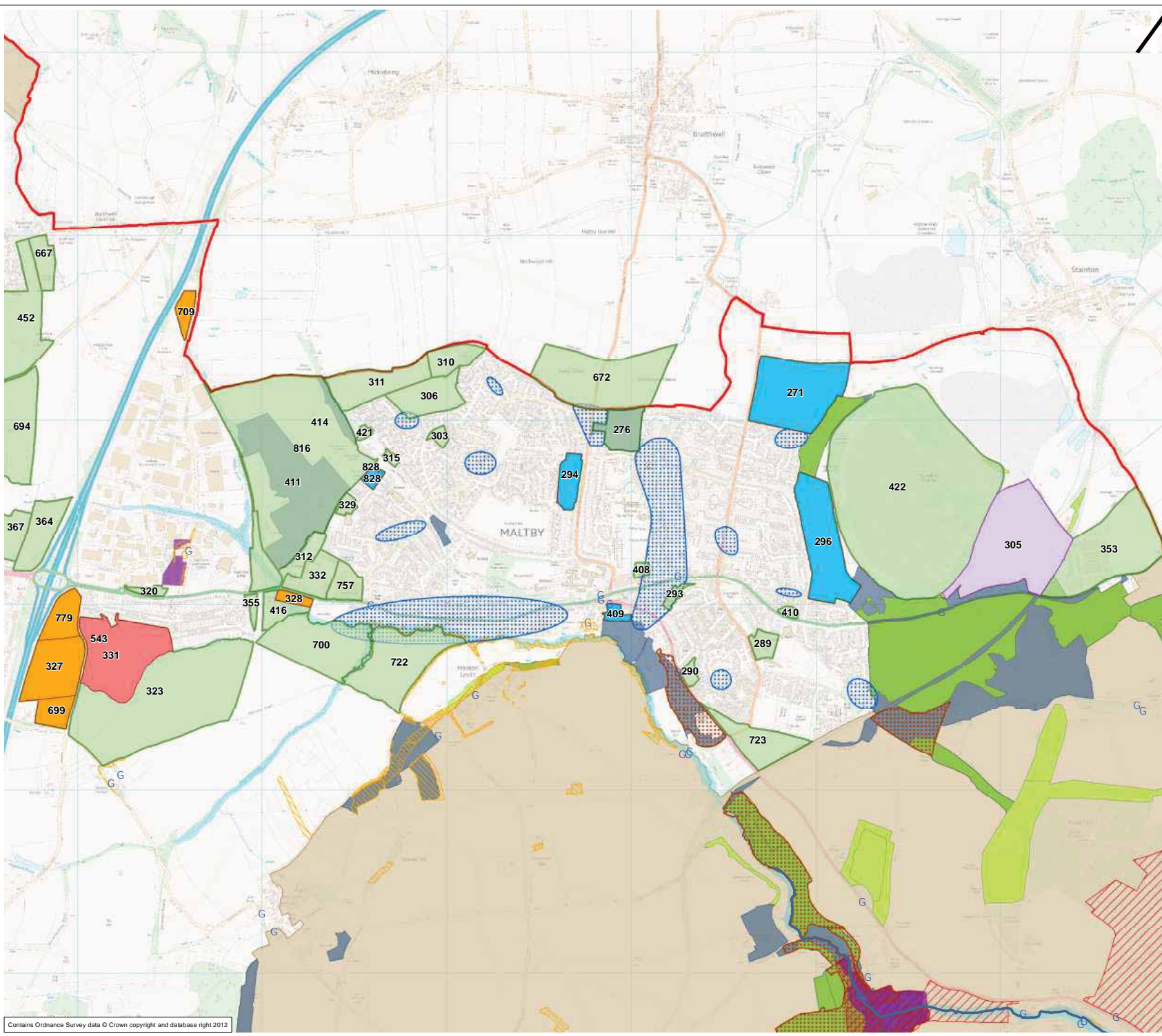
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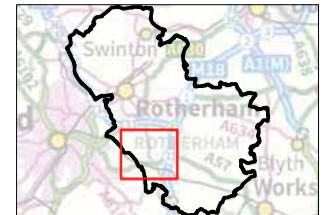
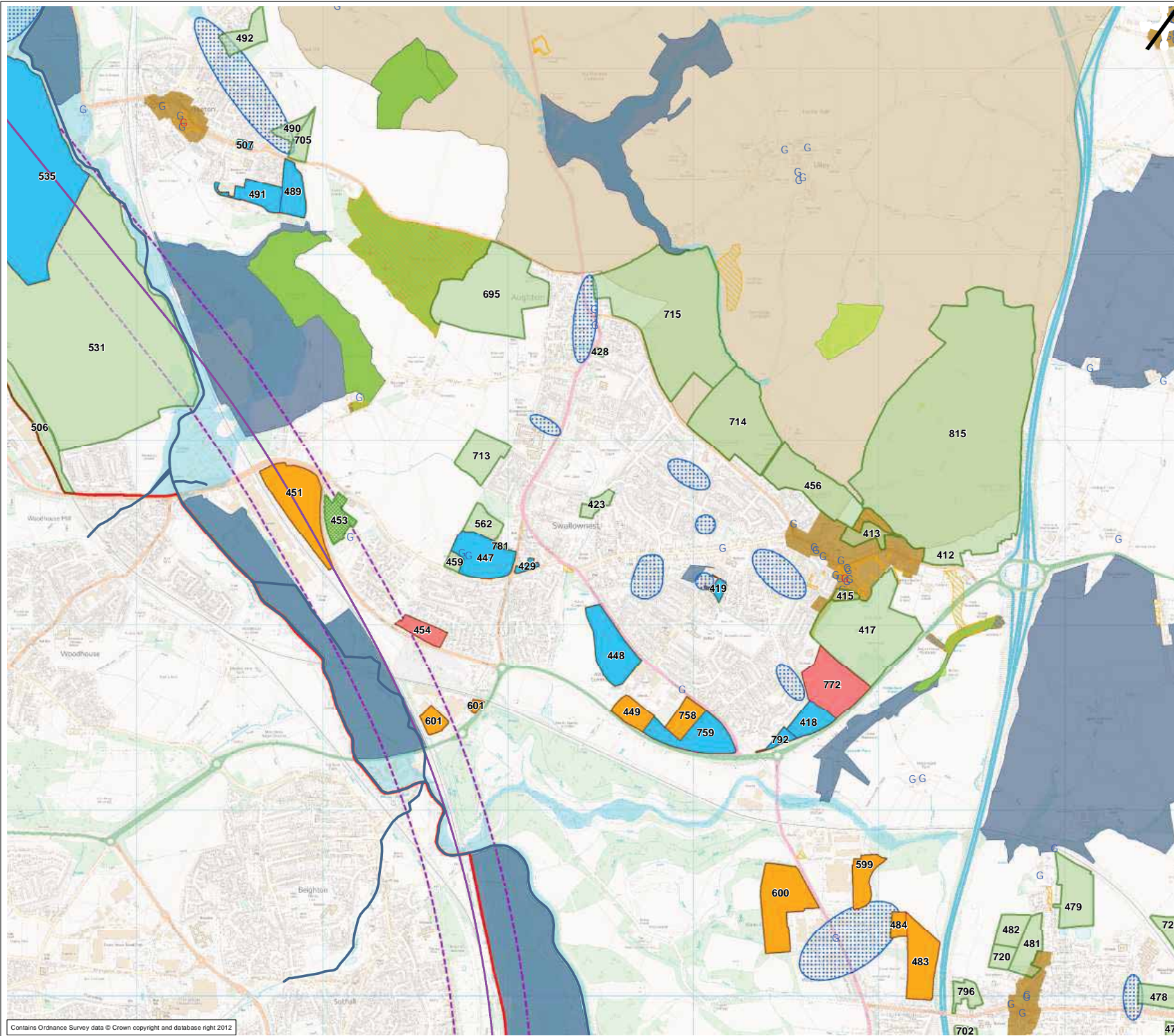
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**FIGURE 2-A.8**

**Legend**

-  HS2 Route
-  HS2 200m Buffer
-  Proposed Allocation, Employment
-  Proposed Allocation, Residential
-  Proposed Safeguarded Residential
-  Proposed Safeguarded Employment
-  Alternative Sites Considered, but Not Allocated
-  Grade I Listed Building
-  Grade II\* Listed Building
-  Grade II Listed Building
-  Tree Preservation Order
-  Conservation Area
-  Local Wildlife Site
-  Ancient Woodland
-  Area of High Landscape Value
-  Flood Risk Area (source: PFRA)
-  Main River
-  EA Flood Zone 3
-  EA Flood Zone 2



2	JUN 15	SPA IIA Updates	IM	SJ	SJ	MR
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Drawing Title **ASTON, AUGHTON AND SWALLOWNEST PROPOSED AND ALTERNATIVE SITES WITH ENVIRONMENTAL CONSTRAINTS**

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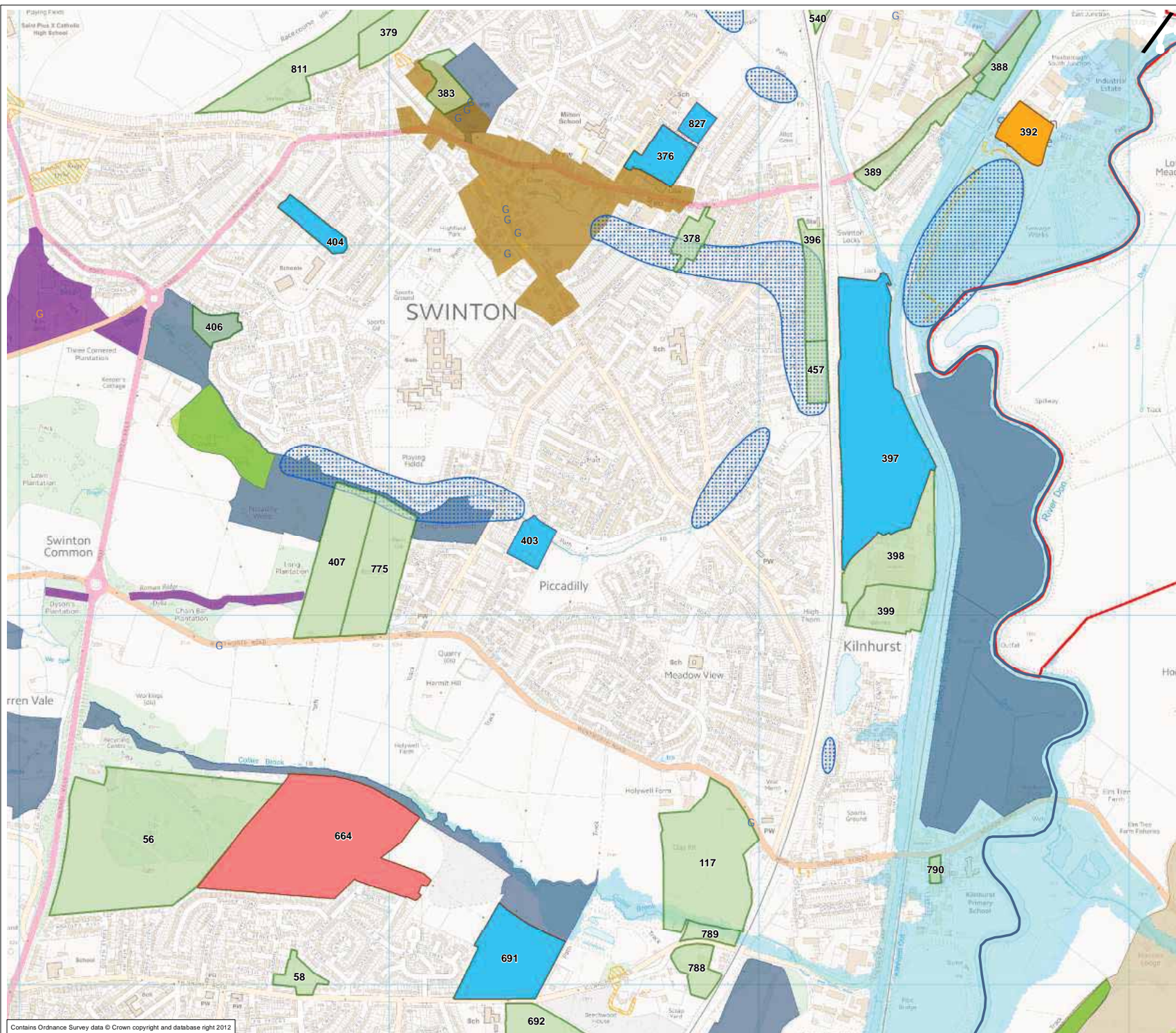
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**FIGURE 2-A.9**



- Legend**
- Proposed Allocation, Employment
  - Proposed Allocation, Residential
  - Proposed Safeguarded Residential
  - Alternative Sites Considered, but Not Allocated
  - Grade II\* Listed Building
  - Grade II Listed Building
  - Scheduled Monument
  - Tree Preservation Order
  - Conservation Area
  - Local Wildlife Site
  - Ancient Woodland
  - Area of High Landscape Value
  - Flood Risk Area (source: PFRA)
  - Main River
  - EA Flood Zone 3
  - EA Flood Zone 2



2	JUN 15	SPA IIA Updates	IM	SJ	SJ	MR
1	AUG 14	SPA IIA Updates	AD	SJ	SJ	MR
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Project  
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Drawing Title  
 SWINTON AND KILNHURST PROPOSED AND ALTERNATIVE SITES WITH ENVIRONMENTAL CONSTRAINTS

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**FIGURE 2-A.10**

**Legend**

-  HS2 Route
-  HS2 200m Buffer
-  Special Policy Area
-  Mixed Use Allocation
-  Proposed Allocation, Employment
-  Proposed Allocation, Residential
-  Proposed Safeguarded Residential
-  Proposed Safeguarded Employment
-  Alternative Sites Considered, but Not Allocated
-  Grade I Listed Building
-  Grade II\* Listed Building
-  Grade II Listed Building
-  Scheduled Monument
-  Tree Preservation Order
-  Conservation Area
-  Local Wildlife Site
-  Ancient Woodland
-  Area of High Landscape Value
-  Flood Risk Area (source: PFRA)
-  Main River
-  EA Flood Zone 3
-  EA Flood Zone 2



2	JUN 15	SPA IIA Updates	IM	SJ	SJ	MR
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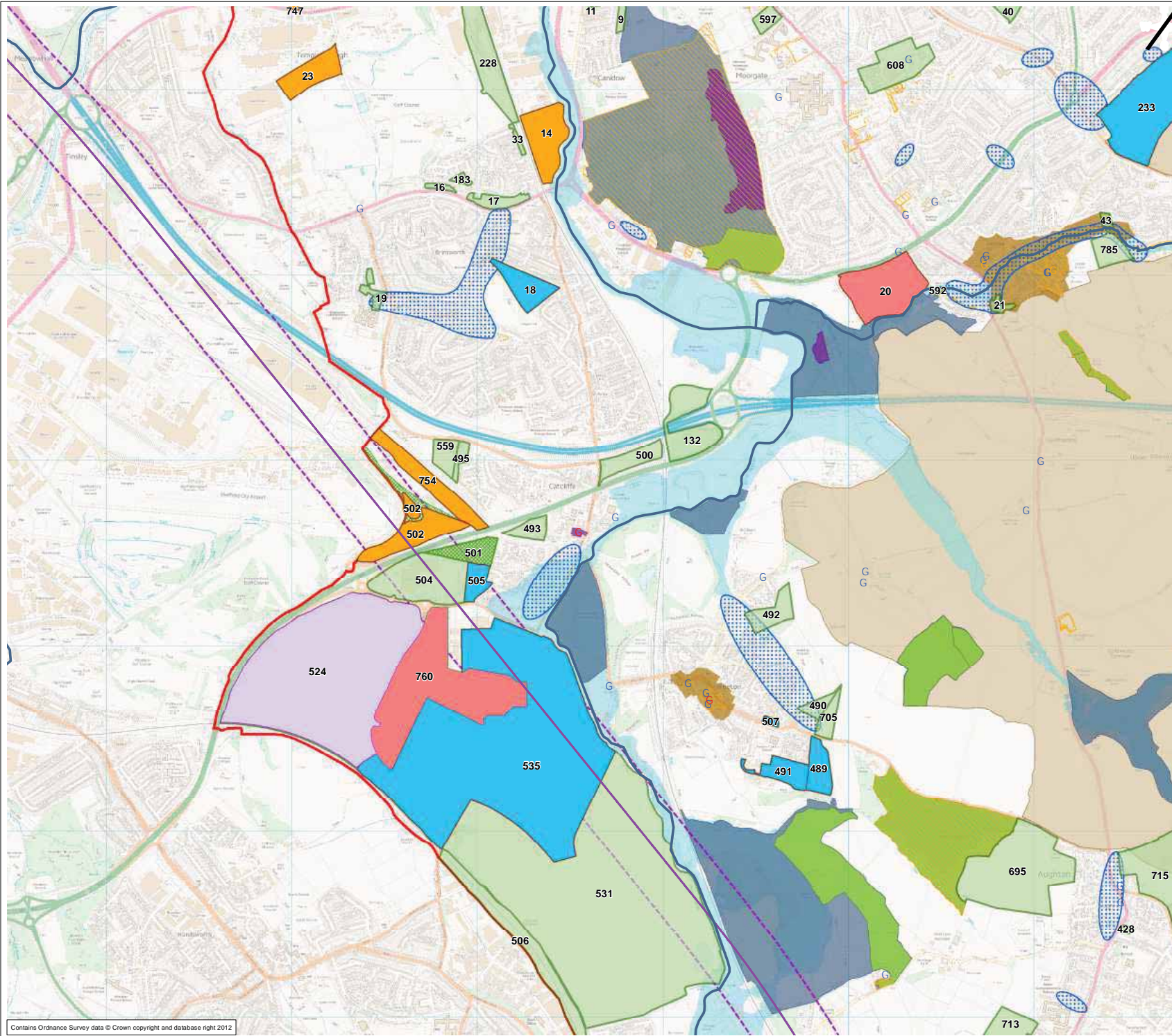
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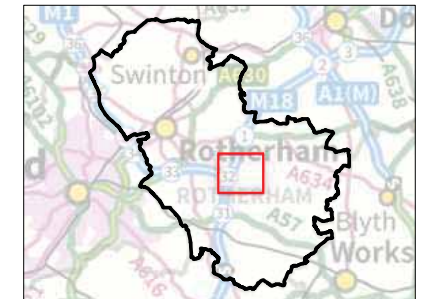


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**FIGURE 2-A.11**

**Legend**

- Proposed Allocation, Employment
- Proposed Allocation, Residential
- Alternative Sites Considered, but Not Allocated
- Grade II\* Listed Building
- Grade II Listed Building
- Tree Preservation Order
- Conservation Area
- Local Wildlife Site
- Ancient Woodland
- Area of High Landscape Value
- Flood Risk Area (source: PFRA)
- EA Flood Zone 3
- EA Flood Zone 2



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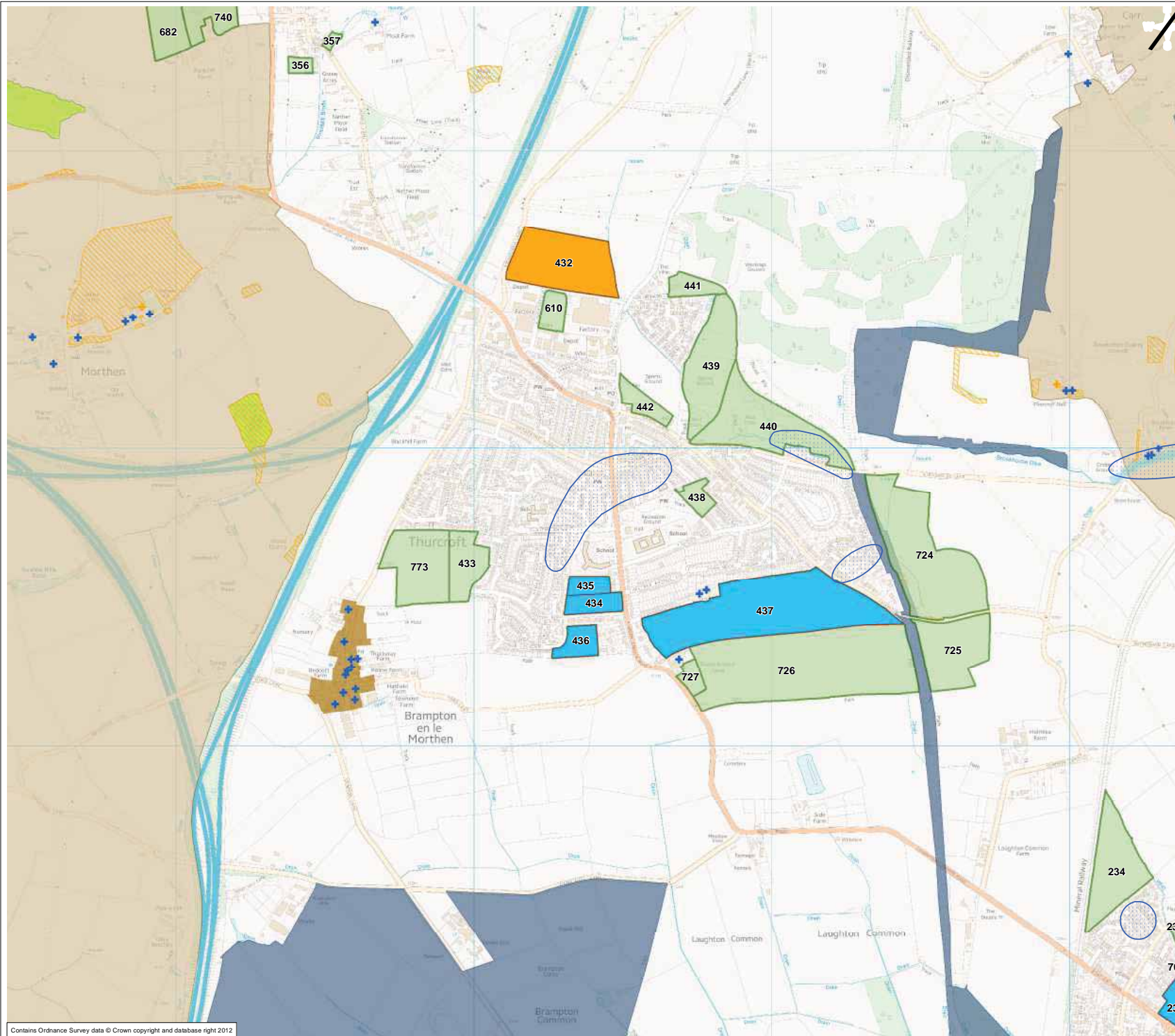
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**FIGURE 2-A.12**

**Legend**

- Rotherham Borough Boundary
- Proposed Allocation, Employment
- Proposed Allocation, Retail
- Proposed Allocation, Residential
- Proposed Gypsy and Traveller Site
- Proposed Safeguarded Residential
- Proposed Safeguarded Employment
- Bassingthorpe Farm Strategic Allocation
- Statutorily Designated Nature Conservation Sites**
- Site of Special Scientific Interest
- Local Nature Reserve
- Bird Sighting Data at 1km Accuracy or Greater (2008-2013)**
- Hen Harrier Sighting - 1km Grid Square Reference
- Merlin Sighting - 1km Grid Square Reference
- Golden Plover 1km Grid Square Reference**
- 8-23
- 23-50
- 50-100
- 100-300
- 300-2000
- Golden Plover Point Reference**
- 1 - 19
- 19 - 100
- 100 - 350
- 350 - 500
- 500 - 1500
- Sightings of Multiple Species in Same Grid Square
- Sightings 2000-2008
- All sightings either in flight or a mixture of in flight (majority) and unconfirmed (count only)
- Pre-2000 Golden Plover sightings of potential relevance

2	JUN 15	SPA IIA Updates	IM	SJ	SJ	MR
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Drawing Title: **MOST ACCURATE AND RECENT BIRD SIGHTINGS OF RELEVANCE TO BIRDS DIRECTIVE ANNEX I**

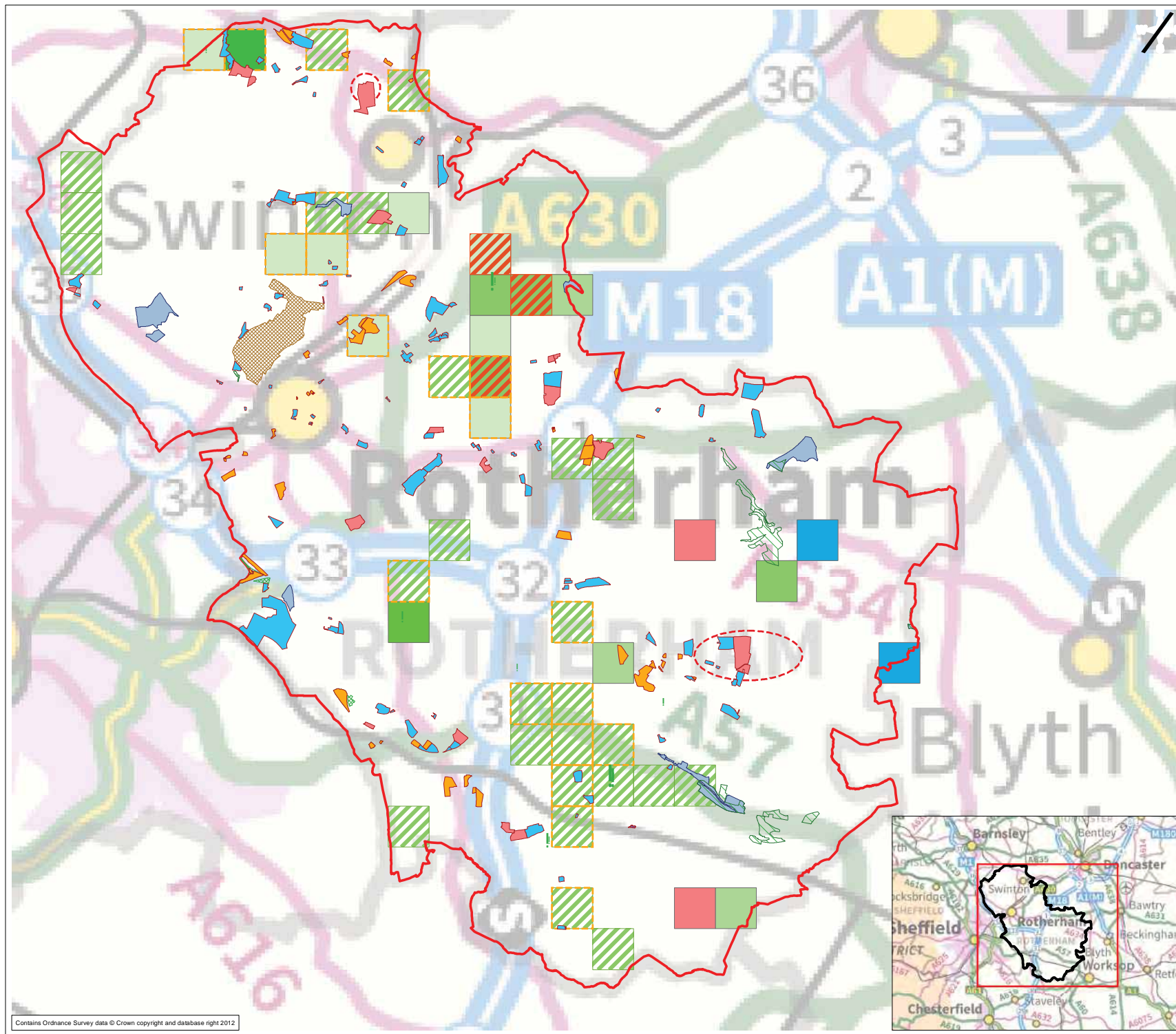
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## **Appendix 2-B : Background to Site Identification**

### **2-B.1 Initial Sources of Sites**

Representations received as part of the preparation of the Unitary Development Plan during the 1990s, and commencement of its subsequent review in the early 2000s, yielded a long standing source of sites for consideration. Following the introduction of Local Development Frameworks by the Planning and Compulsory Purchase Act (2004), the Council invited the submission of potential development sites from landowners.

This “call for sites” took place between January 2007 to November 2008 via the Council’s website and as part of the then consultation on the LDF’s Core Strategy (Core Strategy Preferred Options, 2007). Sites continued to be accepted after this date. The Council’s own Asset Management Team was also consulted for details of land in the Council’s ownership which should be considered.

Further sources of sites came from technical studies undertaken within the Planning Policy Team including the Urban Potential Study (2004), Employment Land Review (2007, updated 2010) and from Masterplans prepared to support the Housing Market Renewal Pathfinder initiatives.

### **2-B.2 Site Surveys and Database**

The site survey criteria were used to prepare a Site Survey Form with accompanying completion instructions. A Site Allocations Database was developed to record and analyse the subsequent survey work. The outcome is a database of sites with a clear recommendation regarding its potential for future land use allocation or designation or its retention in its current use. Refreshed site survey summary sheets have been provided as Volume 4 of this IIA Report.

### **2-B.3 Gypsy and Traveller Sites**

A small number of potential Gypsy and Traveller sites have previously been identified during the survey work. However, a more comprehensive exercise may still be required to identify possible suitable sites to meet the needs of Gypsies and Travellers. Revised national policy guidance for Gypsy and Traveller sites has also been prepared.

### **2-B.4 Draft Survey Criteria**

In 2007 work began to identify the potential capacity and opportunities for new development in the Borough. Draft survey criteria was prepared based upon an analysis of the Sustainability Appraisal Objectives provided in Rotherham’s (LDF) Sustainability Appraisal General Scoping Report (March 2006). This initial Scoping Report aimed to ensure the balanced consideration of all three (social, economic and environmental) aspects of sustainability. This initial work has been further refined in subsequent Sustainability Appraisals of the Local Plan.

### **2-B.5 Thurcroft Pilot Study**

The draft survey criteria were used to undertake a pilot survey of Thurcroft (April 2007). A revised version was consulted on via a methodology workshop in November 2007. This workshop was attended by more than 60 people from a range of Council service areas and external organisations and interests.

### **2-B.6 Green Belt Review**

The housing and employment targets for Rotherham determined in the Core Strategy requires the Council to identify potential allocation sites within and outside of the main urban areas. In Rotherham this has required a detailed review of land that currently has a Green Belt designation (previously designated in the Unitary Development Plan). Further explanation of this is provided in the Strategic

Green Belt Review Paper (2011) and the detailed Green Belt Review 2014, refreshed 2015, and prepared to support the Sites and Policies Local Plan Document. It is available to download from the Local Plan web pages.

A key task in deciding where and when new development should take place is to consider the potential impact of site allocations on the Green Belt (as defined in National Planning Policy Framework (NPPF)). It is important to take into account the Green Belt's historic and current context, its changing role over time and its geographical extent. Consideration is given to how the Green Belt performs in respect of the role and purposes defined by the NPPF.

A Strategic Green Belt Review, available to download from the Local Plan web pages, has been prepared which sets out the need, rationale and broad methodology for undertaking a Green Belt Review. The Green Belt Review provides an understanding of the strengths and weaknesses of existing Green Belt boundaries, plus a consideration of wider sustainability issues. The Sites and Policies Document reviews the Green Belt and proposes appropriate changes to accommodate development proposals in the future. This Review provides certainty throughout the Local Plan period that no further changes to the Green Belt will be necessary.

The Council recognises the important role of the Green Belt in the Borough, particularly in preserving its towns and settlements from merging into one another, safeguarding the countryside and concentrating development into its urban areas, it is a key element to achieving sustainable development. The main objectives of the Local Plan in respect of the Borough's Green Belt and settlement pattern are:

- To maintain the Green Belt as the principal means of protecting the openness of the countryside and prevent the coalescence of Rotherham, Sheffield, Barnsley and Doncaster.
- To maintain the existing settlement pattern of the Borough.
- To concentrate development into, and on the edge of, the Borough's main towns and settlements.

## **2-B.7 South Yorkshire Settlement Assessment (2005)**

This study provided a consistent basis for assessing the role and function of settlements across South Yorkshire and to inform strategic regeneration and growth decisions at the local and regional level. This was undertaken through:

- An assessment of the current role of settlements taking into account how the settlement functions in terms of provision of schools, health care, employment, retail and leisure opportunities. This
- assessment included a profile of each settlement based on its social and economic characteristics, service provision, accessibility, housing infrastructure and capacity considerations.
- A comparison, based on this profile, of each settlement in terms of its current role and how regeneration, investment and decisions on growth may change its future.
- Identification of the potential for each settlement to accommodate future growth in terms of how this would contribute to achieving long term change and overall sustainability - based on information available at the time.

The South Yorkshire Settlement Assessment 2005 is available to download from the Local Plan web pages.

## **2-B.8 Settlement Capacity Survey Methodology**

The Core Strategy identifies broad targets for how much, and broadly where, new development should take place over the Plan period. However, this Document determines the Borough's capacity to accommodate the level of growth envisaged and identifies specific sites for housing and

employment uses. In the next consultation on this document town centre retail and leisure, waste and transportation related uses will also be identified.

In 2007 work began to identify the growth opportunities and capacity in the Borough for new development to inform the Core Strategy Revised Options which were published in 2009. An assessment of potential development sites was undertaken for each settlement and any potential expansion of them. The established methodology took account of factors such as:

- The settlements' position in the South Yorkshire Settlement Assessment (2005) hierarchy.
- Settlement form, e.g. edge of settlement or open countryside.
- Physical constraints, e.g. topography, agricultural land, flood risk.
- Healthy environment e.g. contamination, impact on greenspace.
- Landscape and townscape impact .
- Biodiversity and geodiversity - including Sites of Special Scientific Interest (SSSIs), Local Nature Reserves (LNRs), Local Wildlife Sites (LWS) & Regionally Important Geological Sites (RIGS).
- Availability of and accessibility to services and facilities.
- Transport access – comments received from the South Yorkshire Passenger Transport Executive based on modelling to measure the relative public transport accessibility.
- Infrastructure capacity – a separate Infrastructure Delivery Plan has been prepared to inform Local Plan preparation.

Survey criteria were prepared based upon an analysis of the Sustainability Objectives detailed in the Rotherham's LDF Sustainability Appraisal General Scoping Report (2006). This aimed to ensure the balanced consideration of all three aspects of sustainability (social, environmental and economic).

In November 2007 a workshop took place to discuss and agree the breadth and detail of the methodology which was subsequently used to undertake site assessments. This was attended by more than 60 people from a range of Council service areas and external interests.

Site surveys undertaken across the Borough in 2007-08 applied this methodology to assess each identified site.

The methodical evaluation of sites meant a collective professional judgement could be formed with regard to each site and was assessed in terms of whether future development would be constrained or whether there are minor or major reservations in terms of its potential for future allocation. Consultation was undertaken on the Sites and Policies Issues and Options Document in June 2011.

Settlement Capacity Reports for each Settlement Grouping were prepared and the information presented in the following way:

- Settlement role;
- Settlement characteristics and key development constraints;
- Schedule of sites surveyed (categorised according to survey source);
- Options showing development potential for a range of potential uses. Options include (a) Containment; (b) Containment and Minor Expansion; and (c) Major Expansion;
- Discussion of the achievability of Options;
- Summary of survey findings illustrated on the accompanying Map; and
- Conclusion on the ability of a settlement to achieve its Settlement Role



The settlement capacity reports prepared in 2008/09 are available from the Local Plan web pages. This survey work was used to re-evaluate the conclusions drawn within the 2005 South Yorkshire Settlement Study, comparing likely development opportunities and re-assessing the settlement classification.

### **2-B.9 Spatial Options Report (March 2009)**

Further information on this progression is provided in the Spatial Options Report which itself has been subject to its own Sustainability Appraisal and formed the basis for the Core Strategy Revised Options.

It sought to reflect Planning Advisory Service guidance on producing an evidence base by focusing on:

- Identifying the patterns and levels of growth in the Borough from Regional Spatial Strategy requirements and Growth Point status
- Setting out the additional evidence which had been produced since the 2007 Core Strategy Preferred Options document.
- Reviewing and updating the Preferred Option on the basis of this new evidence.
- How earlier consultation helped to refine the Preferred Options.
- Setting out the revised spatial options in the context of other distinctive alternatives and what the implications of these different options might be.

### **2-B.10 Urban Potential Study**

This Study established the anticipated extent to which urban areas can accommodate additional housing development. It provides a basis to consider future land allocations and in the development plan.

The hybrid methodology used site survey and estimation techniques and was carried out in accordance with the Government's guide to best practice, "Tapping the Potential" and the Yorkshire and Humber Assembly guidance "Regional Framework for Urban Potential Studies". It involved the following stages:

- Stage 1 Defining the study area
- Stage 2 Identifying the potential sources of capacity
- Stage 3 Surveying to identify opportunities
- Stage 4 Assessing the potential housing yield
- Stage 5 Discounting the potential to provide a realistic assessment of how much can be realised

Given the importance of the findings of the Urban Potential Study, the Borough Council commissioned Nathaniel Lichfield and Partners to maintain a watching brief over the Council's urban potential work. This involved the verification of the methodology and the survey process, technical auditing of the study components and advising on a realistic discounting procedure.

The Urban Potential Study is available to download from the Local Plan web pages.

### **2-B.11 Housing Market Renewal Pathfinder**

The overall strategic aim of the Housing Market Renewal Pathfinder in South Yorkshire was: "To build and support sustainable communities and successful neighbourhoods where the quality and choice of housing underpins a buoyant economy and an improved quality of life"

The strategic objectives were to:

- Achieve a radical improvement in the character and diversity of neighbourhoods, helping to secure a more sustainable pattern in the sub-region.
- Grow the area's housing range, increasing housing choice in order to meet the aspirations of existing, emerging and incoming households.
- Improve housing quality, ensuring that all tenures capitalise on the opportunities created through innovations in design, standards and efficiency.

Strategies to guide future development and implement practical solutions to restructure and renew housing markets were prepared. These formed the basis for the consideration of future development opportunities and accompanying re-allocation requirements that may exist. The five target areas for the programme in Rotherham were:

- The Town Centre
- Rotherham West – Kimberworth, Kimberworth Park, Masbrough, Thorn Hill, Meadowbank
- Rotherham East – Dalton, Thrybergh, East Herringthorpe, Herringthorpe
- Rawmarsh and Parkgate
- Wath and Swinton

## 2-B.12 Strategic Housing Land Availability Assessment

The Strategic Housing Land Availability Assessment (SHLAA) identifies how much land is potentially available to meet the housing land requirements for the Local Plan allocations. The SHLAA provides the evidence base to demonstrate that there is enough land to support the housing growth strategy set out in the Core Strategy. Within Rotherham, a joint Sheffield and Rotherham assessment has been undertaken to assess the potential future housing land supply within the Sheffield and Rotherham Strategic 'Housing Market Area'. An Area of Search for the most sustainable locations for new housing outside existing built-up areas was determined and further details of this task are given below. The SHLAA has been overseen by a Working Group consisting of Council officers and other key stakeholders including adjoining local authorities, Council Protection of Rural England (CPRE) and representatives of the Home Builders Federation.

An important role of the SHLAA is to enable the assessment of a 5-year supply of deliverable sites. To be considered deliverable, sites should, at the point of adoption be:

- Available – the site is available now and free of ownership constraints;
- Suitable – the site offers a suitable location for development now and would contribute to the creation of sustainable, mixed communities;
- Achievable – there is a reasonable prospect that housing will be delivered on the site within the time-frames identified.

Government Practice Guidance suggests that it may be helpful to identify particular types of land or areas within the areas of search that should be excluded from the assessment. On approval of the Working Group, the following categories of land were excluded, not all are applicable to Rotherham:

- Internationally important nature conservation sites (RAMSAR sites, Special Areas for Conservation, Special Protection Areas)
- Sites of Special Scientific Interest (SSSIs and National Nature Reserves (NNRs))
- Local Nature Reserves (LNRs)
- Cemeteries, graveyards and crematoria
- Active flood plains (Flood Risk Zone 3b)
- Land associated with a Scheduled Ancient Monument

- Waterways, reservoirs, lakes, ponds and dams (though waterways were not used to constrain the consideration of adjoining land if the waterway could reasonably be bridged)

As a general rule, it was considered undesirable to build housing on sites that are environmentally sensitive, are important for outdoor recreation or are in areas where the living environment may not be satisfactory. The following areas fall in this category:

- Locally important nature conservation sites, as identified in the adopted UDP or emerging Local Plan.
- Mature woodland not covered by nature conservation designations
- Areas in active recreational use – parks, playing fields, sports grounds, golf courses, allotments and public open space identified by the Open Space Audit. Excludes vacant or derelict recreational land
- Sites within 200m metres of the M1 & M18 motorways
- Greenfield sites on the edge of smaller villages
- Greenfield sites in Flood Risk Zone 3a

However potentially sensitive landscape areas were not excluded from consideration, but sensitive landscape areas do provide a useful indicator of those locations where development could have an unacceptable landscape impact. Areas where overhead power lines would be a potential constraint to development were also identified.

In identifying potential sites for development, the Council considered a transport-orientated approach to ensure that development:

- Makes the best use of existing transport infrastructure and capacity;
- Takes into account capacity constraints and deliverable improvements, particularly in relation to junctions on the Strategic Road Network; and
- Considers public transport accessibility and maximises accessibility by walking and cycling.

### **2-B.13 Employment Land Review (2007, 2010)**

In order to help provide a robust evidence base for preparation of the Local Plan and assist when determining planning applications, the Council produced an Employment Land Review in 2007.

The preliminary report is divided into three parts:

- Part 1 - Taking stock of the existing situation; sets out a review of Rotherham's local economy at present.
- Part 2 - Identifying future requirements; utilises a range of methodologies to determine the amount of land that will be required to meet future employment needs. It shows how the likely portfolio of new sites provide for a range of requirements such as office floorspace, high quality business parks and supporting small businesses, as well as how these sites meet sector requirements.
- Part 3 - Identifying a new portfolio of employment sites; presents the outcomes of a qualitative review of employment land to help move towards establishing a portfolio of employment land suitable to meet Rotherham's future requirements and market needs.

The report is accompanied by three background papers to further explain these issues.

A subsequent update took place in 2010 which takes stock of Rotherham's current economy, looks at likely future economic changes and requirements, and considers the amount of land likely to be required for development to help meet these needs.

The Employment Land Review has assessed the suitability for continued, or potential use for economic purposes, of a range of sites across Rotherham, focusing primarily on land allocated for employment development in the Unitary Development Plan which remains undeveloped, a number of other sites currently or formerly used for employment purposes, and sites identified as potential allocations as part of our early Site Allocations work.

The methodology or way in which we have identified the possible site allocations in the Borough's settlements is briefly summarised below.

## **2-B.14 Barnsley, Doncaster and Rotherham Joint Waste Plan Adopted March 2012**

The Barnsley, Doncaster and Rotherham Councils' adopted Joint Waste Plan is a separate Development Plan Document that identifies existing and proposed sites that will accommodate waste facilities and the detailed planning considerations that will inform future waste management proposals.

The sites in Rotherham to be designated for major waste management facilities for the three authorities are:

- Bolton Rd, Manvers, Wath-upon Dearne; and a reserve site
- within the Aldwarke (Tata plc) Steelworks Complex at Aldwarke Lane, Parkgate. This site should provide rail and river access via river wharf and railhead to handle bulk waste. Proposals are required to include a sustainable urban drainage / flood alleviation scheme and minimise any impact on the significance of historic assets (including consideration of the impact upon views from the historic park and gardens at Wentworth Woodhouse) through appropriate design and landscaping.

The Joint Waste Plan also proposes to safeguard the following (existing) waste management and landfill sites:

- Sheffield Road Templeborough, Rotherham (treatment and recycling plant).
- South Yorkshire Navigation, Eastwood, Rotherham (British Waterways dredging site).
- Rotherham Road, Beighton, Rotherham (Sheffield City Council recycling).
- Harrycroft Quarry, near South Anston, Rotherham (landfill site).
- Kingsforth Lane, Thurcroft, Rotherham (landfill site).

Full details of the sites are available in the adopted Joint Waste Plan (2012) and are identified on the Policies Map.

## Appendix 2-C : Site Selection Methodology

### 2-C.1 Overview

**Stage 1** represents an initial sieving exercise. The objective is to filter out at an early stage all those sites that have a significant overriding constraint(s) to development or are already developed. It also enables the defining of the “reasonable alternatives” in order to meet a requirement of the SEA Regulations. Any constraints are so significant that development is highly unlikely to be appropriate. The constraints relate to whether or not the site broadly conforms to the Rotherham Local Plan Core Strategy settlement hierarchy and a number of key environmental and heritage considerations.

**Stage 2** considers the remaining sites and looks at more detailed site specific considerations and constraints. The aim of Stage 2 is to assess all sites that are deemed suitable under Stage 1 against a number of detailed site-specific sustainability factors and potential constraints to development, and by doing this, to comply with SA / SEA requirements. These relate to a variety of social, economic and environmental issues which conform to the statutorily agreed SA Framework<sup>17</sup>. A simple Red / Amber / Green assessment for each of the criteria will be used.

It should be noted that SA is not a decision-making tool, but rather SA *informs* decision-making. While the SA Objectives must be taken into account, planning considerations will influence decisions. Red / Amber / Green SA overall ‘scores’, one covering socio-economic considerations and one covering environmental considerations, will be given to each site and considered as part of the Stage 3 site prioritisation.

**Stage 3** aims to prioritise all the sites that have progressed through from stage 1 and gone through the SA process. This will enable sites to be compared against each other and will prioritise those sites that are the most sustainable for development and best meet the priorities as per the Core Strategy. This stage will look at Green Belt / non Green Belt, type of urban extension to settlements, deliverability and other known physical constraints, including the proposed HS2 route. The SA cumulative effects of development will also be considered / scored here.

It should be noted firstly that some of the poorest-performing sites at Stage 2 show a number of potential adverse effects as a result of their large size – i.e. larger sites are likely to encompass more environmental constraints. Secondly, even some poorly performing sites may still need to be chosen to be allocated at the Stage 3 site prioritisation assessment if there are insufficient other sites available to meet the development needs for each settlement grouping identified within the Core Strategy. This process must be clearly and carefully recorded and an explanation given for the reason for allocation / non-allocation of each site.

### 2-C.2 Background Assessments

#### 2014: Section 4.3 Evidence Base Studies (updated 2015 then deleted)

A number of background papers and evidence base studies have been prepared to support the Sites and Policies Document and to guide future planning application decision-making:

- Strategic Green Belt Review
- Detailed Green Belt Review
- Rotherham Biodiversity Action Plan
- Phase 1 Habitat Surveys of a select number of sites
- Heritage Impact Assessment of a select number of proposed sites within or on the edge of Conservation Areas, or likely to impact on listed buildings
- Archaeological Studies of a select number of sites
- Landscape Capacity and Sensitivity Study

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<sup>17</sup> This SA Framework was agreed (in accordance with the SEA Regulations) with the three statutory Consultation Bodies of English Heritage (now Historic England), the Environment Agency and Natural England in 2011.

- An assessment of the impact of development on the Area of High Landscape Value
- Surface Water Flooding - assessment of all sites.
- Further Minerals assessment to identify the areas of search
- An assessment of areas suitable for allocation for Renewable Wind Energy

#### Background Papers:

- Protected Sites and Species and designations of the Local Wildlife Sites and Regionally Important Geological Sites and Ecological Survey Results
- Flood Risk Sequential Assessment
- Minerals
- Economy
- Retail
- Mixed Use areas
- Green Space

The following Good Practice Guidance Notes have also been published:

- Transport Assessments, Travel Plans and Parking Standards 2014
- Delivering Air Quality 2014
- Local Wildlife 2014
- Health Impact Assessment - a checklist for developers 2015

#### **Landscape Capacity and Sensitivity Study**

Detailed assessment of the landscape sensitivity and capacity of potential site allocations has been undertaken, this work further develops the earlier project undertaken by the Landscape Partnership (2010) at the Borough-wide scale. The Landscape Partnership undertook a Landscape Character Assessment of the rural parts of the borough and a Landscape Capacity Assessment for key urban extension sites considered in the preparation of the Core Strategy.

Using the same methodology as that developed and used by the Landscape Partnership (2010), the additional Studies assessed the potential allocations in greater detail; a total 199 sites have been assessed during Plan preparation. The Studies provide useful advice and guidance to developers to aid their understanding of the Council's approach to emerging planning applications.

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 designations such as Area of High Landscape Value (AHLV).

Of the 199 sites assessed 13 were found to be either already consented for development and/ or already developed or under construction. Of the remaining 186 sites, only 22 were assessed as being of low to medium capacity to accommodate development. The remaining sites are either medium capacity, or medium to high capacity.

The Landscape Character 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. The Landscape Capacity Assessments provide greater understanding of the significance of potential landscape and visual impacts of proposed future development sites.

### Local Wildlife Sites Framework

RMBC Cabinet approved the adoption of the Rotherham Local Wildlife Site system and the initial series of site boundaries in 2008. The 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 framework document has now been updated to reflect current national planning policy . The updated document establishes that the changes are solely to reflect current national planning policy, these changes do not alter the weight of the designation or the way that the system is applied.

The LWS Framework document provides the link between legislation and Government policy and the need for the Local Wildlife Site system in Rotherham. At the time of the framework production the key planning policy in place was PPG9, which was replaced by PPS9. This guidance has now been replaced by the National Planning Policy Framework (2012). The NPPF maintains the importance of locally designated sites within the planning process.

The Local Plan Sites & Policies document makes reference to Local Wildlife Sites as a non-statutory planning designation and includes development management policy that reflects the weight of the National Planning Policy Framework (2012) in determining applications that may affect designated sites.

Within the Unitary Development Plan sites of nature conservation interest were included in the ‘Known Interest outside statutory sites’ designation. The LWS framework provides an updated and more robust system to replace this aspect of planning policy.

It is also important to note that Rotherham Biodiversity Action Plan, was updated in 2012 to reflect changes to national biodiversity action plan priorities and delivery.

### Archaeological Studies

Wessex Archaeology has undertaken scoping studies of 311 potential sites for inclusion in the Rotherham Local Plan (Wessex Archaeology 2012, 2013, 2014 and 2015). The specific aims for the studies have been as follows:

Aims of archaeology scoping studies	
Aim 1	To collate existing digital data in order to provide an evidence base for assessment.
Aim 2	To compile a geodatabase to identify heritage assets within each preferred site and its study area.
Aim 3	To identify the significance of heritage assets and historic landscapes within each preferred site and its study area.
Aim 4	To assess the archaeological potential of each preferred site and its study area.

Aim 5	To make recommendations as to the suitability of each preferred area for potential allocation and future development in terms of heritage constraints.
Aim 6	To prepare a report identifying, for each preferred area, heritage assets and their significance; archaeological potential; and suitability for allocation.

Each site has been allocated a significance level of International, National, Regional, high Local, medium Local, low Local, Negligible or Unknown depending upon the factors described in [Factors determining significance in archaeology scoping studies](#).

Factors determining significance in archaeology scoping studies	
Significance	Factors Determining Significance
International	World Heritage Sites Assets of recognised international importance Assets that contribute to international research objectives
National	Scheduled Ancient Monuments Grade I and Grade II* Listed Buildings Grade I and Grade II* Registered Parks and Gardens Undesignated assets of the quality and importance to be designated Assets that contribute to national research agendas
Regional	Grade II Listed Buildings Grade II Registered Parks and Gardens Assets that contribute to regional research objectives
Local (Low/Medium/High)	Locally listed buildings Assets compromised by poor preservation and/or poor contextual associations Assets with importance to local interest groups Assets that contribute to local research objectives
Negligible	Assets with little or no archaeological/historical interest
Unknown	The importance of the asset has not been ascertained from



Factors determining significance in archaeology scoping studies

Significance	Factors Determining Significance
	available evidence

Each potential site has been assessed for heritage constraints against four recommendation categories:

Summary of archaeology scoping studies findings

Recommendation	Archaeological Scoping Studies of Site Allocations (Wessex Archaeology 2012) findings	Archaeological Scoping Studies of Additional Site Allocations (Wessex Archaeology 2013) findings	Archaeological Scoping Studies of Additional Site Allocations (Wessex Archaeology 2014) findings	Archaeological Scoping Studies of Additional Site Allocations (Wessex Archaeology 2015) findings
Major archaeological objections to allocation	3 (2%) of sites	1 (1.5 %) of sites	6 (14%)	5 (13%)
Potential archaeological objections to allocation	17 (11%) of sites	16 (22.5%) of sites	10 (22%)	10 (26%)
Uncertain archaeological objections to allocation	72 (46%) of sites	36 (51%) of sites	23 (51%)	20 (53%)
Little or no archaeological objections to allocation	65 (41%) of sites	18 (25%) of sites	6 (13%)	3 (8%)

The recommendations of the reports have been used in the Local Plan site selection methodology to inform allocation site selection in the Sites and Policies Document 2015. Sites that would significantly affect nationally important archaeological sites were automatically discounted from the Local Plan site selection process.

Generic guidelines have been provided for the four recommendation categories giving guidance on planning application submissions.

### Heritage Impact Assessment

Several sites have been identified where potential future development would involve the loss of open spaces within or immediately adjacent to the boundaries of Conservation Areas, in these cases assessment of the impact of potential future development has been undertaken. The National Planning Policy Framework clarifies that the significance of heritage assets, such as Conservation Areas, can be harmed through development within their setting. The potential site allocations were

evaluated for the contribution they make to the character or setting of the respective Conservation Area and consideration was given as to why the development of these areas is considered to be acceptable.

### ***Setting***

Historic England (formerly English Heritage) guidance relevant to this assessment includes “The Setting of Heritage Assets” (English Heritage 2011). The guidance states that an assessment of the impact of a proposed development should identify whether the development would be acceptable in terms of the degree of harm to an asset’s setting. This can be identified by using a broad 5-step approach that identifies:

- which assets and settings are affected;
- how and to what degree these settings make a contribution to the significance of the heritage asset;
- assessment of the effects of the proposed development;
- exploration of the ways to minimise harm and maximise enhancement; and
- Guidance on how to document the decision and monitor outcomes.

There are a number of factors to consider when determining how, and to what degree an asset’s setting contributes to its significance; these factors include an appraisal of the asset’s physical surroundings including topography, layout, land use and history; the experience of the asset which includes views to and from including inter-visibility with other assets; the wider landscape character; visual dominance of the asset, and the sense of place. Other factors of setting that can contribute to significance embrace attributes such as a level of historical or cultural association with other assets and local, social and cultural traditions.

### ***Assessing impact***

The term ‘impact’ is used to refer to changes or perturbations arising from a proposed development e.g. loss of heritage asset or changes affecting an asset’s setting. The effect experienced by a heritage asset as a consequence of an impact can be assessed as being beneficial or adverse. In this way, the same impact may result in a beneficial effect from the perspective of one asset, and an adverse effect from the perspective of another.

A heritage asset might be affected by direct physical impact, including destruction, demolition and alteration, but may also be affected by changes to its setting. This could include changes to the historic character of an area, or alterations to views to and from a site which can give rise to an adverse effect on the asset’s setting. Factors for measuring the magnitude of a potential impact are described below.

### ***Factors for measuring the magnitude of impact***

#### **High**

The significance of the asset is totally altered or destroyed. Comprehensive change to setting affecting significance, resulting in changes in our ability to understand and appreciate the resource and its historical context and setting.

#### **Medium**

The significance of the asset is affected. Changes such that the setting of the asset is noticeably different, affecting significance resulting in changes in our ability to understand and appreciate the resource and its historical context and setting.

**Low**

The significance of the asset is slightly affected. Changes to the setting that have a slight impact on significance, resulting in changes in our ability to understand and appreciate the resource and its historical context and setting.

**Minimal**

Changes to the asset that hardly affect significance. Changes to the setting of an asset that have little effect on significance and no real change in our ability to understand and appreciate the resource and its historical context and setting.

**No change**

The development does not affect the significance of the asset. Changes to the setting do not affect the significance of the asset or our appreciation of it.

**Assessing the sites**

Eight sites were assessed against this criteria in 2014. Of the eight, the following two have been scored at medium impact:

LDF0785 Land at Moorhouse Lane, Whiston

LDF0773 Land east of Brampton Road, Brampton en le Morthen

Following site visits and negotiations with Historic England, it is considered that mitigation measures could significantly reduce the impact of any development east of Brampton Road on the Conservation Area at Brampton en le Morthen .

However, it is considered that any development on the site at Moorhouse Lane, Whiston would have a detrimental effect on both the setting of Whiston Conservation Area and more significantly, the Grade II\* listed Church of St Mary Magdelene. This site is not allocated.

A further 23 sites were assessed for their impact on the historic built environment in 2015. A change was made to the methodology and includes a further two categories for assessing the magnitude of impact: low/medium and medium/high. The sites were assessed for their potential impact on the setting of a grade I, II\* or II listed building and/or their impact on a Conservation Area, some sites are located within a conservation area and some are adjacent or within an immediate buffer to the conservation area. Sites at Thorpe Hesley, have also been assessed for their potential impact on the Registered Park and Garden and setting of the listed buildings at Wentworth Woodhouse.

[Summary of heritage impact assessment findings](#) provides an overview of the magnitude of impact for the sites assessed in detail. Full reports are available to download from the consultation portal. The assessment of the magnitude of impact identifies where mitigation measures will be required to minimise damage to the setting of the heritage asset(s) and where appropriate to identify opportunities for potential future development to enhance the heritage asset, its setting and better reveal its significance. The heritage impact assessment undertaken has been completed for all those sites that are preferred allocations / safeguarded land for residential purposes and sites within a settlement and outside of the Green Belt.

Summary of heritage impact assessment findings	
<b>Magnitude of Impact</b>	<b>No. Of Sites Assessed</b>

Minimal	1
Low	9
Low/ Medium	2
Medium	5
Medium/High	3
High	3
Total number of sites assessed	23

### Flood Risk Sequential Assessment

The NPPF and accompanying Planning Policy Guidance provides policy guidance in relation to the allocation of development sites in areas at risk of flooding. The overall approach is that inappropriate development should be avoided in areas at risk of flooding. This is achieved by directing development away from areas at highest risk. Where development is necessary, it should be made safe without increasing flood risk elsewhere.

The overall site selection process has enshrined the principles of directing development to areas with the lowest risk of flooding. As a result, with the exception of a small number of sites the Council have been able to allocate the vast majority of development in Flood Zone 1. However in order to meet the borough's development requirements (as set out in the Core Strategy) in accordance with the broader principles of sustainable development, it has been necessary to identify some sites in areas at higher risk from flooding. An assessment has therefore been undertaken to apply the sequential test as set out in national planning policy.

This assessment is set out in the Flood Risk Sequential Assessment. 18 sites identified for allocation fall wholly or partly within Flood Zones 2 or 3, as do nine of the proposed mixed use areas. Sites which have partly implemented planning permissions have been excluded from further assessment as flood issues and any required mitigation will have been assessed as part of the planning application process. The remaining 12 sites and 8 mixed use areas have been assessed further and it has been demonstrated that the sequential and exception test approach outlined in the NPPF has been applied as necessary and met. It has shown that development can, in principle, be delivered appropriately in relation to flood risk. The majority of sites allocated for development are at low risk of flooding (Flood Zone 1) and where sites are within higher risk flood zones this is to support the sustainability objectives of the Local Plan.

#### 2-C.2.1 Accessibility to Public Transport

The South Yorkshire Passenger Transport Executive developed a methodology, in conjunction with the South Yorkshire local authorities, to assess the sustainability of proposals in terms of access to public transport and accessibility. The model, known as 'Land Use Transport Interaction Models (LUTI)' was used to test the potential site allocations at 2009, against the 'Core Public Transport Network' as defined in the Second South Yorkshire Local Transport Plan (LTP2). This includes the

medium and high frequency bus corridors (6+ buses per hours), the Supertram Network and the Railway Network. The Core Network has been used as this provides an attractive public transport service and therefore focuses development in the areas where we can best utilise existing resources.

Once the Core Network was mapped, a walking distances buffer was applied to the access points (railway station, tram stops, medium and high frequency bus corridors) to create a catchment area buffer. Institute of Highways and Transport (IHT) guidance on walking distances to access public transport from new developments states that an individual is likely to walk 400m to access a bus service, 600m to access light rail (Supertram) and 800m to access a railway station.

The site classification process uses an allocation's proximity to the Core Network as a scoring mechanism. The scores are ranged on a red, amber, green assessment:

- Red : The characteristics of a red site are that the site does not fall within the buffer of the Core Network. Development on this site is not desirable as the site has limited access to public transport and is outside of the specified walking catchment area.
- Amber : sites that require transport interventions to be considered as there are restriction to using public transport.
- Green : Green sites fall completely within the Core Network buffer. In general, these allocations require minimal (if any) public transport intervention. However, if there are capacity restrictions, an intervention will need to be considered.

Consideration of the outcomes of the LUTI assessment was provided by representatives of the Council's Transportation Section. Professional judgement was provided on the merits of the outcomes of the computerised modelling together with opinion on whether a site should be classified as Red, Amber or Green. This included deliberations on whether additional land/demolition would be required to enable the provision of appropriate access, identifying land which is remote from other residential areas, facilities and bus links, and establishing where there could be capacity issues, notably near the Motorway Network.

### **2-C.2.2 Infrastructure Delivery Study and Transport Modelling**

The Council has also undertaken an Infrastructure Delivery Study (Roger Tym and Partners 2012) to investigate likely supporting infrastructure required to enable the delivery of sustainable development, by meeting the social and infrastructure needs of new residents within an area, and to mitigate any potential problems arising from significant new employment, residential and other development in a specific locality, where, this is viable to do so. Additionally Transport Modelling work (by MVA Consultants 2013) undertaken over the last year has specifically considered the impact the growth in housing and employment opportunities could potentially have on the local highway network. Ongoing consideration is being given to the likely mitigation required.

### **2-C.2.3 Flood Risk Assessment**

The Council has produced Strategic Flood Risk Assessments (SFRA) and Preliminary Flood Risk Assessment (PFRA) to identify and assess the risk of flooding across Rotherham. A Level 1 Strategic Flood Risk Assessment (2008) for the whole borough identified that a proportion of Rotherham is at risk of flooding. This includes parts of Rotherham town centre and surrounding areas which are at medium to high flood risk. However, as the borough's principal service centre and given its location at the heart of the urban area, it is a key development and regeneration area. A more detailed Level 2 SFRA and Flood Risk toolkit (2011) has therefore been produced to help address these more specific challenges at the heart of the urban area. It splits the defined study area (called the "Rotherham Regeneration" area) into nine character zones and provides guidance on the acceptability of different types of uses, advises on applying the sequential and exception tests and addresses flood mitigation and resilience issues. It recognises the flood risks present but acknowledges that continuing development is necessary for wider sustainable development and town centre regeneration reasons. It concludes that the flood risk and regeneration challenges within and adjacent to Rotherham Town

Centre can be overcome through a pro-active and comprehensive strategy towards flood risk management. This will involve all parties working together from the outset to deliver the vision by managing flood risk.

Under the requirements of the Flood Risk Regulations 2009 and Flood and Water Management Act 2010, the Lead Local Flood Authorities are responsible for undertaking a PFRA for local sources of flood risk, primarily from surface runoff, groundwater and ordinary watercourses. As a unitary authority, Rotherham Metropolitan Borough Council is the Lead Local Flood Authority for the Borough of Rotherham. Rotherham's PFRA (2011) is a high level screening exercise which involves collecting information on past (historic) and future (potential) floods, assembling it into a Preliminary Flood Risk Assessment report, and using it to identify Flood Risk Areas which are areas where the risk of flooding is locally significant.

In selecting proposed sites for allocation, the Level 1 and Level 2 Strategic Flood Risk Assessments and the Environment Agency's flood risk mapping data and consultation responses have enabled the identification of each site's flood risk. This has allowed the application of the sequential approach to flood risk in site selection as set out in national planning policy.

### 2-C.3 Stage 1 - Automatic Site Exclusions

A. Site developed or unavailable:

- Site is already fully developed – some sites that were put forward at the beginning of the process have now been fully developed
- Any site proposed for development must be likely to be developed (or at least started) during the plan period. Sites that are to be retained as Urban Greenspace will therefore be discounted as being unavailable. Constraints may also occur relating to ownership, or where the site is unlikely to receive any interest from a developer. The latest Strategic Housing Land Availability Assessment (SHLAA) will be used to determine that there is a reasonable prospect that a site will come forward.

B. Conformity with the Local Plan Core Strategy settlement hierarchy:

- The Core Strategy identifies urban settlement groupings that should be the focus for most of the new development (Policy CS1). Larger existing Local Service Centres are suitable for limited growth with other villages suitable for only limited housing growth to meet local needs. The strategy for Green Belt villages is not to provide for any further development other than some very limited small in-fill. Sites will therefore be discounted if they do not fall within or close to the identified settlement groupings unless they are of a proportionate size.

C. Key environmental and heritage considerations:

- Biodiversity - Any site that falls within or so close to an international or national designation so as to cause significant harm will be discounted at this stage. International sites comprise Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar Sites. Nationally designated sites comprise Sites of Special Scientific Interest (SSSI) including, National Nature Reserves (NNR). Regional and local designations will be considered at a later stage.
- Flooding - Any site (or part of a site) that falls within a functional flood plain (flood risk zone 3b) will be discounted at this stage. Sites falling within areas that are a lower risk / medium risk from flooding, or which fall within high risk (flood risk zone 3a) but *not* what is defined as 'functional floodplain' (i.e. they can be defended), will be considered at a later stage.
- Archaeological - Any site that would significantly affect a nationally important archaeological site will be discounted at this stage. Nationally important remains comprise Scheduled Ancient Monuments (SAM) and other sites of national archaeological significance. Regionally and locally important archaeological features will be considered at a later stage.

- Air quality – Any unoccupied site that falls within an existing Air Quality Management Area (AQMA) would be contrary to the objectives of the AQMA via the relevant air quality objectives, which are set to protect people’s health (and the environment).

## 2-C.4 Stage 2 – Sustainability Appraisal (SA) and Detailed Site Considerations / Constraints

Stage 2 will be structured in accordance with our statutorily agreed Sustainability Appraisal (SA) Framework. This is made up of SA Topics and Objectives covering environmental, social and economic issues. We will frame our criteria under the SA Topics. The criteria mainly focus on constraints, which is a proportionate level of assessment at this stage.

A simple Red / Amber / Green assessment for most of these criteria will be used. The purpose of this scoring will be not only to compare sites, but also to report on their “likely significant effects” in order to comply with the SEA Regulations. A site with a high number of ‘red’ assessments (i.e. many risks of major negative effects) is unlikely to be suitable for allocation as a development site unless a shortage of more suitable sites results in insufficient allocations to reach the Core Strategy settlement target. The assessments may not capture all constraints, but any additional known constraints on particular sites can be included within the overall site assessment at Stage 3. Additional refinement and further investigations can also be carried out at the prioritisation stage if required.

**Red** = potentially significant constraint and/or significant negative impact on the achievement of an SA Objective

**Amber** = some potential constraint and/or negative impact on the achievement of an SA Objective

**Green** = no known constraint and/or little negative impact on the achievement of an SA Objective

SA Topic 1: Population and Equality	Combined consideration due to overlaps in available and usable data.
SA Topic 2: Health and Well-Being	
SA Topic 3: Accessibility / Community Facilities	
SA Topic 4: Education / Skills	

### A. Proximity to services:

- Average Index of Multiple Deprivation (IMD) ranks of Lower Layer Super Output Areas (LLSOAs) within / adjacent to the site for “Geographical Barriers” (i.e. access to services). This nationally prepared indicator is made up of road distance to: a GP surgery; a supermarket or convenience store; a primary school; and a Post Office. Inherent limitations to this indicator will be borne in mind, however it is a good starting point for consideration of accessibility and bolstered by application of the settlement hierarchy in Stages 1 and 3. Within the top 20% (inclusive) most deprived LLSOAs = Red, between 20% and 40% most deprived = Amber, less than 40% most deprived (i.e. 40.001% or greater) = Green.

### B. Greenspace

- Accessibility to Greenspace – from the Greenspace Audit (local = within 280m, neighbourhood or borough = within 840m) a simple Yes/No where Red = no accessibility to greenspace and Green = accessible to greenspace

### C. Other Leisure

- Proximity to leisure facility – this will only be able to account for Council-owned leisure facilities. It will be based on whether or not the site is within a settlement or connecting settlement which has a leisure facility = Green, vs. no leisure facility present = Amber.

### D. School Capacity

- Settlements with a current or projected deficit in primary and/or secondary school capacity. Current pupil numbers and the capacity for each school in the borough are compared to show excess/deficit capacity. This criterion allows us to report the potential effect on school capacity without mitigation (e.g. a developer contribution). Within a settlement area with an existing deficit in both primary and secondary capacity = Red. Within a settlement at full capacity or with a

deficit in either primary or secondary capacity = Amber. Within a settlement with available capacity in both primary and secondary education = Green.

#### E. Access to PRow Network

- Sites which have footpaths or other Public Rights of Way (PRow) within their boundaries have the potential benefit of improved accessibility, but also may negatively affect their use through diversions or reduced visual amenity. Therefore, a simple “yes / no” scoring will be used for this criterion, and it will inform the consideration of cumulative effects later in the SA process. Site includes or is within 100 m of the PRow network = Yes. Site is beyond 100 m of the PRow network = No.

#### F. National Cycle Network or Long-Distance Trail

- Access to the National Cycle Network (NCN) or long-distance trails (Long-Distance Walkers Association mapping). Sites within 5 km of the Trans-Pennine trail or NCN Route 6 or 2 km of a long-distance trail = Green. All other sites = Amber. (Red does not apply.)

### SA Topic 5: Economy and Employment

#### G. Access to Employment

- Situation relative to settlement hierarchy, accessible by public transport. Within Rotherham town or a Principal Settlement (for growth or recognised Principal Settlement) = Green. Other settlements = Yellow. Isolated locations = Red.

#### H. Infrastructure (Non-Transport)

- Sites have been assessed by Severn Trent Water / Yorkshire Water re sewerage and water capacity constraints which they have scored Red where significant capacity issues occur, Amber where more minor capacity issues occur (both of which may be overcome by phasing or additional infrastructure work), and Green where there are no capacity issues.

### SA Topic 6: Transport and Emissions

#### I. Highways / Site Accessibility

- The Rotherham MBC transport section has assessed each site re the ease of access from/to the current highway network. Significant access problems = Red, Some access issues = Amber, No access problems = Green.

#### J. Transport / Accessibility:

- New development should be located in highly accessible locations such as town and district centres or on key bus corridors which are well served by a variety of travel modes (but principally by public transport). The South Yorkshire Passenger Transport Executive (SYPTX) have been supplied with details of the majority of potential development sites and have assessed using their LUTI (Land Use and Transport Integration) modelling software to identify possible impact on the public transport network and accessibility issues which would require mitigation. High Impact = Red, Medium Impact = Amber, Low Impact = Green.

### SA Topic 7: Biodiversity

#### K. Biodiversity

- Local Wildlife Sites (LWS) – RMBC ecologist has surveyed many of the sites and given an assessment on potential impact of any development on local wildlife sites and any mitigation that



may be required. High Impact = Red, Medium Impact = Amber, Low Impact = Green (sites not surveyed given Amber rating if within 100m of LWS)

- Local Nature Reserves - Site on / overlapping = Red, site close to (within 250 m) = Amber, other = Green.
- Ancient woodland - Site on / overlapping = Red, site close to (within 250 m) = Amber, other = Green.
- We also have a number of Candidate LNR or LWS (cLWS, cLNR) where there is potential for biodiversity interest. Sites which fall wholly, or in part, within these candidate sites will be assessed as Amber to highlight potential impact, other = Green.
- Protected Species Assessment – RMBC ecologist has considered the proposed development sites and given an assessment on potential impact on protected species that have been recorded (using a methodology based on RMBC ecological records, species importance, site surveys) and any possible mitigation that may be required. High Impact = Red, Medium Impact = Amber, Low Impact = Green.

Ecological Network data work is on-going but when available, will also need to be taken into consideration.

SA Topic 8: Air Quality

L. Air Quality

- Air quality is mostly caused by traffic so any development in or close to Air Quality Management Areas (AQMA's) is likely to have an impact. Site within AQMA = Red, site close (within 250 m) to an AQMA = Amber, site not in or close to an AQMA = Green.

SA Topic 9: Water Resources

M. Potential to Modify a Water Body

- The Water Framework Directive (WFD) indirectly requires that water bodies are not significantly deteriorated via physical modification. Development which abuts or is in very near proximity to water bodies may involve replacing important natural features with hard-standing areas, including buildings or infrastructure. In the case of brownfield sites along watercourses or adjacent to water bodies, it can be assumed that such natural features have already been removed. Therefore, the scoring is: Greenfield site within or adjacent to a known (i.e. mapped) water body or within a flood risk zone = Red, Greenfield site not adjacent but within 50 m = Amber, beyond 50 m = Green.

N. groundwater Sources

- Groundwater Source Protection Zones (SPZs) allow the Environment Agency to prevent potentially hazardous activities from harming water which eventually flows to groundwater abstraction points. Brownfield sites tend to be former industrial or commercial land, and therefore any conversion to housing would generally represent a less hazardous land use. Greenfield or economic (employment) site within SPZ I = Red. Greenfield or economic site within SPZ II or III = Amber. Brownfield site intended for housing only within any SPZ or not within an SPZ = Green.

SA Topic 10: Soil and Geology

O. Soil

- Agricultural land is classified into five grades, Grade one is best quality, whilst grade five is the poorest quality. Sites in Grade 1 = Red, sites in 2 = Amber, sites in 3 (or less including urban areas) = Green.

- Rotherham has traditionally been very successful in building on previously developed land / brownfield sites but the supply of these is now insufficient to fulfil the identified need over the plan period. Brownfield sites remain the preferred option in most cases. Greenfield Site = Red, Mixed Site = Amber, Brownfield Site = Green.

P. Geodiversity

- Regionally Important Geological Sites (RIGS) – Site on / overlapping RIGS = Red, site close to RIGS (within 250 m) = Amber, other = Green.
- We also have a number of Candidate LGS or RIGS (cLGS, cRIGS) where there is potential for biodiversity / geodiversity interest. Sites which fall wholly, or in part, within these candidate sites will be assessed as Amber to highlight potential impact, other = Green.

SA Topic 11: Flood Risk

Q: Flood Risk

- Sites falling within a functional floodplain will already have been discounted but a risk of flooding exists to some extent in all areas. High risk (Zone 3a) = Red, Low to medium risk (Zone 2) = Amber, Little or no risk (Zone 1) = Green.
- Surface water flood risk – an assessment has been undertaken of the risks to development from surface water by the Council’s Streetpride Service (Drainage), utilising Environment Agency data; namely the latest updated Flood Map for Surface Water. Potential major surface water flooding which may make them unviable subject to further investigation = Red. Potential surface water flooding problems but these are likely to be able to be designed out (with SuDS: ponds etc.) = Amber. Where there are no intersections with the updated Flood Map for Surface Water, or where there is a slight intersection with the updated Flood Map for Surface Water, but we believe it will not affect the site for development = Green.

SA Topic 12: Waste and Mineral Resources

R. Waste

- Access to recycling centre. Although this is not a true constraint, development which is not accessible to recycling centres which take in more types of recyclable waste than roadside collections may reduce the overall sustainable waste management performance of the borough. Within a settlement having a Council recycling centre = Green. Settlement not having a recycling centre = Amber.

S. Minerals

- Mineral Safeguarding Areas (MSA’s) – development on sites that lie within or close to a MSA could result in unnecessary sterilisation of economic reserves. Simple Amber / Green split used for this indicator as MSA’s cover a significant portion of the borough. Site within a MSA = Amber, site outside a MSA = Green.
- Coal Mining Referral Areas – The Coal Authority has defined new Coal Mining Development Referral Areas. These are areas, based upon Coal Authority records, where the potential land stability and other safety risks associated with former coal mining activities are likely to be greatest. Due to widespread coal mining in the borough over many years these cover a significant proportion of sites. Simple Amber / Green split used for this indicator. A site within = Amber, site outside = Green.

SA Topic 13: Landscape and Townscape
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#### T. General Landscape

- Landscape Sensitivity – all Green Belt areas in the borough have been assessed for sensitivity to development, using the borough’s Landscape Character Assessment prepared by the Landscape Partnership 2010. Sites considered with medium-high or high sensitivity = Red, medium sensitivity = Amber, low or low-medium sensitivity to development = Green. Sites falling within the built area are given a green rating at this stage.

#### U. Designated Landscapes

- Proximity to Area of High Landscape Value or Country Parks – these landscapes are enjoyed for the quality of their setting and views, as well as any recreational assets within them. Development in view of these sites may reduce the extent of their enjoyment by all; however most sites can be developed sympathetically, given an appropriate size, shape and density. Within 100 m (inclusive) of an Area of High Landscape Value or Country Park = Amber. Beyond 100 m = Green.

#### V. Townscape

- Loss of essential greenspace or Tree Preservation Orders – these features tend to create a very strong component of townscape. (Other townscape issues must be dealt with by looking at sites ‘in combination’ during later SA tasks.) Loss of well used or culturally significant greenspace, or many (approx. 10+) TPO trees = Red, Loss of other greenspace or less than ten TPO trees = Amber, No loss of greenspace or TPO trees = Green.

SA Topic 14: Historic Environment
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#### W. Historic and Built Environment

- Archaeology – sites containing archaeological remains of national significance will already have been discounted at Stage 1. A series of archaeological studies have been prepared for Rotherham by Wessex Archaeology. The criteria applied are: Major archaeological objections = Red, potential archaeological objections = Amber, little or no (or uncertain) archaeological objections = Green.
- Potential impact on listed buildings and/or historic parks and gardens. Conservation officer assessment on most important grade 1 or 2\* otherwise by proximity - High Impact = Red, Medium Impact = Amber, Low Impact = Green
- Conservation Areas – sites which are within or in close proximity to Conservation Areas can result in development which deteriorates their historic character or setting. Sites in conservation area = Red, within 50m = Amber, others = Green.

#### 2-C.4.1 Results of Stage 2

All sites are carried forward to the Stage 3 prioritisation stage and they are given an overall SA rating – one for socio-economic constraints/concerns and one for environmental constraints / concerns. There may be sites which have just one particular constraint which cannot be overcome / mitigated against and therefore renders the site totally unsuitable for development. Similarly a site may have several constraints but they may be more minor in nature and more easily be addressed with mitigation measures. However, as a general rule, sites with a lower number of ‘Red’ assessment scores will be more likely to be given a more favourable overall assessment.

Note: SA / SEA requirements are met through the consideration of the various sustainability criteria and scoring applied, but it is not required that the “most sustainable” sites are inevitably selected. In particular, policy or other (e.g. community) considerations during Stage 3 can lead to the selection of sites which do not perform as well as others under the SA Topics / Framework. However, it is

required that the SA Report explains how environmental considerations were taken into account when making these decisions.

There are certain unknown scores at Stage 2. For example, information on protected species, highways access issues, and water / sewerage capacity was not available for every site. Proxy information from adjoining sites has been used where possible, but where not possible, no rating has been provided. At present, these gaps in information are not thought to be significant to decision-making. Consultation on the previous iterations of the Sites and Policies document and IIA has helped to determine whether these gaps are material.

## 2-C.5 Stage 3 –Site Prioritisation

### A. SA Socio-economic:

- Overall sustainability assessment for socio-economic constraints / measures, including access to services, access to greenspace, school capacity deficit, access to employment, water / sewage infrastructure capacity, highways access and public transport accessibility. Any red constraint under highways access or water / sewage infrastructure at Stage 2 = Red. Any other constraint under the socio-economic factors from Stage 2 = Amber. Otherwise = Green.

Distance to leisure facilities has not been considered a material constraint at this stage.

### B. SA Environmental:

- Overall sustainability assessment for environmental constraints / measures, including biodiversity, AQMAs, proximity to a water body, groundwater sources, Grade 2 agricultural land, geodiversity designations, flood risk, landscape and townscape and the historic environment. Any red constraint under these factors from Stage 2 = Red. Any amber constraint under these factors from Stage 2 = Amber. Otherwise = Green.

Coal mining referral area / mineral safeguarding areas and access to recycling centres have not been taken forward to Stage 3. This is because it is difficult to differentiate between sites, as the scores for these indicators are similar throughout the borough. Brownfield land has also not been taken forward, given that the Council is attempting to use all brownfield land in any event.

### C. Green Belt:

- The Core Strategy has highlighted the shortage of suitable development sites available to meet the identified need and therefore some sites will be required to be allocated that are within the current Green Belt boundary. However, the number of sites to be taken out of the Green Belt are to be kept to a minimum. Green Belt Site = Red, Part Green Belt Site = Amber, Non-Green Belt Site = Green.

### D. Urban Extensions:

- As per Stage 1 any sites not falling within or close to defined settlements will already have been discounted. Urban extensions will be assessed based on type – i.e. edge of settlement which would extend the built up area further into the countryside = Red, edge of settlement but contained within the existing confines = Amber, within the existing built up area = Green.

### E. Deliverability:

- Any site proposed for development must be genuinely available and likely to be developed during the plan period and the NPPF requires that the council should maintain at least a five year supply of developable housing land. Sites are therefore more likely to be preferred if they are expected to be deliverable within a relatively short timescale. Sites which have some significant constraint(s) but which can potentially contribute before the end of the plan period (and in the following years) = Red, sites which may have some constraints in the shorter term but likely to be available within first 10 years = Amber, sites available immediately or within first 5 years of the plan period = Green.

#### F. Green Infrastructure Corridors

- Many of the Green Infrastructure assets that contribute to Rotherham's Green Infrastructure network will have been considered in Stage 2 when looking at detailed site constraints. However, to further consider the potential cumulative impact of development on Strategic and Local Green Infrastructure Corridors any sites falling within these will be given an Amber assessment.

#### G. HS2 Rail Route

- The recent announcement of the go ahead of the high speed rail link shows the proposed route and an associated 200m buffer. Although the final route remains subject to further consultation any site that falls within the 200m buffer is given a Red assessment.

#### H. SA Cumulative Effects

- The SA must consider the potential for cumulative effects (or combined effects) from different combinations of sites. These may lead to the need to consider different groupings of sites as alternatives, and this may include sites previously discarded. Red = SA identifies major adverse cumulative effect(s) in combination with other sites. Amber = SA identifies adverse cumulative effect(s) in combination with other sites which can be reduced or overcome with mitigation. Green = SA does not identify any change to the original SA of this site.

#### 2-C.5.1 Final Results:

The best performing sites when measured against these criteria and based on current knowledge of constraints will be recommended for allocation for future development, subject to reaching the targets set out for each settlement grouping within the Core Strategy. The number of new housing allocations will depend upon the number of homes proposed for the settlement and the number of homes that already have an outstanding planning permission. Some otherwise suitable sites may therefore be discounted at this stage if a sufficient number of outstanding permissions already exist (with additional to allow for choice). However, consideration will also need to be given to allocation of some sites as safeguarded land to meet identified needs for 5 years beyond the end of the plan period (Policy CS5).

New or further evidence on constraints and possible mitigation could alter the scoring / outcome in the future.

For those sites that are being proposed to be taken out of the Green Belt a further consideration will be undertaken in respect of the four Green Belt purposes. A site which falls within a parcel of land that scored 'Red' against either (or both) purposes 1 and 3 or purposes 2 and 4 in the Strategic Green Belt Review will be subject to a detailed assessment of that site using the criteria used in the Strategic Green Belt Assessment. This can then be used as part of the overall site assessment and in comparing potential Green Belt sites, but should not override broader sustainability considerations.

STAGE 1

**AUTOMATIC SITE EXCLUSION**

Discount sites which are:

A. Already fully developed or unavailable within Plan period

B. Not in conformity with the Local Plan Core Strategy settlement hierarchy

C. Falls within or very close to a biodiversity international or national designation; or

Falls within a functional floodplain;

Significantly impacts on a nationally important archaeology site; or

Given consideration of any unoccupied site within an existing Air Quality Management Area and the relevant air quality objectives.

Sites Removed From the Plan or Taken Forward for Consideration in Stage 2



STAGE 2

**SA AND SITE CONSIDERATIONS / CONSTRAINTS**

Red / Amber / Green assessment scores:

- A. Proximity to services
- B. Greenspace
- C. Other Leisure
- D. School Capacity
- E. Access to PRoW Network
- F. National Cycle Network or
- G. Access to Employment
- H. Infrastructure (Non-Transport)
- I. Highways / Site Accessibility
- J. Transport / Accessibility:
- K. Biodiversity
- L. Air Quality
- M. Potential to Modify a Water Body
- N. Groundwater Sources
- O. Soil
- P. Geodiversity
- Q: Flood Risk
- R. Waste
- S. Minerals
- T. General Landscape
- U. Designated Landscapes
- V. Townscape
- W. Historic and Built Environment

All sites taken to Stage 3



STAGE 3

**SITE PRIORITISATION**

Red / Amber / Green assessment scores:

- A. SA overall socio-economic
- B. SA overall environmental
- C. Green Belt
- D. Urban Extensions
- E. Deliverability
- F. Green Infrastructure Corridors
- G. HS2 Rail Route
- H. SA Cumulative Effects



List of the sites the Council considers the most suitable to allocate for housing and employment land development, sufficient to meet Core Strategy targets for each settlement grouping

## Appendix 2-D : Detailed Assessment of ‘In Combination’ Alternatives

### 2-D.1 Rotherham Conurbation

#### 2-D.1.1 Alternative Definitions

Figures A - E on the following pages illustrate Alternatives R1, R2, R3, R4 and R5 in the Rotherham conurbation. The development of these alternatives (and thus the reasons for their consideration) is described in Section 3.4. These alternatives are:

- Alternative R1: The sites identified via the Site Selection Methodology.
- Alternative R2: R1 minus sites in view of the Registered Park & Garden. Maximise sites in the central conurbation of Rotherham Town and allocate remaining on urban fringe.
- Alternative R3: R1 minus sites in view of the Registered Park & Garden. Replace all with alternative sites on urban fringe.
- Alternative R4: R1 minus sites within the Area of High Landscape Value (AHLV), or between residents and these areas. Maximise sites in the central conurbation of Rotherham Town and allocate remaining on urban fringe.
- Alternative R5: R1 minus sites within the AHLV, or between residents and these areas. Replace all with alternative sites on urban fringe.

These alternatives include both residential and employment sites. While there are only a limited number of alternative employment sites, both employment and residential sites are considered for their potential impact.

It is not possible to create and assess every feasible combination of sites. The alternatives selected represent a range of possibilities which captures the ‘likely significant effects’ of the main different ways of meeting the objectives of the plan (i.e. the level of housing and employment growth required). Every attempt has been made to ensure that the effects of other feasible combinations would either have worse environmental effects, and therefore not be ‘reasonable’ to consider, or they would have effects similar to those of R1 to R5.

**FIGURE 2-D.1**

**Legend**

- R1 Employment Site
- R1 Residential Site
- Bassingthorpe Farm Strategic Allocation
- Grade I Listed Building
- Grade II\* Listed Building
- Grade II Listed Building
- Scheduled Monument
- Conservation Area
- Area of High Landscape Value
- Ancient Woodland
- Registered Park and Garden
- Local Wildlife Site



1	AUG 14	SPA IIA Updates	AD	SJ	SJ	MR
0	APR 13	Initial Issue	AD	SJ	SJ	MR
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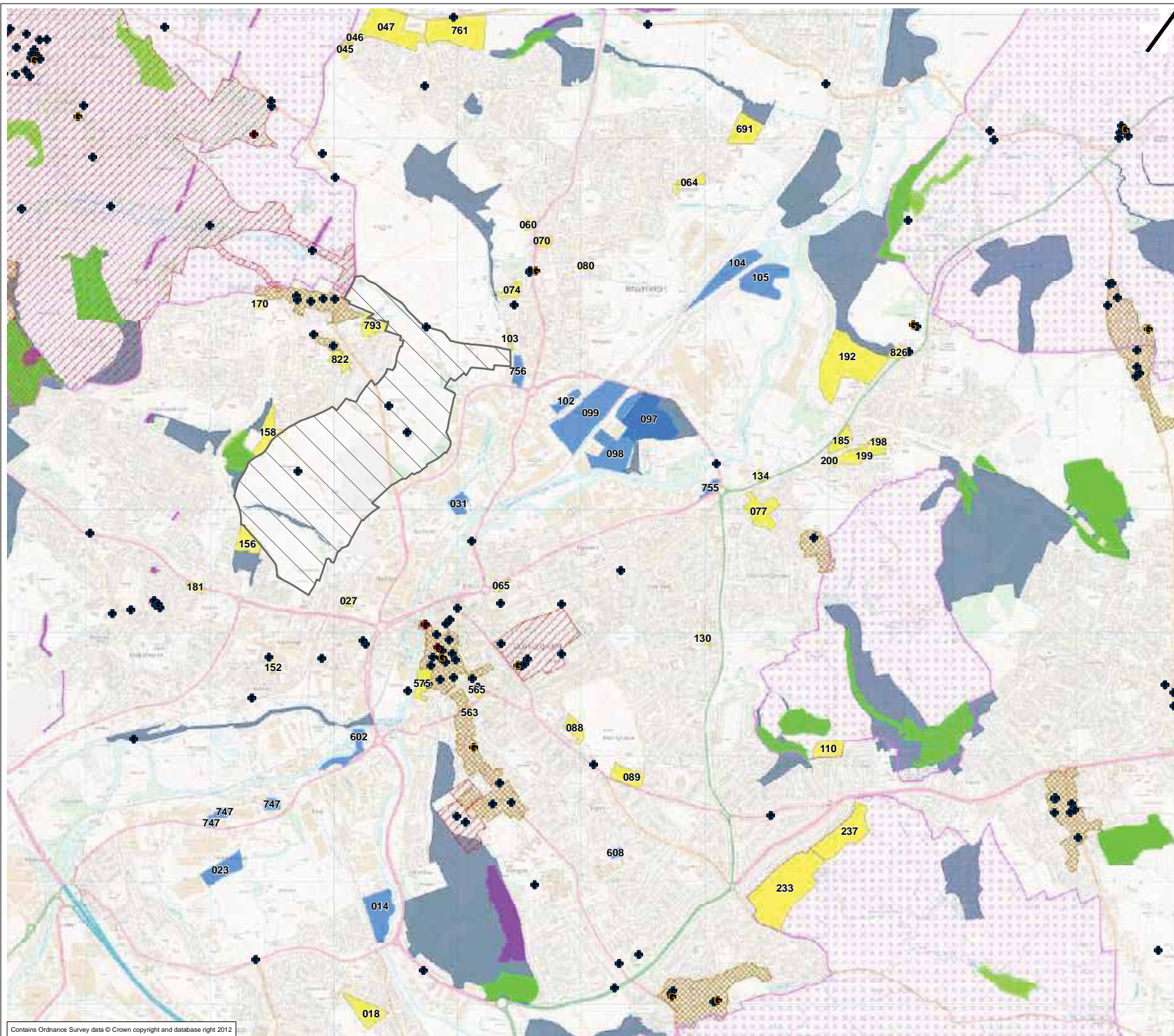
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ROTHERHAM CONURBATION - R1**

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**FIGURE 2-D.2**

**Legend**

- R2 Employment Site
- R2 Residential Site
- Bassingthorpe Farm Strategic Allocation
- Potential Delivery of c.600 Dwellings Estimated (alternative sites indicated)
- Grade I Listed Building
- Grade II\* Listed Building
- Grade II Listed Building
- Scheduled Monument
- Conservation Area
- Area of High Landscape Value
- Ancient Woodland
- Registered Park and Garden
- Local Wildlife Site



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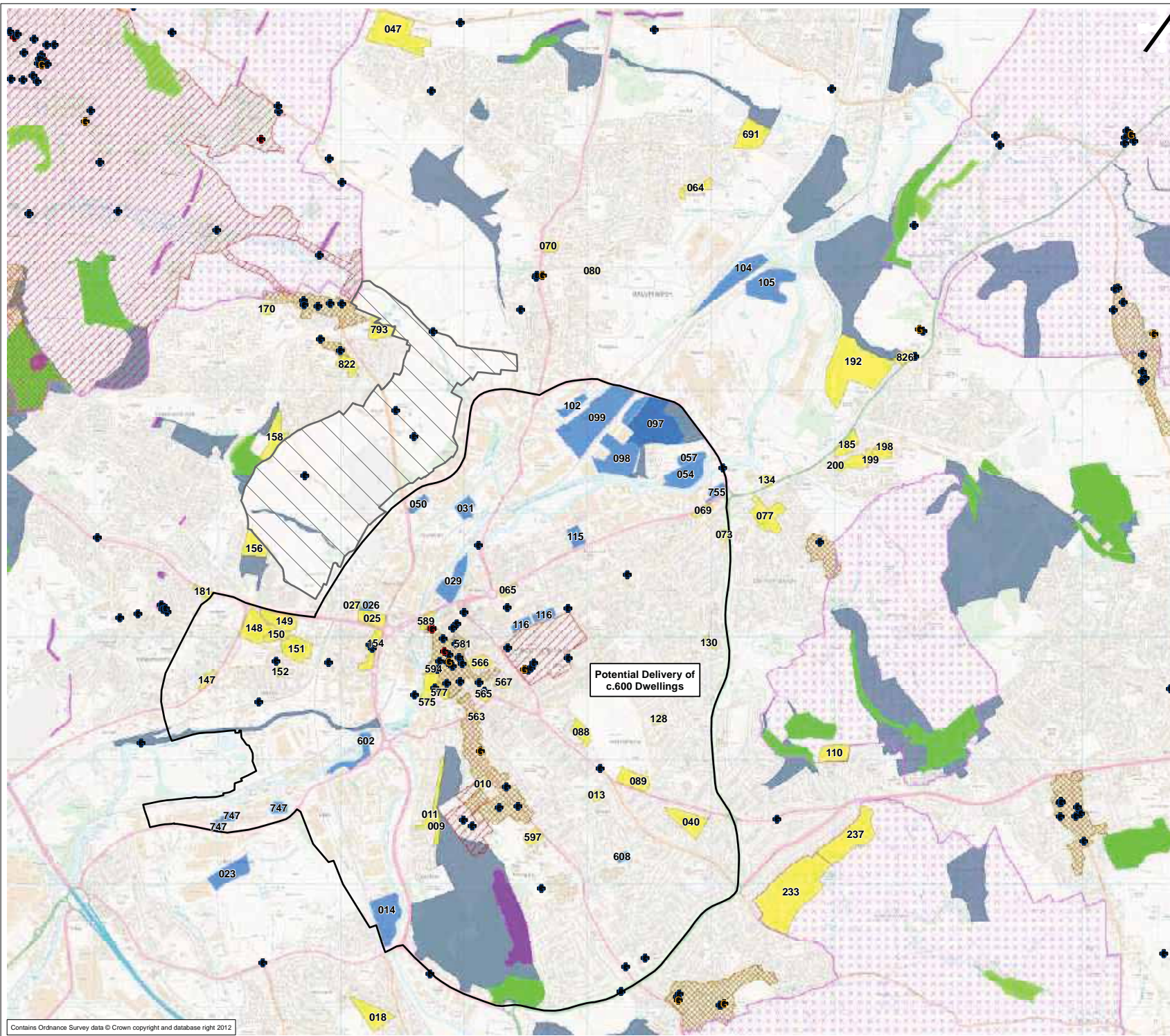
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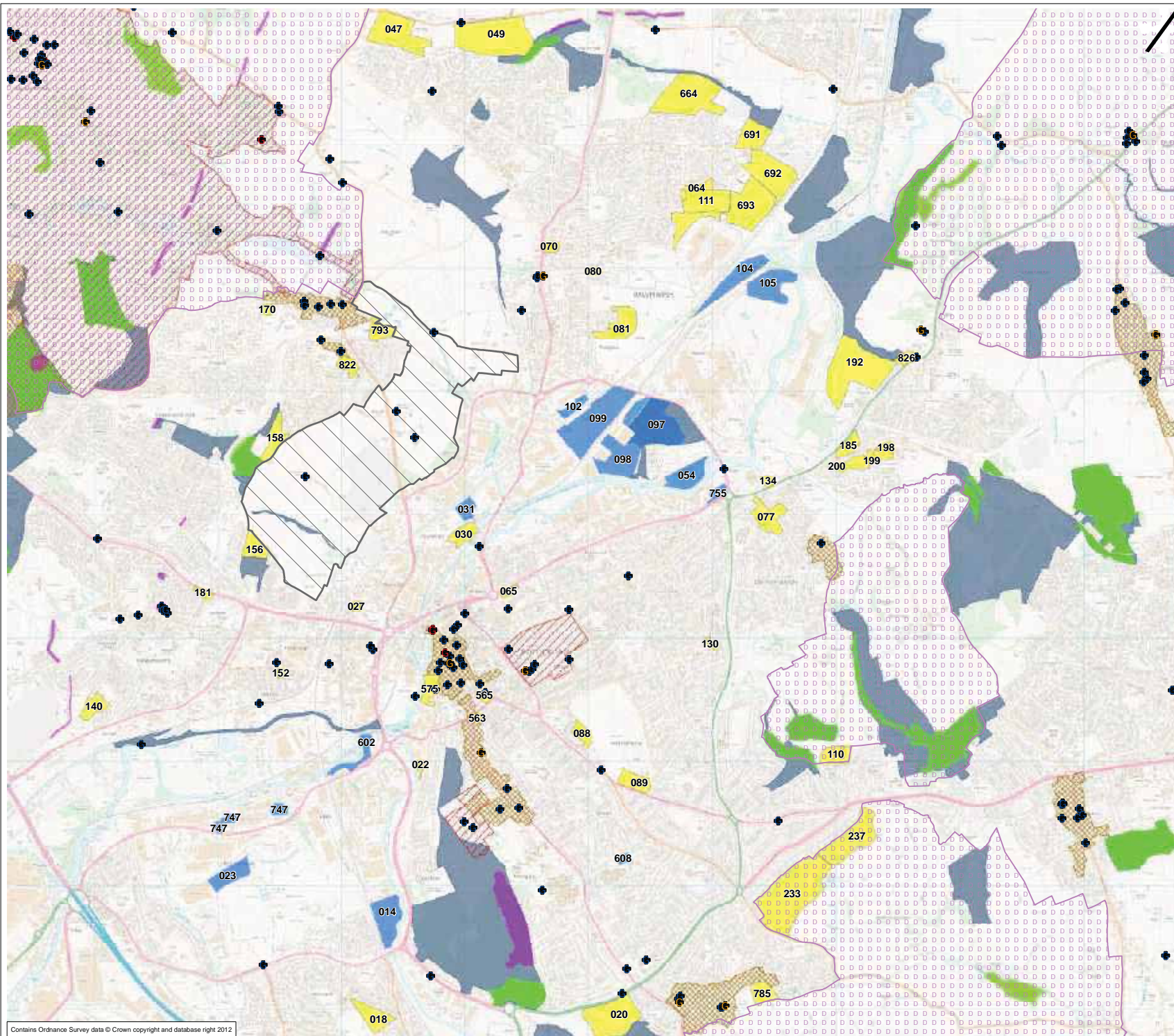
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**FIGURE 2-D.3**



- Legend**
- R3 Employment Site
  - R3 Residential Site
  - Bassingthorpe Farm Strategic Allocation
  - Grade I Listed Building
  - Grade II\* Listed Building
  - Grade II Listed Building
  - Scheduled Monument
  - Conservation Area
  - Area of High Landscape Value
  - Ancient Woodland
  - Registered Park and Garden
  - Local Wildlife Site



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ROTHERHAM CONURBATION - R3

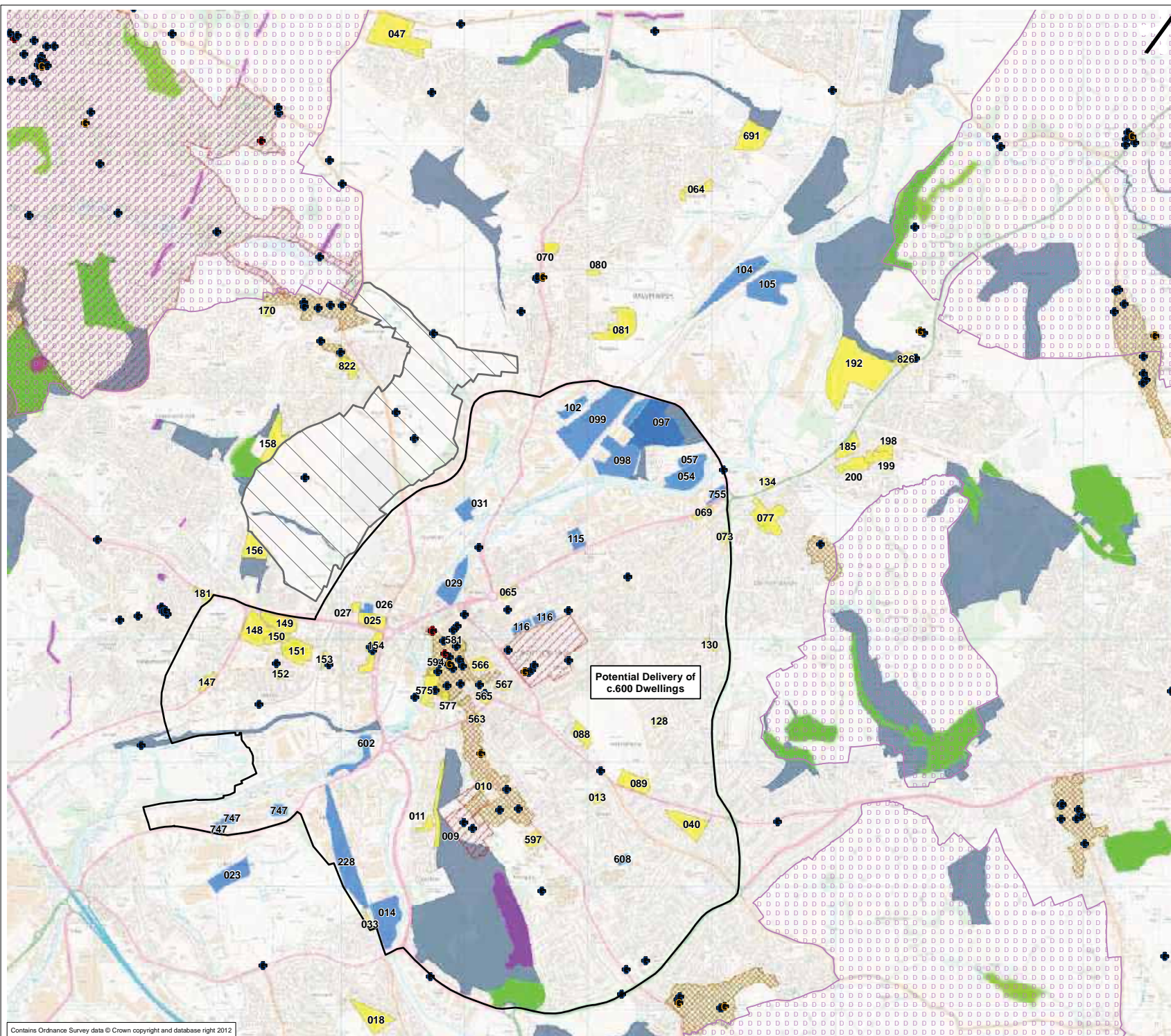
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**FIGURE 2-D.4**

**Legend**

- R4 Employment Site
- R4 Residential Site
- Bassingthorpe Farm Strategic Allocation
- Potential Delivery of c.600 Dwellings Estimated (alternative sites indicated)
- Grade I Listed Building
- Grade II\* Listed Building
- Grade II Listed Building
- Scheduled Monument
- Conservation Area
- Area of High Landscape Value
- Ancient Woodland
- Registered Park and Garden
- Local Wildlife Site



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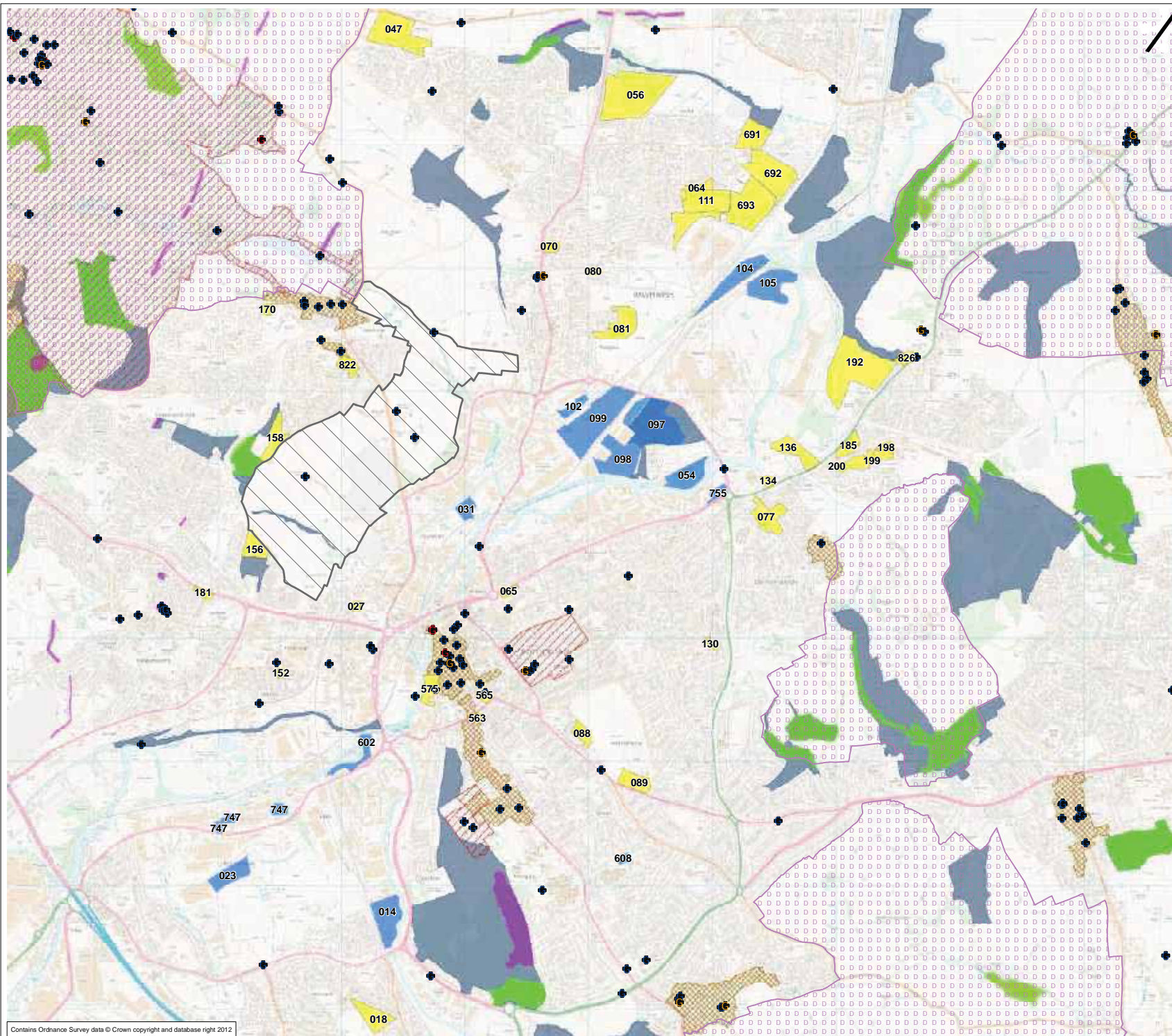
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**FIGURE 2-D.5**

**Legend**

- R5 Employment Site
- R5 Residential Site
- Bassingthorpe Farm Strategic Allocation
- Grade I Listed Building
- Grade II\* Listed Building
- Grade II Listed Building
- Scheduled Monument
- Conservation Area
- Area of High Landscape Value
- Ancient Woodland
- Registered Park and Garden
- Local Wildlife Site



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### 2-D.1.2 Relevant Baseline and Potential for Effects Investigated

Table A below shows the relevant baseline for the Rotherham conurbation alternatives by IIA Topic, and an analysis of the potential for effects which have been considered prior to conducting assessment. This potential for effects includes such things as pathways or activities which could cause effects in theory, and provides a rationale as to why the baseline features or performance areas identified are relevant and potentially significant to the alternative.

The baseline information was developed by using the Stage 2 assessment sheets of Appendix 2-E as a starting point. Additional baseline of relevant to potential 'in combination' effects has been added.

**Table A: Baseline Analysis for Rotherham Urban Area Alternatives**

IIA Topic	Alternative	Feature or Performance Indicator / Area	Importance / Sensitivity Analysis	Why Relevant – Where There is Significant Potential for Effects		
				Construction	Operation	
1. Population and Equality 2. Health and Well-Being 3. Accessibility / Community Facilities 4. Education and Skills	R1	IMD 'Geographical Barriers' score (Proximity to Services)	<b>HIGH</b> 3 sites are in the most deprived areas in England (top 20%) for accessibility.	<p>Direct: Temporary loss of PRow and/or cycle routes. Visual impacts on amenity of residents and others (loss of vegetation and presence of construction sites and vehicles / equipment). Indirect: Nuisance dust emissions from construction activities. Noise and vibration from vehicles and equipment. Increased use of transport networks, particularly roads, by construction vehicles may impact on other road users and pedestrians.</p>	<p>Direct: Impact on visual amenity of residents and others. Indirect: Increased pressure on local services and facilities. Increased recreational pressure. Increase use of the transport networks.</p>	
		IMD 'Geographical Barriers' score (Proximity to Services) Accessibility to Greenspace Access to PRow	<b>MEDIUM</b> 14 sites are in the top 20-40% most deprived areas in England for accessibility. 13 sites have no accessibility to greenspace. 33 sites are beyond 100m of the PRow network.			
		Leisure Facilities School Capacity National Cycle Network (NCN) or Long-Distance Trail	<b>LOW</b> All sites are within a settlement or connecting settlement with leisure facilities. Available capacity in both primary and secondary education at all sites. All within 5km of the Trans-Pennine trail or National Cycle Network Route 6 or 2km of a long-distance trail.			
	R2	IMD 'Geographical Barriers' score (Proximity to Services)	<b>HIGH</b> 1 site is in the most deprived areas in England (top 20%) for accessibility.			As for alternative R1.
		IMD 'Geographical Barriers' score (Proximity to Services) Accessibility to Greenspace Access to PRow	<b>MEDIUM</b> 20 sites are in the top 20-40% most deprived areas in England for accessibility. 17 sites have no accessibility to greenspace. 52 sites are beyond 100m of the PRow network			

IIA Topic	Alternative	Feature or Performance Indicator / Area	Importance / Sensitivity Analysis	Why Relevant – Where There is Significant Potential for Effects	
				Construction	Operation
		Leisure Facilities School Capacity NCN or Long-Distance Trail	LOW As for alternative R1.		
	R3	IMD 'Geographical Barriers' score (Proximity to Services) Accessibility to Greenspace Access to PRow	MEDIUM 14 sites are in the top 20-40% most deprived areas in England for accessibility. 14 sites have no accessibility to greenspace. 30 sites are beyond 100m of the PRow network.	As for alternative R1.	
		Leisure Facilities School Capacity NCN or Long-Distance Trail	LOW As for alternative R1.		
	R4	IMD 'Geographical Barriers' score (Proximity to Services) Accessibility to Greenspace Access to PRow	HIGH 1 site is in the most deprived areas in England (top 20%) for accessibility.  MEDIUM 22 sites are located in areas between the top 20-40% most deprived areas in England for accessibility. 14 sites have no accessibility to greenspace. 53 sites are beyond 100m of the PRow network.	As for alternative R1.	
		Leisure Facilities School Capacity NCN or Long-Distance Trail	LOW As for alternative R1.		

IIA Topic	Alternative	Feature or Performance Indicator / Area	Importance / Sensitivity Analysis	Why Relevant – Where There is Significant Potential for Effects	
				Construction	Operation
	R5	IMD 'Geographical Barriers' score (Proximity to Services) Accessibility to Greenspace Access to PRow	<b>MEDIUM</b> 14 sites are located in areas between the top 20-40% most deprived areas in England for accessibility. 12 sites have no accessibility to greenspace. 30 sites are beyond 100m of the PRow network.	As for alternative R1.	
		Leisure Facilities School Capacity NCN or Long-Distance Trail	<b>LOW</b> As for alternative R1.		
5. Economy and Employment	R1	State of the economy Infrastructure (Non-Transport)	<b>MEDIUM</b> Economic performance indicators during the plan period are likely to start at worse than the national average as currently, but there are areas of current improvement, and signs of future improvement. 17 sites identified as having known minor sewerage and water capacity issues and 6 sites have a known significant issue.	<b>Direct:</b> Provision of employment opportunities through construction.  <b>Indirect:</b> Secondary employment (e.g. increased patronage of businesses by construction site staff).	<b>Direct:</b> Encouraging new residents to live in areas of greatest access to employment can improve overall statistical performance. Potential increased pressure on the sewerage and wastewater capacity facilities.  <b>Indirect:</b> New residents as consumers and users of services.
		Access to Employment	<b>LOW</b> The site is within a Principal Settlement, which has higher relative business activity and therefore employment opportunity.		
		R2	State of the economy Infrastructure (Non-Transport)	<b>MEDIUM</b> Economic performance as for alternative R1. 29 sites identified as having known minor sewerage and water capacity issues and 6 sites have a known significant issue.	As for alternative R1.
		Access to Employment	<b>LOW</b> As for alternative R1.		



IIA Topic	Alternative	Feature or Performance Indicator / Area	Importance / Sensitivity Analysis	Why Relevant – Where There is Significant Potential for Effects	
				Construction	Operation
	R3	State of the economy Infrastructure (Non-Transport)	MEDIUM Economic performance as for alternative R1. 17 sites identified as having known minor sewerage and water capacity issues and 5 sites have a known significant issue.	As for alternative R1.	
		Access to Employment	LOW As for alternative R1.		
	R4	State of the economy Infrastructure (Non-Transport)	MEDIUM Economic performance as for alternative R1. 32 sites identified as having known minor sewerage and water capacity issues and 4 sites have a known significant issue.	As for alternative R1.	
		Access to Employment	LOW As for alternative R1.		
	R5	State of the economy Infrastructure (Non-Transport)	MEDIUM Economic performance as for alternative R1. 19 sites identified as having known minor sewerage and water capacity issues and 3 sites have a known significant issue.	As for alternative R1.	
		Access to Employment	LOW As for alternative R1.		
6. Transport and Carbon Emissions	R1	Highways and Site Accessibility	HIGH 8 sites have significant access issues. 3 sites would have very poor public transport accessibility.	Direct: Emission of carbon dioxide through the use of construction vehicles and equipment. Embodied carbon required for the manufacture and shipping of construction materials. Indirect:	Direct: Relative access to public and other sustainable transport by new residents can increase or reduce per capita emissions. Indirect: Pressure on the road
		Transport and Accessibility	MEDIUM 27 sites identified as having some access issues. 10 sites would have poor public transport accessibility		

IIA Topic	Alternative	Feature or Performance Indicator / Area	Importance / Sensitivity Analysis	Why Relevant – Where There is Significant Potential for Effects	
				Construction	Operation
	R2	Highways and Site Accessibility Transport and Accessibility	HIGH 12 sites have significant access issues. 3 sites would have very poor public transport accessibility.	Increased transport may impact on the road network, causing congestion and increased emissions.	network which reduces 'free-flow' conditions can increase emissions from traffic.
			MEDIUM 31 sites identified as having some access issues. 11 sites would have poor public transport accessibility.		
	R3	Highways and Site Accessibility Transport and Accessibility	HIGH 10 sites have significant access issues. 3 sites would have very poor public transport accessibility.	As for alternative R1/R2.	
			MEDIUM 26 sites identified as having some access issues. 11 sites would have poor public transport accessibility.		
R4	Highways and Site Accessibility Transport and Accessibility	HIGH 15 sites have significant access issues. 3 sites would have very poor public transport accessibility.	As for alternative R1/R2.		
		MEDIUM 28 sites identified as having some access issues. 9 sites would have poor public transport accessibility.			
R5	Highways and Site Accessibility Transport and Accessibility	HIGH 10 sites have significant access issues. 3 sites would have very poor public transport accessibility.	As for alternative R1/R2.		

IIA Topic	Alternative	Feature or Performance Indicator / Area	Importance / Sensitivity Analysis	Why Relevant – Where There is Significant Potential for Effects	
				Construction	Operation
			MEDIUM 24 sites identified as having some access issues. 8 sites would have poor public transport accessibility.		
7. Biodiversity	R1	Protected Species	HIGH 11 sites identified as hosting protected species.	Direct: Loss in habitat area or of features. Damage or harm to habitat or other features. Disturbance of or direct harm to wildlife. Indirect: Increased recreational pressure affecting biodiversity. Temporary noise and light impacts on protected species.	Direct: Direct construction effects becoming permanent. Indirect: Increased recreational pressure affecting biodiversity. Permanent / recurring noise and light impacts on protected species. Transport impacts on biodiversity, including direct mortality and emissions / discharges from the road (see also air quality and water environment).
		Local Wildlife Sites (LWS) Ancient Woodland Candidate LWS (cLWS)	MEDIUM 10 sites are located adjacent to LWSs. 4 sites are located within 250 m of ancient woodland. 3 sites are located within the footprint of a cLWS.		
		Local Nature Reserves (LNR)	LOW No site is located within 250 m of a Local Nature Reserve (LNR) or a candidate LNR (cLNR) designation.		
	R2	Protected Species	HIGH 11 sites identified as hosting protected species.	As for alternative R1.	
LWS, LNR Candidate LNR or cLWS Ancient Woodland	MEDIUM 11 sites are located adjacent to LWSs. 4 sites are located within 250 m of ancient woodland. 3 sites are located within the footprint of a cLWS.				

IIA Topic	Alternative	Feature or Performance Indicator / Area	Importance / Sensitivity Analysis	Why Relevant – Where There is Significant Potential for Effects	
				Construction	Operation
		Local Nature Reserves (LNR)	LOW No site is located within 250 m of a Local Nature Reserve (LNR) or a candidate LNR (cLNR) designation.		
	R3	Protected Species	HIGH 8 sites identified as hosting protected species.	As for alternative R1.	
		LWS, LNR Candidate LNR or cLWS Ancient Woodland	MEDIUM 11 sites are located adjacent to LWSs. 5 sites are located within or adjacent to a candidate LWS site. Sites 765, 767 and 157 are within Clough Streamline Extension cLWS and sites 692 and 693 are within the boundary of Kilnhurst Flash cLWS. 4 sites are located within 250 m of ancient woodland.		
	R4	Protected Species	HIGH 8 sites identified as hosting protected species.	As for alternative R1.	
		LWS, LNR Candidate LNR or cLWS Ancient Woodland	MEDIUM 13 sites are located adjacent to LWSs. 5 sites are located within the footprint of a cLWS. Sites 765, 767 and 157 are within Clough Streamline Extension cLWS and site 692 and 693 are within the boundary of Kilnhurst Flash cLWS. 3 sites are located within 250 m of ancient woodland. 1 site is located within 250 m of a LNR or cLNR.		
	R5	Protected Species	HIGH 8 sites identified as hosting protected species.	As for alternative R1.	

IIA Topic	Alternative	Feature or Performance Indicator / Area	Importance / Sensitivity Analysis	Why Relevant – Where There is Significant Potential for Effects	
				Construction	Operation
		LWS, LNR Candidate LNR or cLWS Ancient Woodland	MEDIUM 11 sites are located adjacent to LWSs. 5 sites are located within the footprint of a cLWS. Sites 765, 767 and 157 are within Clough Streamline Extension cLWS and site 692 and 693 are within the boundary of Kilnhurst Flash cLWS. 3 sites are located within 250 m of ancient woodland. 1 site is located within 250 m of a LNR or cLNR.		
8. Air Quality	R1	Air Quality Management Areas	HIGH 5 sites are located within an AQMA.	Direct: Dust emissions from construction activities. Direct emission of air pollutants (e.g. NOx) through the use of construction vehicle and equipment. Indirect: Emissions of pollutants from construction traffic on the wider transport network.	Indirect: Emissions of air pollutants (e.g. NOx) through increased transport, both private car and public (e.g. if resulting in increased frequency of buses or trains).
			MEDIUM 3 sites are located within 250 m of an AQMA.		
	R2	Air Quality Management Areas	HIGH 9 sites are located within an AQMA.		
			MEDIUM 10 sites are located within 250 m of an AQMA.		
	R3	Air Quality Management Areas	HIGH 5 sites are located within an AQMA.		
			MEDIUM 4 sites are located within 250 m of an AQMA.		
	R4	Air Quality Management Areas	HIGH 9 sites are located within an AQMA.		
			MEDIUM 10 sites are located within 250 m of an AQMA.		
	R5	Air Quality Management Areas	HIGH 5 sites are located within an AQMA.		
			MEDIUM 4 sites are located within 250 m of an AQMA.		

IIA Topic	Alternative	Feature or Performance Indicator / Area	Importance / Sensitivity Analysis	Why Relevant – Where There is Significant Potential for Effects	
				Construction	Operation
9. Water Resources	R1	Water Bodies (known / mapped in GIS)	HIGH 11 sites are adjacent to a water body or within a flood risk zone (all greenfield)	Direct: Physical modification of water body for flood risk protection, structural reasons or amenity uses. Indirect: Contamination of surface water body during construction activities.	Direct: Physical modification during construction being permanent, or possibility of future modification. Indirect Potential discharges (e.g. industrial land) or abstractions causing reduction in water quality or resource status.
			MEDIUM 7 sites are within 50 m of a water body		
			LOW 45 sites are beyond 50 m of known water bodies		
		Groundwater Source Protection Zone (SPZ).	LOW No sites are located within an SPZ.		
	R2	Water Bodies (known / mapped in GIS)	HIGH 9 sites are adjacent to a water body or within a flood risk zone (all greenfield)	As for alternative R1.	
			MEDIUM 7 sites are within 50 m of a water body		
			LOW 68 sites are beyond 50 m of known water bodies		
	SPZ	LOW As for alternative R1.	As for alternative R1.		
	R3	Water Bodies (known / mapped in GIS)	HIGH 11 sites are adjacent to a water body or within a flood risk zone (all greenfield)	As for alternative R1.	
			MEDIUM 6 sites are within 50 m of a water body		

IIA Topic	Alternative	Feature or Performance Indicator / Area	Importance / Sensitivity Analysis	Why Relevant – Where There is Significant Potential for Effects	
				Construction	Operation
			LOW 43 sites are beyond 50 m of known water bodies		
		SPZ	LOW As for alternative R1.	As for alternative R1.	
	R4	Water Bodies (known / mapped in GIS)	HIGH 9 sites are adjacent to a water body or within a flood risk zone (all greenfield)	As for alternative R1.	
			MEDIUM 8 sites are within 50 m of a water body		
			LOW 68 sites are beyond 50 m of known water bodies		
		SPZ	LOW As for alternative R1.	As for alternative R1.	
	R5	Water Bodies (known / mapped in GIS)	HIGH 5 sites are adjacent to a water body or within a flood risk zone (all greenfield)	As for alternative R1.	
			MEDIUM 4 sites are within 50 m of a water body	As for alternative R1.	
			LOW 49 sites are beyond 50 m of known water bodies	As for alternative R1.	
			SPZ	LOW As for alternative R1.	As for alternative R1.
10. Soil and geology	R1	Geological SSSI	HIGH Bradgate Brickworks Geological SSSI is located within 250m of 3 sites (0156, 0157 and 0767).	Direct: Loss of greenfield land Removal of fertile soil	Direct: It is unlikely there will be any negative impacts on

IIA Topic	Alternative	Feature or Performance Indicator / Area	Importance / Sensitivity Analysis	Why Relevant – Where There is Significant Potential for Effects		
				Construction	Operation	
		Greenfield/ Brownfield Land	<b>MEDIUM</b> 32 sites are located within greenfield land.	Indirect: Excavation and disposal of contaminated material	soil and geology during the operational phase	
		Regionally Important Geological Sites (RIGS)	6 sites are located within mixed brownfield and greenfield land.			
	Local Geological Site (LGS)	There are 3 sites located within 250 m of a RIGS.				
	Candidate RIGS or LGS	There are 5 sites located wholly or partly within a candidate RIGS and 4 candidate LGS.				
	Agricultural Land	<b>LOW</b> All sites or located in agricultural grade 3 or less (including urban areas) land.				
	R2	Geological SSSI	<b>HIGH</b> As for alternative R1.			As for alternative R1.
		Greenfield/ Brownfield Land	<b>MEDIUM</b> 32 sites are located within greenfield land.			As for alternative R1.
RIGS, LGS		9 sites are located within mixed brownfield and greenfield land.				
	Candidate RIGS or LGS	There are 4 sites located within 250 m of a RIGS.				
	Agricultural Land	<b>LOW</b> As for alternative R1.				
R3	Geological SSSI	<b>HIGH</b> As for alternative R1.	As for alternative R1.			



IIA Topic	Alternative	Feature or Performance Indicator / Area	Importance / Sensitivity Analysis	Why Relevant – Where There is Significant Potential for Effects	
				Construction	Operation
		Greenfield/ Brownfield Land RIGS, LGS Candidate RIGS or LGS	MEDIUM 29 sites are located within greenfield land. 6 sites are located within mixed brownfield and greenfield land. There are 3 sites located within 250 m of a RIGS. There are 5 sites located wholly or partly within a candidate RIGS and 4 candidate LGS.	As for alternative R1.	
		Agricultural Land	LOW As for alternative R1.		
	R4	Geological SSSI	HIGH As for alternative R1.	As for alternative R1.	
		Greenfield/ Brownfield Land RIGS, LGS Candidate RIGS or LGS	MEDIUM 34 sites are located within greenfield land. 9 sites are located within mixed brownfield and greenfield land. There are 4 sites located within 250 m of a RIGS. There are 5 sites located wholly or partly within a candidate RIGS and 6 candidate LGS.	As for alternative R1.	
		Agricultural Land	LOW As for alternative R1.		
	R5	Geological SSSI	HIGH As for alternative R1.	As for alternative R1.	
		Greenfield/ Brownfield Land RIGS, LGS Candidate RIGS or LGS	MEDIUM 27 sites are located within greenfield land. 6 sites are located within mixed brownfield and greenfield land. There are 3 sites located within 250 m of a RIGS. There are 5 sites located wholly or partly within a candidate RIGS and 4 candidate LGS.	As for alternative R1.	
		Agricultural Land	LOW As for alternative R1.		

IIA Topic	Alternative	Feature or Performance Indicator / Area	Importance / Sensitivity Analysis	Why Relevant – Where There is Significant Potential for Effects	
				Construction	Operation
11. Flood Risk	R1	EA Flood Zones	HIGH 3 sites are situated within a flood zone 3a.	Direct: Construction site at risk of flooding. Indirect: Increase in localised flooding outside of the site due to a reduction in permeable land.	Direct: New residents and others at risk of flooding. Indirect: Construction effects may become permanent.
			MEDIUM 7 sites are situated within a flood zone 2.		
	R2	EA Flood Zones	HIGH 4 sites are situated within a flood zone 3a.	As for alternative R1.	
			MEDIUM 9 sites are situated within a flood zone 2.		
	R3	EA Flood Zones	HIGH 4 sites are situated within a flood zone 3a.	As for alternative R1.	
MEDIUM 8 sites are situated within a flood zone 2.					
R4	EA Flood Zones	HIGH 5 sites are situated within a flood zone 3a.	As for alternative R1.		
		MEDIUM As for alternative R2.			
R5	EA Flood Zones	HIGH 4 sites are situated within a flood zone 3a.	As for alternative R1.		
		MEDIUM 9 sites are situated within a flood zone 2.			
12. Waste and Mineral Resource	R1	Waste Minerals	MEDIUM All sites have access to a recycling centre within their settlement. All sites are located within a Mineral Safeguarding Area. 11 sites situated within a Coal Mining Referral Area.	Direct: Production of construction waste for landfill. Indirect: Construction waste may contribute towards the lack of available waste management facility capacity.	Indirect: Given accessibility, change in the per capita and total usage of local recycling facilities, resulting in either increased or decreased rate of waste recycled and thus to landfill.

IIA Topic	Alternative	Feature or Performance Indicator / Area	Importance / Sensitivity Analysis	Why Relevant – Where There is Significant Potential for Effects	
				Construction	Operation
	R2	Waste Minerals	MEDIUM All sites have access to a recycling centre within their settlement. All sites are located within a Mineral Safeguarding Area. 12 sites situated within a Coal Mining Referral Area.	As for alternative R1.	
	R3	Waste Minerals	MEDIUM All sites have access to a recycling centre within their settlement. All sites are located within a Mineral Safeguarding Area. 11 sites situated within a Coal Mining Referral Area.	As for alternative R1.	
	R4	Waste Minerals	MEDIUM All sites have access to a recycling centre within their settlement. All sites are located within a Mineral Safeguarding Area. 14 sites situated within a Coal Mining Referral Area.	As for alternative R1.	
	R5	Waste Minerals	MEDIUM All sites have access to a recycling centre within their settlement. All sites are located within a Mineral Safeguarding Area. 12 sites situated within a Coal Mining Referral Area.	As for alternative R1.	

IIA Topic	Alternative	Feature or Performance Indicator / Area	Importance / Sensitivity Analysis	Why Relevant – Where There is Significant Potential for Effects	
				Construction	Operation
13 Landscape and Townscape	R1	General Landscape Areas of High Landscape Value (AHLV) Country Park Townscape	<p><b>HIGH</b> 1 site could result in the loss of well used or culturally significant greenspace or many (10+) TPO trees.</p>	<p>Direct: Presence of contractor's compounds, construction activities and working areas. Potential to disrupt landscape structure (hedgerows / field pattern etc.). Indirect: Increased lighting impacts on the wider area on the existing built environment.</p>	<p>Direct: Presence of new structures in the landscape. Indirect: Increased lighting impacts on the wider area on the existing built environment.</p>
	<p><b>MEDIUM</b> 3 sites are situated within an AHLV or a Country Park and there are 5 sites located adjacent to an AHLV. A number of others exist in between residents and footpath users, and the AHLVs. 3 sites are located within an area of high landscape sensitivity and 18 sites are located within an area of medium landscape sensitivity. 11 sites could result in the loss greenspace or less than 10 TPO trees. Within central Rotherham 1 site could result in the loss of greenspace.</p>				
	R2	General Landscape AHLV Country Park Townscape	<p><b>HIGH</b> 2 sites could result in the loss of well used or culturally significant greenspace or many (10+) TPO trees.</p>	As for alternative R1.	

IIA Topic	Alternative	Feature or Performance Indicator / Area	Importance / Sensitivity Analysis	Why Relevant – Where There is Significant Potential for Effects	
				Construction	Operation
			<p><b>MEDIUM</b>                      3 sites situated within an AHLV or a Country Park and there are 3 sites located adjacent to an AHLV. A number of others exist in between residents and footpath users, and the AHLVs.                      3 sites are located within an area of high landscape sensitivity and 16 sites are located within an area of medium landscape sensitivity.                      15 sites could result in the loss greenspace or less than 10 TPO trees.                      Within central Rotherham 2 sites could result in the loss of greenspace.</p>		
	R3	General Landscape AHLV Country Park Townscape	<p><b>HIGH</b>                      2 sites could result in the loss of well-used or culturally significant greenspace or many (10+) TPO trees.</p> <p><b>MEDIUM</b>                      3 sites situated within an AHLV or a Country Park and there are 3 sites located adjacent to an AHLV. A number of others exist in between residents and footpath users, and the AHLVs.                      3 sites are located within an area of high landscape sensitivity and 18 sites are located within an area of medium landscape sensitivity.                      12 sites could result in the loss greenspace or less than 10 TPO trees.                      Within central Rotherham 2 sites could result in the loss of greenspace.</p>	As for alternative R1.	

IIA Topic	Alternative	Feature or Performance Indicator / Area	Importance / Sensitivity Analysis	Why Relevant – Where There is Significant Potential for Effects	
				Construction	Operation
	R4	General Landscape AHLV Country Park Townscape	<p><b>HIGH</b> 3 sites could result in the loss of well-used or culturally significant greenspace or many (10+) TPO trees.</p>	As for alternative R1.	
			<p><b>MEDIUM</b> 2 sites situated within an AHLV or a Country Park. A number of others exist in between residents and footpath users, and the AHLVs. 2 sites are located within an area of high landscape sensitivity and 16 sites are located within an area of medium landscape sensitivity. 16 sites could result in the loss greenspace or less than 10 TPO trees. Within central Rotherham 3 sites could result in the loss of greenspace.</p>		
	R5	General Landscape AHLV Country Park Townscape	<p><b>HIGH</b> As for alternative R3.</p>	As for alternative R1.	
			<p><b>MEDIUM</b> As for alternative R4, but 12 sites could result in the loss of greenspace or less than 10 TPO trees.</p>		
14. Historic Environment	R1	Listed Buildings and/or Historic Parks and Gardens	<p><b>HIGH</b> Wentworth Woodhouse Grade II* Registered Park and Garden is in an upland area with views to edge-of-settlement sites proposed between Greasbrough and Rawmarsh. It is also wholly within an AHLV (see Landscape and Townscape). 1 site has the potential to have a high impact on Listed Buildings and/or historic parks and gardens. No site has major archaeological objections.</p>	<p>Direct: Archaeological remains of significant value and sensitivity may be present within the development area. This could result in the loss of archaeological remains or their historic context. Indirect:</p>	<p>Direct: Construction effects becoming permanent. Indirect: Construction effects becoming permanent.</p>

IIA Topic	Alternative	Feature or Performance Indicator / Area	Importance / Sensitivity Analysis	Why Relevant – Where There is Significant Potential for Effects	
				Construction	Operation
		Archaeology Listed Buildings and/or Historic Parks and Gardens Conservation Areas	<b>MEDIUM</b> 10 sites with potential archaeological objections. 12 sites have the potential to have a medium impact on Listed Buildings and/or historic parks and gardens. 2 sites are adjacent to the Greasbrough Conservation Area, and none are adjacent the Whiston Conservation Area.	Wider effects on the historic environment or cultural heritage such as on historic setting, enjoyment of historic features, or features from local folklore.	
	R2	Listed Buildings and/or Historic Parks and Gardens	<b>HIGH</b> As for alternative R1, though with fewer sites proposed between Greasbrough and Rawmarsh and 1 site has the potential to have a high impact on Listed Buildings and/or historic parks and gardens. No site has major archaeological objections.	As for alternative R1.	
		Archaeology Listed Buildings and/or Historic Parks and Gardens Conservation Areas	<b>MEDIUM</b> 9 sites with potential archaeological objections. 19 sites have the potential to have a medium impact on Listed Buildings and/or historic parks and gardens. 2 sites are adjacent to the Greasbrough Conservation Area, and none are adjacent the Whiston Conservation Area.		
	R3	Listed Buildings and/or Historic Parks and Gardens	<b>HIGH</b> As for alternative R1, though with fewer sites proposed between Greasbrough and Rawmarsh and 1 site has the potential to have a high impact on Listed Buildings and/or historic parks and gardens. No site has major archaeological objections.	As for alternative R1.	

IIA Topic	Alternative	Feature or Performance Indicator / Area	Importance / Sensitivity Analysis	Why Relevant – Where There is Significant Potential for Effects	
				Construction	Operation
		Archaeology Listed Buildings and/or Historic Parks and Gardens Conservation Areas	MEDIUM 9 sites with potential archaeological objections. 11 sites have the potential to have a medium impact on Listed Buildings and/or historic parks and gardens. 2 sites is adjacent to the Greasbrough Conservation Area, and none are adjacent the Whiston Conservation Area.		
	R4	Archaeology Listed Buildings and/or Historic Parks and Gardens Conservation Areas	HIGH 1 site has the potential to have a high impact on Listed Buildings and/or historic parks and gardens. No site has major archaeological objections. MEDIUM 8 sites with potential archaeological objections. 19 sites have the potential to have a medium impact on Listed Buildings and/or historic parks and gardens. 2 sites are adjacent to the Greasbrough Conservation Area	As for alternative R1.	
	R5	Archaeology Listed Buildings and/or Historic Parks and Gardens Conservation Areas	HIGH 1 site has the potential to have a high impact on Listed Buildings and/or historic parks and gardens. No site has major archaeological objections. MEDIUM 8 sites with potential archaeological objections. 11 sites have the potential to have a medium impact on Listed Buildings and/or historic parks and gardens. 2 sites are adjacent to the Greasbrough Conservation Area.		



### 2-D.1.3 Assessment of Effects, Including Mitigation and Potential Residual Effects

Table B below presents the assessment of 'likely significant effects' of the 'in combination' alternatives for the Rotherham Conurbation by IIA Topic. This includes an indication of the nature and magnitude of effect (as described under 'effect description'), and the resultant significance of the effect using the method outlined in Section 2.5.

**Table B: Assessment of ‘In Combination’ Alternatives at Rotherham**

IIA Topic	Alternative	Construction Effects – Likely Residual Issues	Operational Effect – Likely Residual Issues	Effect Assessment M = Magnitude S = Significance		Phasing and Variation in Effects by Period
1. Population and Equality 2. Health and Well-Being 3. Accessibility / Community Facilities 4. Education and Skills	R1	More so than individual sites, sites being developed in proximity to each other are likely to increase local disturbance including noise, dust, light pollution, visual impacts, congestion and accessibility. Performance indicators for accessibility to services could be negatively affected.	As 46 out of 63 sites have good accessibility and only 3 are in the worst category, it can be expected that this is slightly better than the current situation in Rotherham, and therefore overall performance statistics will show an improvement. Likewise, access to greenspace is likely to show an improvement. There is great potential to expand and enhance the PRow network. No change is expected in performance indicators relating to access to leisure facilities, education or to cycling and walking.	M	Low Positive	0-5 Years Neutral effects likely to occur in this period given that sites coming forward include the least accessible amongst the alternatives.
				S	+	5-10 Years Possibly a positive effect in this period, given slightly more accessible locations. 10 Years + More accessible sites will come forward, including safeguarded land, improving performance against the previous 10 years.
	R2	As for alternative R1.	Sites in the urban area will have amongst the best accessibility to services in the borough, however this	M	Medium Negative	0-5 Years Moderate adverse effects are likely to occur in this period as sites come forward within

IIA Topic	Alternative	Construction Effects – Likely Residual Issues	Operational Effect – Likely Residual Issues	Effect Assessment M = Magnitude S = Significance	Phasing and Variation in Effects by Period
			option would lead to the loss of urban greenspace in the Rotherham urban area, which is assumed to be well used.	S --	Rotherham conurbation on greenspace areas. 5-10 Years The effect of increased accessibility to services would be noticeable, and adverse effects on greenspace are less in this period, as sites move towards the urban fringe. 10 Years + Generally as for 5-10 years.
	R3	As for alternative R1.	As for R1, except that 46 of 60 total sites have good accessibility to services, and none are in the worst category.	M Medium Positive	0-5 Years Beneficial effects likely to occur in this period, having more accessible sites come forward, with few of poor accessibility.
				S ++	5-10 Years Possibly a neutral effect in this period, given slightly less accessible locations coming forward. 10 Years + More accessible sites will come forward, including safeguarded land, improving performance against the previous 10 years.
	R4	As for alternative R1.	While sites in the urban area will have amongst the best accessibility to	M Medium Negative	As for alternative R2.

I/A Topic	Alternative	Construction Effects – Likely Residual Issues	Operational Effect – Likely Residual Issues	Effect Assessment M = Magnitude S = Significance		Phasing and Variation in Effects by Period
			services in the borough, this option would lead to the loss of urban greenspace in the Rotherham urban area, which is assumed to be well used.	S	---	
	R5	As for alternative R1.	As for R4, except that 44 of 58 total sites have good accessibility to services and none are in the worst category.	M	Medium Positive	As for alternative R3.
				S	++	
5. Economy and Employment	R1	See I/A Topics 1 – 4. Such effects can harm the operation of local businesses, which may have varying vulnerability to such effects depending upon their nature. There are potential temporary employment benefits from construction.	Any increases in pressure on the sewerage and water capacity network must be met via the water company. Access to public transport is generally good, and the sites are located within a Main Location for Growth, having employment opportunities and public transport connections to other economic centres.	M	Medium Positive	0-5 Years A slight beneficial effect to economic performance is expected in this period as less than 1/4 of the total sites come forward and contribute towards job creation in the construction sector and, while having better than average accessibility, should provide new residents with employment opportunity and improve borough performance indicators. 5-10 Years A moderate beneficial effect expected, with over a third of the total sites coming forward in this period with slightly better than average accessibility. 10 Years + Again, over a third of the total sites come forward in this period, with a continuing beneficial effect.
				S	++	
		R2	As for alternative R1.	As for alternative R1.	M	Medium Positive
				S	++	

IIA Topic	Alternative	Construction Effects – Likely Residual Issues	Operational Effect – Likely Residual Issues	Effect Assessment M = Magnitude S = Significance		Phasing and Variation in Effects by Period
				M	S	
6. Transport and Carbon Emissions	R3	As for alternative R1.	As for alternative R1.	M	Medium Positive	As for alternative R1.
				S	++	
	R4	As for alternative R1.	As for alternative R1.	M	Medium Positive	As for alternative R1.
				S	++	
	R5	As for alternative R1.	As for alternative R1.	M	Medium Positive	As for alternative R1.
				S	++	
R1	Multiple sites will lead to increased local carbon emissions greater than the individual sites, including through increased traffic on the road network.	Operational emissions from housing and employment development include energy use, transport, increase in road users and embodied carbon within on-going maintenance and operation of buildings and outdoor space. Increased patronage of the highway and public transport network is expected due to an increasing number of residents. As most sites have good accessibility to public transport and the highways network, it can be expected that per capita emissions will be similar to present, but total emissions will increase (an adverse effect).	M	Low Negative	0-5 Years Sites which are coming forward are more highly accessible, and therefore this period will have the least adverse effects. 5-10 Years During this period, emissions will likely change most, as sites with limited access to public transport come forward. 10 Years + Without wider intervention and societal change, emissions are likely to continue to increase during this period.	
			S	-		
			M	Low Negative		
			S	-		
R2	As for alternative R1.	As for alternative R1.	M	Low Negative	As for alternative R1.	
			S	-		
R3	As for alternative R1.	As for alternative R1.	M	Low Negative	As for alternative R1.	
			S	-		

IIA Topic	Alternative	Construction Effects – Likely Residual Issues	Operational Effect – Likely Residual Issues	Effect Assessment M = Magnitude S = Significance		Phasing and Variation in Effects by Period
	R4	As for alternative R1.	As for alternative R1.	M	Low Negative	As for alternative R1.
				S	–	
	R5	As for alternative R1.	As for alternative R1.	M	Low Negative	As for alternative R1.
				S	–	
7. Biodiversity	R1	Construction works may directly lead to damage or harm to habitats or other features that are favourable for wildlife, including protected species.	Sites may lead to the use of the wider area for recreational activities. Too much recreation has the potential to lead to significant loss or decline of habitat at nearby statutory and non-statutory designations, and even	M	Low Negative	0-5 Years Operational effects are least severe during this period, as few sites become operational. Few sites coming forward all of which have low or medium effects on biodiversity. 5-10 Years

IIA Topic	Alternative	Construction Effects – Likely Residual Issues	Operational Effect – Likely Residual Issues	Effect Assessment M = Magnitude S = Significance	Phasing and Variation in Effects by Period
		Development of any sites can use road routes in proximity to statutory and non-statutory designated habitats, which would increase construction traffic and emissions in the vicinity of these sites. This would harm habitat quality, and then potentially quantity.	direct mortality of wildlife, including protected species. An adverse effect may therefore occur, and its severity would depend upon site-specific circumstances and sensitivities. One site (098) would lead to a partial loss of land within the Aldwarke Sewage Works LWS, although the main biodiversity interest is off-site. Several sites cross into the Clough Streamside LWS and cLWS, however as a linear site at the perimeter of development sites, it is unlikely to be lost entirely. Without policy and other mitigation, a significant adverse effect can therefore be expected, however other aspects of the Sites & Policies document attempt to prevent this and are appraised separately within this IIA.	S –	An increase in sites would increase the potential for significant recreational pressure on habitats and the disruption of habitats that host protected species on-site. 10 Years + There is continued potential for damage to locally valued habitats, including those used by protected species, such as via recreational pressure.
	R2	As for alternative R1.	As for alternative R1, but with additional risks of recreational pressure on a designated LNR and with the exception of less ancient woodland within 250m of a site.	M Low Negative S –	As for alternative R1.
	R3	As for alternative R1.	As for alternative R2 with the addition of two sites within Kilnhurst Flash	M Medium Negative	As for alternative R1, with the loss of the cLWS occurring at 5-10 years, with complete

IIA Topic	Alternative	Construction Effects – Likely Residual Issues	Operational Effect – Likely Residual Issues	Effect Assessment M = Magnitude S = Significance	Phasing and Variation in Effects by Period
			cLWS which would result in loss of the cLWS.	S ---	loss during 10+ years.
	R4	As for alternative R1.	As for alternative R3 with the exception of less ancient woodland within 250m of a site, and thus increased protection of it.	M Medium Negative	As for alternative R3.
				S ---	
	R5	As for alternative R1.	As for alternative R4.	M Medium Negative	As for alternative R3.
				S ---	
8. Air Quality	R1	Potential for increased nitrogen oxide and particulate emissions from construction traffic. Developing sites in combination has greater potential to lead to significant effects on air quality.	Potential for increased emissions from increased road users. Any sites relying upon common road access or routes into local centres have greater potential to lead to significant effects on air quality. With a number of sites within an AQMA and others in close proximity, it can be expected that at least some traffic from these sites will exacerbate existing air pollution in the AQMA.	M Low Negative S -	0-5 Years Less potential for significant negative effects on air quality given relatively few sites in this period. 5-10 Years Increased potential for significant negative effects on air quality as more sites come forward. 10 Years + Greatest potential for negative effects, given a significant increase of new dwellings in the area, including safeguarded land.
	R2	As for alternative R1.	As for alternative R1, but with the exception of a concentration of sites in	M Medium Negative	0-5 Years Construction and operation of town centre



IIA Topic	Alternative	Construction Effects – Likely Residual Issues	Operational Effect – Likely Residual Issues	Effect Assessment M = Magnitude S = Significance	Phasing and Variation in Effects by Period
			the town centre area which may cause additional pressure on the AQMAs within and around the town centre.	S --	sites place significant risk of worsening air quality in the AQMAs. 5-10 Years and 10 Years + As for alternative R1.
	R3	As for alternative R1.	As for alternative R1.	M Low Negative S -	As for alternative R1.
	R4	As for alternative R1.	As for alternative R2.	M Medium Negative S --	As for alternative R2.
	R5	As for alternative R1.	As for alternative R1.	M Low Negative	As for alternative R1.
				S -	
9. Water Resources	R1	There is some potential for site runoff to become significant in combination, even with mitigation Potential failure to maintain Water Framework Directive Good status due to contamination of groundwater during construction. Contamination of surface water due to accidental spillages on site.	For sites adjacent to water bodies or within a flood risk zone there is a potential for increased structural modification of transitional areas and watercourses given the size of a site. With a number of greenfield sites adjacent to a water body or within a flood risk zone and a number more within 50 metres, there is the potential of substantial for negative effects to occur in comparison to existing conditions in the Rotherham conurbation.	M Low Negative S -	0-5 Years Sites would be developed during this period, leading to a potential adverse effect regarding water resources. 5-10 Years Increased potential for negative impacts on a water resource as more sites come forward. 10 Years + Development of sites in close proximity to water bodies may lead to a potential adverse effect on water resources.
	R2	As for alternative R1.	As for alternative R1.	M Low Negative	As for alternative R1.
				S -	
	R3	As for alternative R1.	As for alternative R1.	M Low Negative	As for alternative R1.
S -					

IIA Topic	Alternative	Construction Effects – Likely Residual Issues	Operational Effect – Likely Residual Issues	Effect Assessment M = Magnitude S = Significance		Phasing and Variation in Effects by Period
				M	S	
10. Soils and Geology	R4	As for alternative R1.	As for alternative R1.	M	Low Negative	As for alternative R1.
				S	–	
	R5	As for alternative R1.	As for alternative R1.	M	Low Negative	As for alternative R1.
				S	–	
	R1	Loss of greenfield land cannot be avoided at some sites.	Construction effects would be permanent. Also, a number of greenfield sites are located within the vicinity of a RIGS, with further in the vicinity of LGSs. Bradgate Brickworks Geological SSSI is located within 250m of 3 sites (156, 157 and 767). This could lead to negative effects on site amenity (e.g. visual amenity from the site or towards the site), access or integrity through unmanaged recreational pressure. It is assumed that any effects to the SSSI would be 'low negative', given its history of human interaction and assumed resilience to impacts.	M	Low Negative	0-5 Years Potential for moderate adverse effects due to both the total loss of greenfield land and the potential for harm to designated or candidate geological sites. 5-10 Years Greater number of greenfield sites coming forward therefore most negative impacts likely during this time period. 10 Years + Major negative impacts likely due to the cumulative total loss of greenfield land.
				S	–	
	R2	As for alternative R1.	As for alternative R1 with the addition of an additional site within the vicinity of a RIGS and one additional site within a CLGS.	M	Medium Negative	As for alternative R1.
				S	– –	
R3	As for alternative R1.	As for alternative R1.	M	Medium Negative	As for alternative R1.	
			S	– –		
R4	As for alternative R1.	As for alternative R2 with the addition of an additional site within a CLGS.	M	Medium Negative	As for alternative R1.	

IIA Topic	Alternative	Construction Effects – Likely Residual Issues	Operational Effect – Likely Residual Issues	Effect Assessment M = Magnitude S = Significance	Phasing and Variation in Effects by Period
				S --	
	R5	As for alternative R1.	As for alternative R1.	M Medium Negative S --	As for alternative R1.
11. Flood Risk	R1	Potential to increase localised flooding due to an at least temporary increase in impermeable land. Risk of flooding during construction, which could be a pollution risk or a health and safety risk for not just workers, but emergency services and others. It is assumed that mitigation would ensure appropriate resilience from flooding during construction.	Given the sites which are in the category of significant flood risk (see baseline), even with mitigation in the form of flood defences and protection, the sites will have some level of vulnerability to either flood levels above the feasible protection afforded by mitigation, or to the disruption and potential stress and other health effects caused by flooding. It may therefore be assumed the level of flood risk is increased in comparison to the current situation across Rotherham.	M Low Negative S -	0-5 Years No or few sites with significant flood risk in this period. 5-10 Years No or few sites with significant flood risk in this period. 10 Years + Adverse effects likely due to the sites which come forward within the flood zone (delivery unknown – assumed to be 10+ years).
	R2	As for alternative R1.	As for alternative R1, but with additional sites in the significant flood risk zones in Rotherham Town Centre.	M Medium Negative S --	As for alternative R1, but with a few town centre sites coming forward within five to 10 years which may be at risk of flooding.
	R3	As for alternative R1.	As for alternative R1.	M Low Negative S -	As for alternative R1.k
	R4	As for alternative R1.	As for alternative R2.	M Medium Negative	As for alternative R2.

IIA Topic	Alternative	Construction Effects – Likely Residual Issues	Operational Effect – Likely Residual Issues	Effect Assessment M = Magnitude S = Significance		Phasing and Variation in Effects by Period
				S	--	
	R5	As for alternative R1.	As for alternative R1.	M	Low Negative	As for alternative R1.
				S	-	
12. Waste and Mineral Resource	R1	Potential for increased capacity pressure on existing industrial / commercial recycling facilities from multiple construction activities.	It is assumed that the capacity of existing recycling facilities would be increased at least proportionately through developer contributions. With nearly half of sites having access to a recycling centre, recycling rates will therefore be improved or remain similar to the current situation, leading to no or little change to performance indicators. No significant effects to mineral resources are expected.	M	Neutral / Negligible	N/A
				S	0	
	R2	As for alternative R1.	As for alternative R1.	M	Neutral / Negligible	N/A
				S	0	
	R3	As for alternative R1.	As for alternative R1.	M	Neutral / Negligible	N/A
				S	0	

IIA Topic	Alternative	Construction Effects – Likely Residual Issues	Operational Effect – Likely Residual Issues	Effect Assessment M = Magnitude S = Significance		Phasing and Variation in Effects by Period
				M	S	
	R4	As for alternative R1.	As for alternative R1.	M	Neutral / Negligible	N/A
				S	0	
	R5	As for alternative R1.	As for alternative R1.	M	Neutral / Negligible	N/A
				S	0	
13 Landscape and Townscape	R1	Sites being developed in proximity to one another are likely to lead to greater construction-related negative visual impacts and loss of landscape structure. There is also potential for greater light pollution.	Views from existing residents, certain footpaths (both formal and informal) and also roads to the AHLV and open countryside around it will be affected. For alternative R1 this includes sites which will affect 3 distinct AHLVs. Several sites (233, 237 and 110) will result in the loss of AHLV land.	M	Medium Negative	0-5 Years Effects of sites deliverable within this period would be slightly adverse, not affecting the AHLVs. 5-10 Years Moderate adverse effect likely to occur due to the number of sites coming forward and their position in between residents and the AHLVs. However, new dwellings will be created which will provide those residents with views of the landscape. Given closer proximity to the designation, views are likely to be of greater extent.
				S	---	10 Years + More sites come forward, affecting a much larger number of existing residents and users of roads and paths. Existing dwellings in these areas tend to enjoy a larger extent of view of the AHLV.
	R2	As for alternative R1.	Similar to R1 however within central		M	Low Negative

IIA Topic	Alternative	Construction Effects – Likely Residual Issues	Operational Effect – Likely Residual Issues	Effect Assessment M = Magnitude S = Significance	Phasing and Variation in Effects by Period
			Rotherham, some sites will result in the loss of greenspace, which is an important townscape feature. Landscape effects lessened in comparison to R1 due to removal of sites between residents and the AHLV north of Greasbrough.	S –	
	R3	As for alternative R1.	As for alternative R2, but with somewhat lesser effects on townscape.	M Low Negative S –	As for alternative R1.
	R4	As for alternative R1.	Reduces pressure on all AHLVs, and protects area within them. However, within central Rotherham, some sites will result in the loss of greenspace, which is an important townscape feature. Townscape and lesser landscape effects can be mitigated through good design.	M Low Negative S –	As for alternative R1.
	R5	As for alternative R1.	As for alternative R1, but with somewhat lesser effects on townscape.	M Low Negative S –	As for alternative R1.
	14. Historic Environment	R1	Potential for unknown archaeological remains and wider effects on the setting of historic environment features and cultural heritage more	The sites between Greasbrough and Rawmarsh would have an ‘in combination’ effect on key views from the Registered Park and Garden and the setting or views from various	M Medium Negative

IIA Topic	Alternative	Construction Effects – Likely Residual Issues	Operational Effect – Likely Residual Issues	Effect Assessment M = Magnitude S = Significance	Phasing and Variation in Effects by Period
		generally.	Listed Buildings within it, including Wentworth Woodhouse (Grade I). Sites are also adjacent to Conservation Areas, with risk to its context and setting. It may therefore be assumed the level of heritage effects are increased in comparison to the current situation across Rotherham.	S --	Larger sites with greater proximity to historic features including the Registered Park and Garden come forward, leading to the greatest risk of effects. 10 Years + More sites come forward with proximity to the Registered Park and Garden (assuming that 'unknown' delivery occurs in this time period).
	R2	As for alternative R1.	This alternative removes sites which are nearest relevant proximity to the Registered Park and Garden, and Greasbrough Conservation Area. However, it increases pressure on historic assets in Rotherham Town Centre. Pressure for housing density may compromise the setting of Listed Buildings and the Rotherham Town Centre Conservation Area.	M Medium Negative S --	0-5 Years Town centre sites may come forward with moderate adverse effects on the setting of historic features, given pressure for high-density housing. 5-10 Years A greater number of sites will come forward, including some near to Grade II Listed Buildings in the countryside, and also potentially exacerbating the more urban effects of the previous five years. 10 Years + A similar number of sites will come forward as in the previous five years, again, potentially exacerbating previous effects.
	R3	As for alternative R1.	This alternative removes sites which	M Low Negative	0-5 Years

IIA Topic	Alternative	Construction Effects – Likely Residual Issues	Operational Effect – Likely Residual Issues	Effect Assessment M = Magnitude S = Significance		Phasing and Variation in Effects by Period
			<p>are nearest relevant proximity to the Registered Park and Garden, and Greasbrough Conservation Area, however certain other sites remain in proximity to historic features, such as the Whiston Conservation Area. Good design can minimise any adverse effects.</p>	S	–	<p>Certain smaller sites likely to come forward which will have limited or negligible effects. 5-10 Years Larger sites with greater proximity to historic features including Grade II Listed Buildings come forward, leading to the greatest risk of effects. 10 Years + A similar number of sites will come forward as in the previous five years, again, potentially exacerbating previous effects.</p>
	R4	As for alternative R1.	As for alternative R2, but also relieving pressure on the Whiston Conservation Area.	M	Medium Negative	As for alternative R2.
	R5	As for alternative R1.	As for alternative R3, but also relieving pressure on the Whiston Conservation Area.	M	Low Negative	As for alternative R1.
				S	–	



## 2-D.2 Dinnington

### 2-D.2.1 Alternative Definitions

Figure F below illustrates Alternatives D1 to D3 in Dinnington. The development of these alternatives (and thus the reasons for their consideration) is described in Section 3.4. These alternatives are:

- Alternative D1: The sites identified via the Site Selection Methodology.
- Alternative D2: Replace sites to the southeast with “reasonable alternatives” to the north and west to remove the potential for adverse effects on biodiversity.
- Alternative D3: Replace eastern sites with “reasonable alternatives” to the north and west to avoid the most adverse visual and landscape effects.

As for Rotherham, it is not possible to create and assess every feasible combination of sites. The alternatives selected represent a range of possibilities which captures the ‘likely significant effects’ of the main different ways of meeting the objectives of the plan (i.e. the level of housing and employment growth required). Every attempt has been made to ensure that the effects of other feasible combinations would either have worse environmental effects and therefore not be ‘reasonable’ to consider, or they would have effects similar to those of D1 to D3.

**FIGURE 2-D.6**

**Legend**

- Potential residential allocation
- Potential safeguarded residential land
- Potential employment allocation
- Special Policy Area
- Grade I Listed Building
- Grade II\* Listed Building
- Grade II Listed Building
- Local Nature Reserve
- Conservation Area
- Site of Special Scientific Interest
- Local Wildlife Site
- Area of High Landscape Value
- Ancient Woodland
- Agricultural Land Classification - Grade 2

**NOTE:**  
(SG) means safeguarded either as proposed or as part of an alternative



Rev.	Date	Purpose of revision	Drawn	Check'd	Rev'd	Apprd
2	SEP 15	Updated Issue	IM	SJ	SJ	MR
1	AUG 14	SPA IIA Updates	AD	SJ	SJ	MR
0	APR 13	Initial Issue	AD	SJ	SJ	MR

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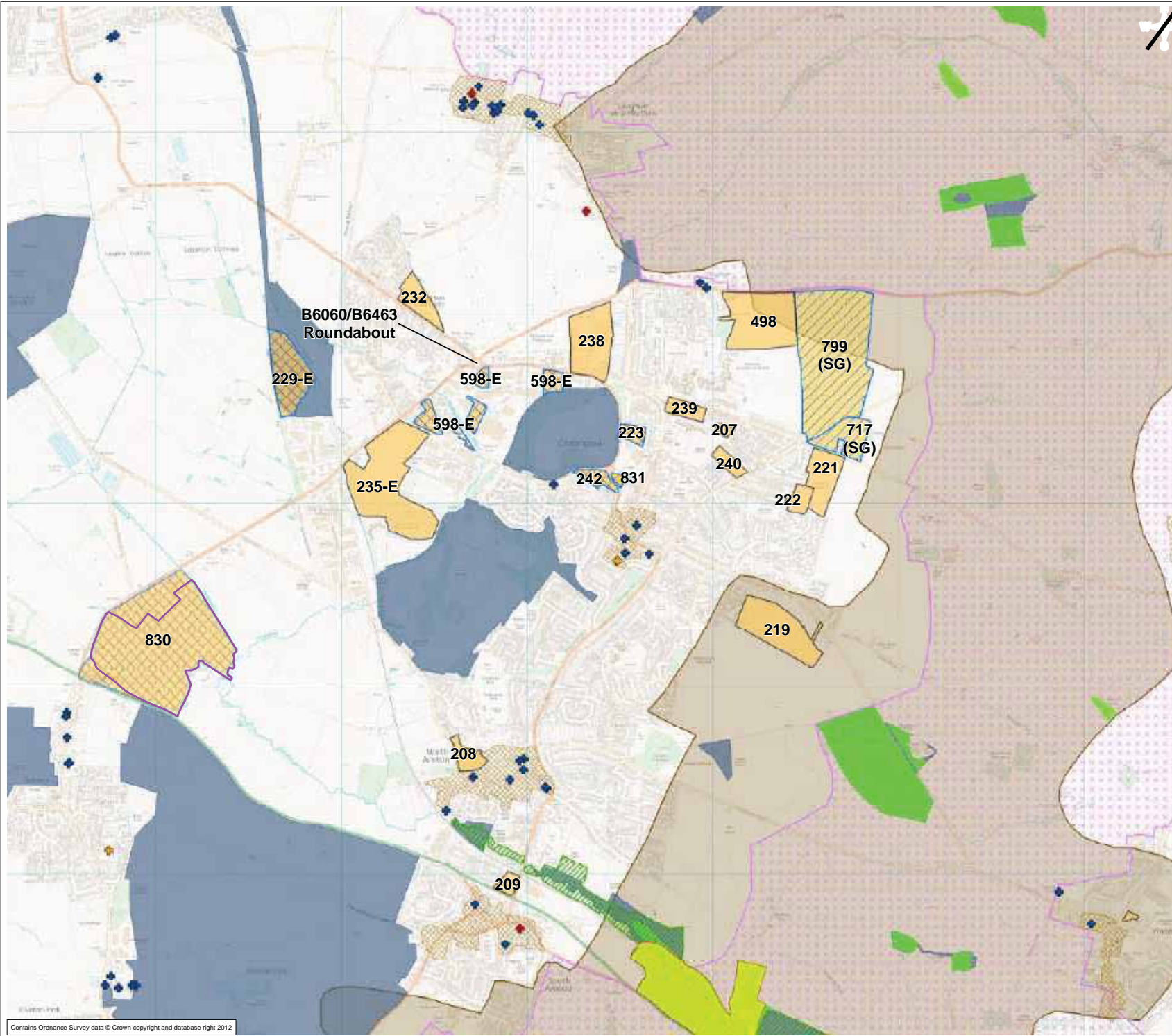
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'IN COMBINATION' ALTERNATIVES:  
DINNINGTON CONURBATION D1 SITES

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**FIGURE 2-D.7**

**Legend**

- Potential residential allocation
- Potential safeguarded residential land
- Potential employment allocation
- Special Policy Area
- Grade I Listed Building
- Grade II\* Listed Building
- Grade II Listed Building
- Local Nature Reserve
- Conservation Area
- Site of Special Scientific Interest
- Local Wildlife Site
- Area of High Landscape Value
- Ancient Woodland
- Agricultural Land Classification - Grade 2

**NOTE:**  
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1	AUG 14	SPA IIA Updates	AD	SJ	SJ	MR
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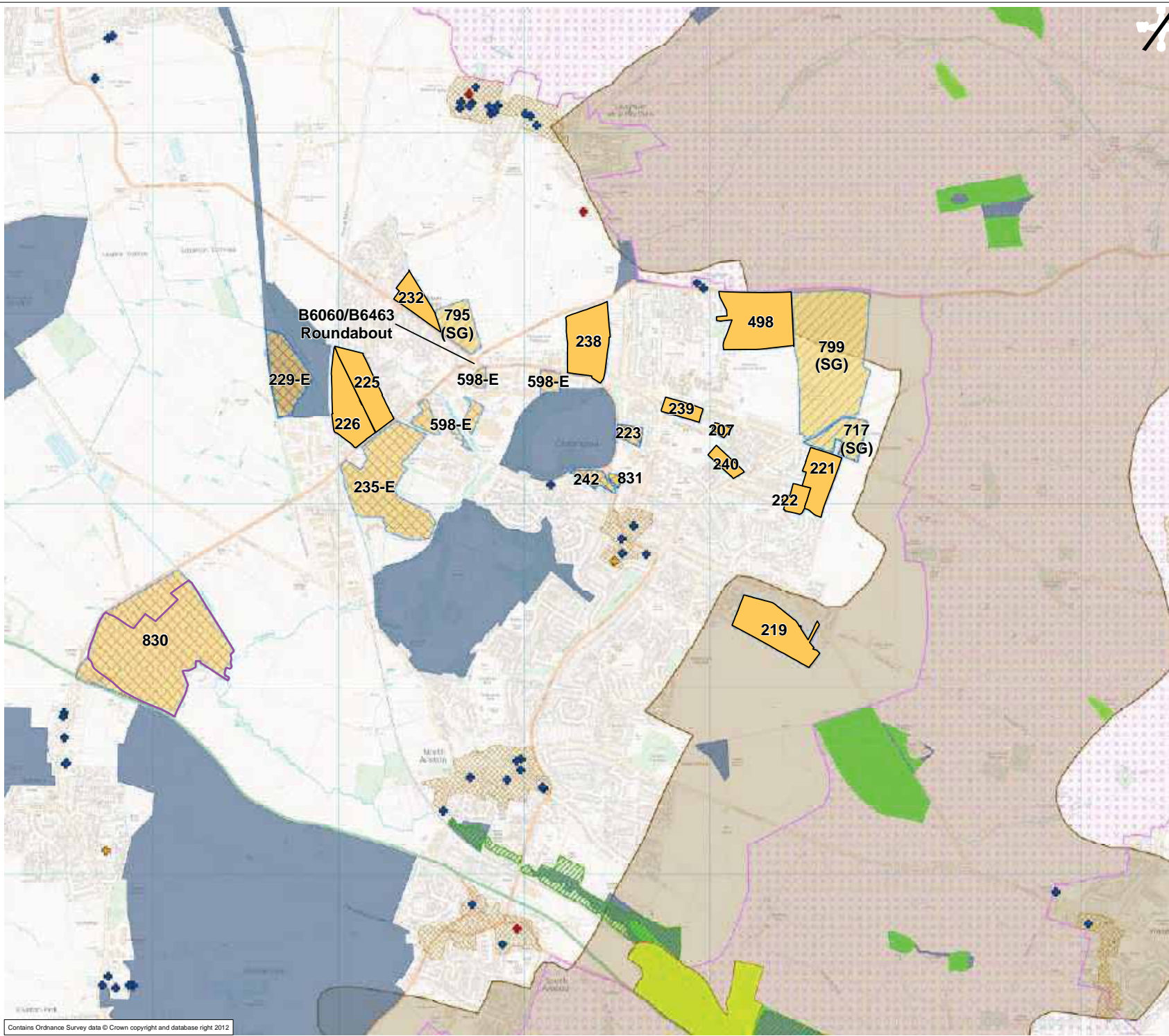
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**FIGURE 2-D.8**

**Legend**

-  Potential residential allocation
-  Potential safeguarded residential land
-  Potential employment allocation
-  Special Policy Area
-  Grade I Listed Building
-  Grade II\* Listed Building
-  Grade II Listed Building
-  Local Nature Reserve
-  Conservation Area
-  Site of Special Scientific Interest
-  Local Wildlife Site
-  Area of High Landscape Value
-  Ancient Woodland
-  Agricultural Land Classification - Grade 2

**NOTE:**  
 (SG) means safeguarded either as proposed or as part of an alternative



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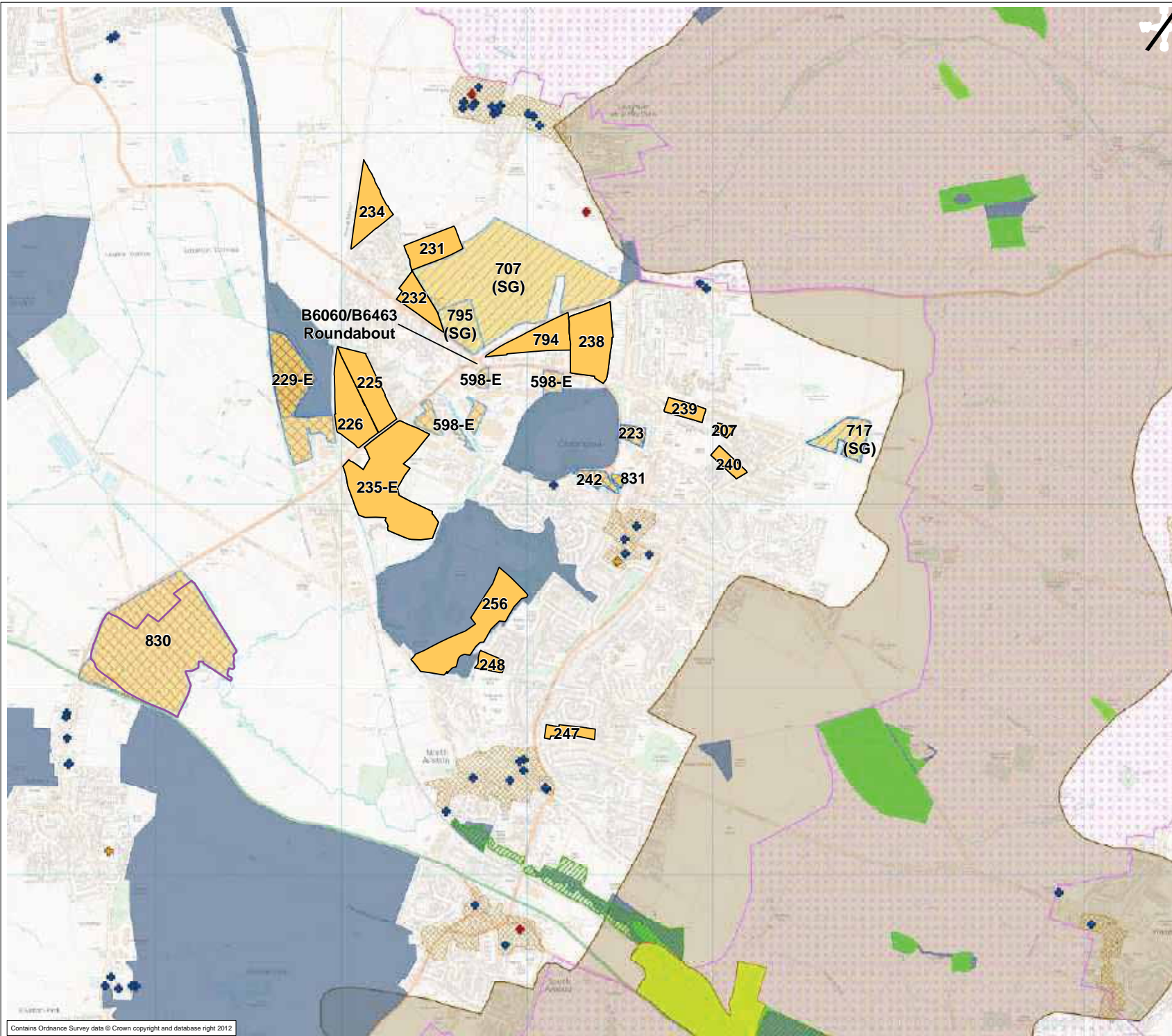
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 DINNINGTON CONURBATION D3 SITES

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### 2-D.2.2 Relevant Baseline and Potential for Effects Investigated

Table C below shows the relevant baseline for the Dinnington alternatives by IIA Topic, and a description of the potential for effects which have been considered prior to conducting the assessment. This potential for effects includes such things as pathways or activities which could cause effects in theory, and provides a rationale as to why the baseline features or performance areas identified are relevant and potentially significant to the alternative.

The baseline information was developed by using the Stage 2 assessment sheets of Appendix 2-E as a starting point. Additional baseline of relevant to potential 'in combination' effects has been added.

Table C: Baseline Analysis for ‘In Combination’ Alternatives at Dinnington

IIA Topic	Alternative	Feature or Performance Indicator / Area	Importance / Sensitivity Analysis	Why Relevant – Potential for Effects	
				Construction	Operation
1. Population and Equality 2. Health and Well-Being 3. Accessibility / Community Facilities 4. Education and Skills	D1	Proximity to Services	<b>HIGH</b> Some sites are in the most deprived areas in England (top 20%).	Direct: Nuisance dust emissions from construction activities. Noise and vibration from vehicles and equipment. Effects on visual amenity of residents and others.  Indirect: Temporary loss of PRow and/or cycle routes. Increased use of transport networks, particularly roads, by construction vehicles may impact on other road users and pedestrians. Visual impacts on amenity of residents and others.	Direct: Increased pressure on local services and facilities. Impact on visual amenity of residents and others.  Indirect: Increased recreational pressure. Increase use of the transport networks.
		Accessibility to Greenspace Leisure Facilities Access to PRow	<b>MEDIUM</b> 1 site has no accessibility to greenspace. No council-owned leisure facilities identified. 8 sites are beyond 100m of the PRow network.		
		School Capacity National Cycle Network or Long-Distance Trail	<b>LOW</b> Available capacity in both primary and secondary education. All within 5km of the Trans-Pennine trail or National Cycle Network Route 6 or 2km of a long-distance trail.		
	D2	Proximity to Services	<b>HIGH</b> Some sites are in the most deprived areas in England (top 20%).		
		Leisure Facilities Access to PRow	<b>MEDIUM</b> No council-owned leisure facilities identified. 10 sites are beyond 100m of the PRow network		
		Accessibility to Greenspace School Capacity National Cycle Network or Long-Distance Trail	<b>LOW</b> All sites are accessible to Greenspace. Available capacity in both primary and secondary education. All within 5km of the Trans-Pennine trail or National Cycle Network Route 6 or 2km of a long-distance trail.		
	D3	Proximity to Services	<b>HIGH</b> A large proportion of the sites are within the most deprived areas in England (top 20%).		

IIA Topic	Alternative	Feature or Performance Indicator / Area	Importance / Sensitivity Analysis	Why Relevant – Potential for Effects	
				Construction	Operation
		Leisure Facilities Access to PRow	MEDIUM No council-owned leisure facilities identified. 12 sites are beyond 100m of the PRow network.		
		Accessibility to Greenspace School Capacity National Cycle Network or Long-Distance Trail	LOW All sites are accessible to Greenspace. Available capacity in both primary and secondary education. All sites are within 5km of the Trans-Pennine trail or National Cycle Network Route 6 or 2km of a long-distance trail.		
5. Economy and Employment	D1	Access to Employment	LOW All but one site conforms to the settlement hierarchy.	Direct: Increased pressure on the road networks and public transport.	Direct: Potential Increased pressure on the road network and public transport. Potential increased pressure on the sewerage and wastewater capacity facilities.
		Infrastructure (Non-Transport)	MEDIUM Two sites (498 and 799) have been identified as having significant sewerage and water capacity issues and 13 sites identified as having minor capacity issues.		
	D2	Access to Employment	LOW All but one site conforms to the settlement hierarchy.		
		Infrastructure (Non-Transport)	MEDIUM 11 sites identified as having minor capacity issues and 2 sites (498 and 799) have a significant sewerage and water capacity issue.		
	D3	Access to Employment Infrastructure (Non-Transport)	LOW All but two sites conform to the settlement hierarchy. 10 sites identified as having minor sewerage and water capacity issue.		
6. Transport and Carbon Emissions	D1	Highways and Site Accessibility Transport and Accessibility	MEDIUM 1 site identified as having some access issues. 4 sites have poor and 3 sites have very poor public transport accessibility	Direct: Direct emission of carbon dioxide through the use of construction vehicles and	Direct: Increased pressure on the highway and public transport network.

IIA Topic	Alternative	Feature or Performance Indicator / Area	Importance / Sensitivity Analysis	Why Relevant – Potential for Effects	
				Construction	Operation
	D2		MEDIUM 5 sites have poor and 3 sites have very poor public transport accessibility.	equipment. Increased use of transport networks, particularly roads, by construction vehicles may impact on other road users and pedestrians.	Increased carbon emissions due to an increase in road users.
	D3		HIGH 2 sites have significant access issues. 2 sites have very poor and 6 sites have poor public transport accessibility.		
7. Biodiversity	D1	Local Wildlife Sites Local Nature Reserves Ancient Woodland Candidate LNR or LWS Protected Species	HIGH 2 sites have been identified as having the highest level of ecological importance and 10 sites have a medium ecological importance. Designated sites located to the east and south of Dinnington including a SSSI, LNR, ancient woodland. 2 sites have a medium impact on LWS. 1 site (830) has the potential to result in surface water runoff which could have an impact on downstream LNR and SSSI	Direct: Loss in area or of features. Damage or harm to habitat or other features. Disturbance of, or direct harm to wildlife. Indirect: Increased recreational pressure impacting on biodiversity including the SSSI, Ancient Woodland and Local Nature Reserve to the East and South of Dinnington. Temporary noise and light impacts on protected species.	Direct: Loss in area or of features. Damage or harm to habitat or other features. Disturbance of, or direct harm to wildlife. Indirect: Increased recreational pressure impacting on biodiversity including the SSSI, Ancient Woodland and Local Nature Reserve to the East and South of Dinnington. Permanent noise and light impacts on protected species.
	D2	Local Wildlife Sites Local Nature Reserves Ancient Woodland	MEDIUM 3 sites are in close proximity to an LWS. 1 site is within 250 m of a LNR or Candidate LNR. All sites are 250 m or more from an Ancient Woodland.		
		Protected Species	HIGH 2 sites have been identified as having the highest level of ecological importance and 9 sites have a medium ecological importance. 1 site (830) has the potential to result in surface water runoff which could have an impact on downstream LNR and SSSI		



IIA Topic	Alternative	Feature or Performance Indicator / Area	Importance / Sensitivity Analysis	Why Relevant – Potential for Effects	
				Construction	Operation
		Candidate LNR or LWS	LOW No sites fall wholly or partly within the Candidate LNR or LWS.		
	D3	Protected Species	HIGH 2 sites have been identified as having the highest level of ecological importance and 5 sites have a medium ecological importance. 1 site (830) has the potential to result in surface water runoff which could have an impact on downstream LNR and SSSI		
		Local Wildlife Sites	MEDIUM 5 sites are in close proximity to an LWS. 1 site is within 20 m of a LNR or Candidate LNR.		
		Local Nature Reserves Ancient Woodland Candidate LNR or LWS	LOW All sites are 250 m or more from a LNR and Ancient Woodland. No sites fall wholly or partly within the Candidate LNR or LWS1		
8. Air Quality	D1	Air Quality Management Area	LOW No sites are in or close to an AQMA.	Direct: Nuisance dust emissions from construction activities Direct emission of carbon through the use of construction vehicle and equipment Indirect: Emissions of carbon dioxide required to obtain the materials needed for construction	Direct: Direct emission of carbon through an increased in the number of cars
	D2	Air Quality Management Area	LOW No sites are in or close to an AQMA.		
	D3	Air Quality Management Area	LOW No sites are in or close to an AQMA.		

IIA Topic	Alternative	Feature or Performance Indicator / Area	Importance / Sensitivity Analysis	Why Relevant – Potential for Effects	
				Construction	Operation
9. Water Resources	D1	Water Bodies (known / mapped in GIS)	<b>HIGH</b> 3 sites are adjacent to a water body or within a flood risk zone (all greenfield).	Direct: Contamination of groundwater body during construction activities Indirect: Failure to maintain Water Framework Directive Good status though contamination of groundwater through direct impacts.	Direct: Contamination of surface water due to surface water runoff pollutants being discharged to surface waters. Contamination of surface water due to accidental spillages on site. Indirect Failure to achieve Water Framework Directive good status though contamination of surface water through direct impacts.
		Water Bodies (known / mapped in GIS) SPZ	<b>MEDIUM</b> 3 greenfield sites within 50m of a known water body. 1 site is within groundwater Source Protection Zones II or III.		
	D2	Water Bodies (known / mapped in GIS)	<b>HIGH</b> 4 sites are adjacent to a water body or within a flood risk zone (all greenfield).		
		Water Bodies (known / mapped in GIS) SPZ	<b>MEDIUM</b> 3 greenfield sites within 50m of a known water body.		
	D3	Water Bodies (known / mapped in GIS)	<b>HIGH</b> 8 sites are adjacent to a water body or within a flood risk zone (all greenfield)		
		Water Bodies (known / mapped in GIS) SPZ	<b>MEDIUM</b> 3 greenfield sites within 50m of a known water body. 1 site is within groundwater Source Protection Zones II or III.		
10. Soil and geology	D1	Brownfield Land	<b>MEDIUM</b> 10 sites are on greenfield land. No sites are on Regionally Important Geological Sites or candidate status sites. 1 site is within 250m of a RIGS.	Direct: Loss of greenfield land Removal of fertile soil Indirect: Excavation and disposal of contaminated material	Direct: It is unlikely there will be any negative impacts on soil and geology during the operational phase
		Agricultural Land Land	<b>HIGH</b> 3 sites contain Grade 2 best quality agricultural land.		
	D2	Brownfield Land Agricultural Land	<b>MEDIUM</b> 10 sites are on greenfield land. 3 site contains Grade 2 best quality agricultural land.		

IIA Topic	Alternative	Feature or Performance Indicator / Area	Importance / Sensitivity Analysis	Why Relevant – Potential for Effects	
				Construction	Operation
	D3	Brownfield Land Agricultural Land	MEDIUM 11 sites are on greenfield land No sites contain Grade 2 best quality agricultural land.		
11. Flood Risk	D1	Flood Risk	HIGH 1 site (830) is partly situated in flood zone 3a. However that part of the site will not be developed.	Direct: Increase in localised flooding due to a reduction in permeable land.	Direct: Increase in localised flooding due to a reduction in permeable land.
			LOW All but one site are situated in flood zone 1.		
	D2	Flood Risk	HIGH 1 site (830) is partly situated in flood zone 3a. However that part of the site will not be developed.		
			LOW All but one site are situated in flood zone 1.		
	D3	Flood Risk	HIGH 1 site (830) is partly situated in flood zone 3a. However that part of the site will not be developed.		
			LOW All but one site are situated in flood zone 1.		
12. Waste and Mineral Resource	D1	Waste Minerals	LOW All sites are within a settlement with a recycling centre. 10 sites are within an MSA.	Direct: Increase in the usage of the local recycling facilities resulting in increased traffic and HGV's. Indirect: Increased traffic levels due to increased usage of the local recycling centres.	Direct: Increase in the usage of the local recycling facilities resulting in increased traffic and HGV's. Indirect: Increased traffic levels due to increased usage of the local recycling centres.
	D2	Waste Minerals	LOW All site are within a settlement with a recycling centre. 11 sites are within an MSA.		
	D3	Waste Minerals	LOW 1 site is within a settlement without a recycling centre. 16 sites are within an MSA.		

IIA Topic	Alternative	Feature or Performance Indicator / Area	Importance / Sensitivity Analysis	Why Relevant – Potential for Effects	
				Construction	Operation
13 Landscape and Townscape	D1	General Landscape Area of High Landscape Value (AHLV) Country Park Townscape	HIGH A number of sites are situated between the existing community and the AHLV. 2 sites are within 100m of an AHLV. 2 sites include the loss of greenspace or less than ten TPO trees. 5 sites have a medium landscape sensitivity.	Direct: Presence of contractor's compounds, construction activities and working areas. Potential to disrupt landscape structure (hedgerows / field pattern etc.).	Direct: Presence of new structures in the landscape.  Indirect: Increased lighting and noise impacts on the wider area on the existing built environment and the SSSI, AHLV and LNR to the south and east.
	D2	General Landscape AHLV Country Park Townscape	HIGH 5 sites have a medium landscape sensitivity. 2 sites are situated within 100m of an AHLV and various sites have views of the AHLV. 2 sites include the loss of greenspace or less than ten TPO trees.	Indirect: Increased lighting and noise impacts on the wider area on the existing built environment and the SSSI, AHLV and LNR to the south and east.	
	D3	General Landscape AHLV Country Park Townscape	HIGH Various sites have views of the AHLV. 4 sites include the loss of greenspace or less than ten TPO trees.		
14. Historic Environment	D1	Archaeology Listed Buildings and/or Historic Parks and Gardens Conservation Areas	LOW No known features of particular archaeological interest. 2 sites have a medium impact on 1 or 2* listed buildings and historic parks and gardens the remaining sites have a low impact. No sites are within a Conservation Area and 2 sites are within 50m of a Conservation Area.	Direct: Archaeological remains of high sensitivity to be present within the development area. Loss of archaeological remains. Indirect: Wider impacts in cultural heritage such as visual impacts.	Direct: It is unlikely there will be any negative impacts on the cultural heritage resource during the operational phase. Indirect: Wider impacts in cultural heritage such as visual impacts.
	D2	Archaeology Conservation Areas Listed Buildings and/or Historic Parks and Gardens	LOW No known features of particular archaeological interest. No sites are within a Conservation Area and 2 sites are within 50m of a Conservation Area.		

IIA Topic	Alternative	Feature or Performance Indicator / Area	Importance / Sensitivity Analysis	Why Relevant – Potential for Effects	
				Construction	Operation
	D3	Archaeology Conservation Areas	<p><b>LOW</b></p> <p>No known features of particular archaeological interest. No sites are within a Conservation Area or within 50m of a Conservation Area.</p>		
		Listed Buildings and/or Historic Parks and Gardens	<p><b>MEDIUM</b></p> <p>1 site has a medium impact on 1 or 2* Listed Buildings.</p>		

### 2-D.2.3 Assessment of Effects, Including Mitigation and Potential Residual Effects

Table D below presents the assessment of 'likely significant effects' in the short term by IIA Topic. This includes an indication of the nature and magnitude of effect (as described under 'effect description'), and the resultant significance of the effect using the method outlined in Section 2.5.

Table D: Assessment of ‘In Combination’ Alternatives at Dinnington

I/A Topic	Alternative	Construction Effects – Likely Residual Issues	Operational Effect – Likely Residual Issues	Effect Assessment M = Magnitude S = Significance	Phasing and Variation in Effects by Period		
1. Population and Equality 2. Health and Well-Being 3. Accessibility / Community Facilities 4. Education and Skills	D1	More so than individual sites, sites being developed in proximity to each other are likely to increase local disturbance including noise, dust, light pollution, visual impacts, congestion and accessibility. Performance indicators for accessibility to services could be negatively affected.	Given that site locations currently experience poor accessibility performance scores (with almost 47% of sites in the top 20% most deprived for accessibility), the borough’s performance indicators for accessibility to services are likely to be significantly negatively affected without the provision of new services. Access to greenspace should improve, however.	M	Medium Negative	0-5 Years Moderate adverse effects likely to occur in this period given that sites coming forward include mainly the least accessible to services and facilities. 5-10 Years Possibly a less negative or neutral effect in this period, given slightly more accessible locations. 10 Years + More sites of poor accessibility will come forward (including safeguarded land), reducing performance against the previous 10 years.	
				S	--		
	D2	As for alternative D1.	As for alternative D1, but with 60% of sites in the top 20% most deprived for accessibility.	M	Medium Negative		As for alternative D1.
				S	--		
	D3	As for alternative D1.	As for alternative D2, but with 66% of sites in the top 20% most deprived for accessibility.	M	Medium Negative		As for alternative D1, except that performance in the period 5 – 10 years remains poor.
				S	--		

IIA Topic	Alternative	Construction Effects – Likely Residual Issues	Operational Effect – Likely Residual Issues	Effect Assessment M = Magnitude S = Significance		Phasing and Variation in Effects by Period
5. Economy and Employment	D1	None identified.	Any increases in pressure on the sewerage and water capacity network must be met via the water company. Access to public transport is generally good, and Dinnington is a Principal settlement, having employment opportunities.	M	Medium Positive	0-5 Years A slight beneficial effect to economic performance is expected in this period as a minority of the total sites come forward and contribute towards job creation in the construction sector and should provide new residents with employment opportunity and improve borough performance indicators.
				S	++	5-10 Years An additional slight beneficial effect expected, with relatively few of the total sites coming forward in this period.
	D2	As for alternative D1.	As for alternative D1.	M	Medium Positive	10 Years +
				S	++	A moderate beneficial effect expected, with about half of the total sites coming forward in this period.
	D3	As for alternative D1.	As for alternative D1.	M	Medium Positive	
				S	++	
6. Transport and Carbon Emissions	D1	Multiple sites will lead to increased local carbon emissions greater than the individual sites, including through increased construction traffic on the road network.	Operational emissions from housing and employment development include energy use, transport, increase in road users and embodied carbon within on-going maintenance and operation of buildings and outdoor space. Increased patronage of the highway and public transport network is expected due to an	M	Medium Negative	0-5 Years Only relatively few sites are coming forward and they are more highly accessible by public transport. Therefore, slightly adverse effects are expected.
	D2	As for alternative D1.		S	--	5-10 Years Again, relatively few sites coming forward, contributing towards the emissions of the previous five years during construction, but also having mixed public transport accessibility.
				M	Medium Negative	10 Years +



IIA Topic	Alternative	Construction Effects – Likely Residual Issues	Operational Effect – Likely Residual Issues	Effect Assessment M = Magnitude S = Significance	Phasing and Variation in Effects by Period
			increasing number of residents. As accessibility to public transport and the highways network is mixed, it can be expected that per capita emissions may increase alongside total emissions (an adverse effect).	S ---	Potential for moderate adverse effects as more sites are developed which have poorer public transport accessibility.
	D3	As for alternative D1.	M Medium Negative		
				S ---	
7. Biodiversity	D1	Site 229 (Land off Bookers Way) will lead to the loss of part of a Local Wildlife Site (LWS). Sites in the south of Dinnington will increase construction traffic and emissions in the vicinity of LWSs. There is some potential for site runoff on the southern sites to become significant in combination, even with mitigation.	Removal of habitat during construction would be permanent effect. Sites in the east and south of Dinnington in particular are likely to have in combination effects on designated sites, including the Anston Stones Wood SSSI through increased recreational use of the wider area. Too much use of recreational areas has the potential to lead to significant loss or decline of habitat, and even direct mortality of wildlife.	M Medium Negative (LWS) Low Negative (SSSI)	0-5 Years Operational effects are least severe during this period, as the few sites coming forward have low potential for significant effects on biodiversity. 5-10 Years An increase in sites would increase the potential for significant recreational pressure on habitats, mostly limited to LWSs and ancient woodland in the east and north of Dinnington. 10 Years + Potential for a moderate adverse effect on biodiversity due to partial loss of Dinnington Marsh LWS (Site 229) and potential recreational effects on Anston Stones Wood SSSI.
	D2	Site 229 (Land off Bookers Way) will lead	Removal of habitat during construction would be permanent	M Medium Negative	0-5 Years As for alternative D1.

IIA Topic	Alternative	Construction Effects – Likely Residual Issues	Operational Effect – Likely Residual Issues	Effect Assessment M = Magnitude S = Significance		Phasing and Variation in Effects by Period
		to the loss of part of a Local Wildlife Site (LWS). Potential increase in construction traffic and emission in the vicinity of LWS's even with mitigation.	effect. There is a possibility of an in combination effect on designated sites the east and north of Dinnington, though given site scale and location, this risk is relatively minor. Too much use of recreational areas has the potential to lead to significant loss or decline of habitat, and even direct mortality of wildlife.	S	--	As for alternative D1. 10 Years + Potential for a moderate adverse effect on biodiversity due to partial loss of Dinnington Marsh LWS (Site 229)
	D3	As for alternative D2.	Removal of habitat during construction would be permanent effect. There is a possibility of an in combination effect on LWSs in the west and north of Dinnington. Too much use of recreational areas has the potential to lead to significant loss or decline of habitat, and even direct mortality of wildlife.	M	Medium Negative	0-5 Years As for alternative D1. 5-10 Years As for alternative D1, but applying to the west and north of Dinnington. 10 Years + Potential for a moderate negative effect on biodiversity due to partial loss of Dinnington Marsh LWS (Site 229).
8. Air Quality	D1	Potential for increased nitrogen oxide and particulate emissions from construction traffic.	Potential for increased emissions from increased road users. Any sites relying upon common road access or routes into local centres	M	Low Negative	0-5 Years Less potential for significant negative effects on air quality given relatively few sites in this period.
	D2			S	-	
				M	Low Negative	5-10 Years

IIA Topic	Alternative	Construction Effects – Likely Residual Issues	Operational Effect – Likely Residual Issues	Effect Assessment M = Magnitude S = Significance	Phasing and Variation in Effects by Period
	D3	Developing sites in combination has greater potential to lead to significant effects on air quality.	have greater potential to lead to significant effects on air quality.	S –	Increased potential for significant negative effects on air quality as more sites come forward. 10 Years + Greatest potential for negative effects, given over 2,000 new dwellings, including safeguarded land.
	M Low Negative				
	S –				
9. Water Resources	D1	There is some potential for site runoff on the southern sites to become significant in combination, even with mitigation.	There are three sites (229, 232 and 830) which either include or are adjacent to water bodies, and 3 other sites are within 50 m of a water body. There is therefore potential for increased structural modification of transitional areas (e.g. riverbanks).	M Low Negative	0-5 Years Site 232 would be developed during this period, leading to a potential adverse effect. 5-10 Years No particular water resource constraints noted during this period – general construction and design issues apply (e.g. runoff rates, site drainage). 10 Years + Sites 229 and 235 would be developed during this period, leading to a potential adverse effect due to their either having within their boundary or being adjacent to a water body.
				S –	
	D2	As for alternative D1.	There are four sites (229, 232, 795 and 830) which either include or are adjacent to water bodies, and 3 other sites are within 50 m. There is therefore potential for increased structural modification of transitional areas (e.g. riverbanks).	M Low Negative	0-5 Years As for alternative D1. 5-10 Years As for alternative D1. 10 Years + Sites 229, 235 and 795 would be developed during this period, leading to a potential adverse effect due to their having within their boundary or being adjacent to a water body.
				S –	
	D3	As for alternative D1.	There are eight sites (229, 231, 232, 234, 256, 707, 795 and 830)	M Medium Negative	0-5 Years Sites 231 and 232 would be developed during this

IIA Topic	Alternative	Construction Effects – Likely Residual Issues	Operational Effect – Likely Residual Issues	Effect Assessment M = Magnitude S = Significance	Phasing and Variation in Effects by Period
			which either include or are adjacent to water bodies, and 3 other sites are within 50 m. There is therefore potential for increased structural modification of transitional areas (e.g. riverbanks).	S --	period, leading to a potential adverse effect. 5-10 Years Sites 234 and 707 would be developed during this period, leading to a potential adverse effect. 10 Years + Sites 229, 256 and 795 come forward with the potential for a significant adverse effect due to their having within their boundary or being adjacent to a water body.
S10. Soil and geology	D1	Loss of greenfield land and Grade 2 best quality agricultural land cannot be avoided.	None identified – losses occur during construction.	M Medium Negative	0-5 Years Potential for slight adverse effects due to the total loss of greenfield land and generally lower-quality agricultural land. 5-10 Years Potential for major adverse effects due to the total loss of greenfield land and nationally significant Grade 2 agricultural land. 10 Years + Additional major adverse effects likely due to additional sites (including safeguarded land) coming forward and the cumulative loss of greenfield land and Grade 2 best quality agricultural land.
	D2	As for alternative D1.	As for alternative D1, though with less safeguarded land in the region	M Medium Negative	

I/A Topic	Alternative	Construction Effects – Likely Residual Issues	Operational Effect – Likely Residual Issues	Effect Assessment M = Magnitude S = Significance	Phasing and Variation in Effects by Period
			of Grade 2 agricultural land.	S ----	10 Years + As for alternative D1, but with only one site coming forward in the region of Grade 2 agricultural land.
	D3	Loss of greenfield land cannot be avoided.	None identified – losses occur during construction.	M Medium Negative  S --	0-5 Years As for alternative D1. 5-10 Years Additional slight adverse effects as loss of greenfield land and lower-quality agricultural land accumulates as further sites come forward. 10 Years + Combined, the total loss of greenfield land and agricultural land is considered a moderate adverse effect.
11. Flood Risk	D1	Potential to increase localised flooding due to an at least temporary increase in impermeable land.	It can be assumed that the application of current planning policy (e.g. the NPPF and Local Plan as a whole) will prevent significantly adverse runoff rates.	M Low	0-5 Years Potential for adverse effects due to the development of land within the high flood risk zone. 5-10 Years
				S -	
	D2			M Low	
	D3			S - M Low	

IIA Topic	Alternative	Construction Effects – Likely Residual Issues	Operational Effect – Likely Residual Issues	Effect Assessment M = Magnitude S = Significance	Phasing and Variation in Effects by Period	
		Site 830 is located in a high risk flood zone and developing this site has greater potential to lead to significant effects on flood risk.	Part of Site 830 is located in a high risk flood zone and there is therefore potential for increased structural modification of flood zones and an increase in impermeable land however that part of the site is not intended to be developed	S –	10 Years + Additional adverse effects may occur due to additional sites (including safeguarded land) coming forward and the cumulative development of land within the high risk flood zone.	
12. Waste and Mineral Resource	D1	Potential for increased capacity pressure on existing industrial / commercial recycling facilities from multiple construction activities.	Increases in pressure on the capacity of existing recycling facilities likely to be met via developer contributions. Otherwise, sites generally have good access to waste recycling facilities, and therefore performance indicators in the borough should remain unchanged.	M	Neutral	N/A
	D2			S	Neutral	
	D3			M	Neutral	
	S			Neutral		
	M			Neutral		
	S			Neutral		

IIA Topic	Alternative	Construction Effects – Likely Residual Issues	Operational Effect – Likely Residual Issues	Effect Assessment M = Magnitude S = Significance		Phasing and Variation in Effects by Period
13 Landscape and Townscape	D1	Sites being developed in proximity to one another are likely to lead to greater construction-related negative visual impacts and loss of landscape structure. There is also potential for greater light pollution.	Edge of village sites to the east would affect existing residents' views of the countryside from dwellings and gardens. However, new dwellings will be created which will provide new residents with views of the landscape. Given closer proximity to the designation, views are likely to be of greater extent. Certain footpaths (both formal and informal) and views from roads will also be affected. Residents and other path / road users in the east of Dinnington will be worst affected, as they enjoy open views of the countryside which extend into the Area of High Landscape Value. Adjacent sites are likely to create greater negative visual impacts and loss of landscape structure. Potential for greater light pollution.	M	Medium Negative	<p>0-5 Years Effects of sites deliverable within this period would be slightly adverse, as they are generally smaller, more enclosed sites, not affecting the Area of High Landscape Value.</p> <p>5-10 Years Moderate adverse effect likely to occur due to sites coming forward in between existing residents and the Area of High Landscape Value.</p> <p>10 Years + Potential for additional moderate adverse effects as a result of safeguarded land, which if developed, would affect additional existing residents and users of roads and paths. Existing dwellings in these areas tend to enjoy a larger extent of view of the Area of High Landscape Value, and this would be removed for many.</p>
				S	--	
	D2	As for alternative D1.	As for alternative D1.	M	Medium Negative	0-5 Years and 5-10 Years As for alternative D1.

IIA Topic	Alternative	Construction Effects – Likely Residual Issues	Operational Effect – Likely Residual Issues	Effect Assessment M = Magnitude S = Significance	Phasing and Variation in Effects by Period
				S ---	10 Years + Effects are moderate adverse to new residents (of site 498) only, due to delivery of site 799. Otherwise, there may be slight adverse effects from other sites delivered, depending upon site-specific considerations.
	D3	As for alternative D1.	Sites to the north of Dinnington at Laughton Common would decrease the rural gap in between Dinnington and Laughton-en-le-Morthen. This would negatively affect townscape, although it would not coalesce the two settlements. It is likely to create greater negative visual impacts and potential loss of landscape structure. There is also potential for greater light pollution.	M Medium Negative  S ---	0-5 Years and 5-10 Years Some sites come forward which extend towards Laughton-en-le-Morthen. Slight adverse townscape effects likely. 10 Years + Potential for moderate adverse effects as a result of mainly safeguarded land, which if developed, would result in the loss of significant open land between Dinnington and Laughton-en-le-Morthen.
14. Historic Environment	D1	Potential for unknown archaeological remains and wider effects on the setting of historic environment features and cultural heritage more generally.	As for construction. The key effect would be from safeguarded land which crosses into the North Anston Conservation Area (208) and comes into proximity of Lodge Farmhouse Grade II Listed Building, but on undeveloped land.	M Medium Negative  S ---	0-5 Years Potential for slight adverse effects from unknown archaeology or affecting the setting of locally significant historic features (undesigned). 5-10 Years As for 0-5 years. 10 Years + Potential for moderate adverse effects, as safeguarded land in the Conservation Area comes forward for development.



IIA Topic	Alternative	Construction Effects – Likely Residual Issues	Operational Effect – Likely Residual Issues	Effect Assessment M = Magnitude S = Significance		Phasing and Variation in Effects by Period
	D2	As for alternative D1.	As for construction.	M	Low Negative	0-5 Years and 5-10 Years As for alternative D1. 10 Years + Potential for slight adverse effects from unknown archaeology or affecting the setting of locally significant historic features.
	S	–				
	D3	As for alternative D1.	As for construction. There is some potential for adverse effects from safeguarded land on the setting Laughton-en-le-Morthen Conservation Area, but from some distance.	M	Low Negative	0-5 Years and 5-10 Years As for alternative D1. 10 Years + Potential for slight adverse effects from unknown archaeology or affecting the setting of locally significant historic features or the Laughton-en-le-Morthen Conservation Area.
	S	–				

## **Appendix 2-E : Results from the Site Selection Methodology Stages 1 – 3**

### **2-E.1 Results of Stage 1 – Sites Excluded**

Table A below presents the sites which came forward but were excluded from consideration as potential allocations or potential safeguarded land. This formed Stage 1 of the Site Selection Methodology (see Section 2.3 and Appendix 2-C, Section 2-C.2 for more information).

Only sites excluded are included in this table. All other sites passed each of these tests.

**Stage 1 - Automatic Site Exclusions (if 'Yes' to any then not carried forward to next stage)**

Ref:	Site Name	A. Site developed or unavailable		B. Conformity with Core Strategy settlement hierarchy		C. Key Environmental and heritage considerations			Carried Forward to Stage 2 (YES / NO)
		Developed	Unavailable	Outside identified settlements (remote)	Allocation not required - sufficient outstanding permissions	Biodiversity (International or national designations)	Flooding (functional floodplain)	Nationally important archaeological site	
LDF0008	OFF NIGHTINGALE CLOSE	YES							NO
LDF0015	OFF FERNLEIGH DRIVE		YES						NO
LDF0024	BAWTRY ROAD		YES						NO
LDF0028	BAILEY HOUSE		YES						NO
LDF0034	OFF BRINSWORTH LANE		YES						NO
LDF0035	OFF BRINSWORTH LANE/ FIELD VIEW,		YES						NO
LDF0036	BAWTRY ROAD SPORTS GROUND		YES						NO
LDF0037	OFF ORCHARD WAY		YES						NO
LDF0038	BROOM VALLEY ROAD ALLOTMENTS		YES						NO
LDF0039	OFF OXLEY COURT ALLOTMENTS		YES						NO
LDF0041	OFF COW RAKES LANE		YES						NO
LDF0042	OFF BANK VIEW		YES						NO
LDF0044	LAND OFF ELDON ROAD		YES						NO
LDF0051	LAND OFF HART HILL		YES						NO
LDF0052	LAND ADJACENT TO BRITISH WATERWAYS DEPOT		YES						NO
LDF0053	LAND OFF GREEN RISE	YES	YES						NO
LDF0066	HALDANE ROAD	YES	YES						NO
LDF0067	ST MARY'S C OF E SCHOOL		YES						NO
LDF0068	OFF ST JOHN'S ROAD	YES	YES						NO
LDF0082	OFF LORD STREET		YES						NO
LDF0084	SITE AT END OF CRAVEN STREET	YES							NO
LDF0092	LAND OFF BACK & GREASBOROUGH LANES			YES					NO
LDF0095	LAND OFF THE WHINS			YES					NO
LDF0107	OFF HERRINGTHORPE VALLEY ROAD AND HERRINGTHORPE LANE		YES						NO
LDF0113	MATTHEWMANS SUZUKI	YES							NO
LDF0118	SITE OFF COLERIDGE ROAD, BOWDEN ROAD AND CLARENDON ROAD	YES							NO
LDF0119	OFF HALISBURY ROAD	YES							NO

**Stage 1 - Automatic Site Exclusions (if 'Yes' to any then not carried forward to next stage)**

Ref:	Site Name	A. Site developed or unavailable		B. Conformity with Core Strategy settlement hierarchy		C. Key Environmental and heritage considerations			Carried Forward to Stage 2 (YES / NO)
		Developed	Unavailable	Outside identified settlements (remote)	Allocation not required - sufficient outstanding permissions	Biodiversity (International or national designations)	Flooding (functional floodplain)	Nationally important archaeological site	
LDF0120	OFF COLERIDGE ROAD AND FINLAY ROAD	YES							NO
LDF0121	THE WALK, OFF CHESTNUT AVENUE		YES						NO
LDF0123	LAND OFF FARNSWORTH ROAD	YES							NO
LDF0124	LAND OFF BRADSTONE ROAD	YES							NO
LDF0125	LAND OFF DONCASTER ROAD,	YES							NO
LDF0127	LISTER STREET/ CLIFTON GROVE		YES						NO
LDF0131	MACDONALDS AND PFS AT ASDA	YES							NO
LDF0142	LAND BETWEEN MEADOWHALL RD AND SOUTH ST	YES	YES						NO
LDF0143	LAND SOUTH OF JUNCTION OF CHURCH ST AND HIGH ST	YES							NO
LDF0144	LAND ADJOINING EWERS RD AND KIMBERWORTH PRIMARY SCHOOL	YES	YES						NO
LDF0145	LAND NORTHEAST OF DEEPDALE RD		YES						NO
LDF0146	SHREWSBURY TERRACE	YES							NO
LDF0166	LAND SOUTH OF ELM GROVE		YES						NO
LDF0167	MUNSDALE	YES							NO
LDF0168	LAND AT JUNCTION OF PARK VIEW AND FENTON RD		YES						NO
LDF0169	LAND BETWEEN GRAYSON RD AND COACH RD		YES						NO
LDF0172	BARKER'S PARK, KIMBERWORTH PARK		YES						NO
LDF0174	LAND SOUTH OF WINGFIELD RD AND ROUGHWOOD RD		YES						NO
LDF0175	LAND NORTH OF JEWITT RD, KIMBERWORTH PARK		YES						NO
LDF0179	LAND BETWEEN DEVONSHIRE ST AND SARAH ST, HOLMES		YES						NO
LDF0186	WOOD STREET AND SCHOOL STREET	YES							NO
LDF0189	MILBURN HOUSE			YES					NO
LDF0190	ALLOTMENT GARDENS NORTH OF HOLLING'S LANE / AND FORMER THRYBERGH COMPREHENSIVE		YES						NO
LDF0191	SCHOOL PLAYING FIELDS		YES						NO
LDF0196	THRYBERGH PRIMARY SCHOOL PLAYING FIELD		YES						NO
LDF0245	LAND OFF CAPERNS ROAD		YES						NO
LDF0246	LAND OFF KENDAL AVENUE		YES						NO

**Stage 1 - Automatic Site Exclusions (if 'Yes' to any then not carried forward to next stage)**

Ref:	Site Name	A. Site developed or unavailable		B. Conformity with Core Strategy settlement hierarchy		C. Key Environmental and heritage considerations			Carried Forward to Stage 2 (YES / NO)
		Developed	Unavailable	Outside identified settlements (remote)	Allocation not required - sufficient outstanding permissions	Biodiversity (International or national designations)	Flooding (functional floodplain)	Nationally important archaeological site	
LDF0250	MULBERRY PLANTING		YES						NO
LDF0266	BRAMPTON SPORTS GROUND OFF PONTEFRACT ROAD		YES						NO
LDF0272	PRINCESS STREET/ ALBERT ROAD		YES						NO
LDF0278	LAND TO THE REAR OF PROPERTIES ON DAVY DRIVE AND CHEETHAM		YES						NO
LDF0283	PLAYING FIELDS TO THE REAR OF THE SPORTS CENTRE OFF HIGH STREET		YES						NO
LDF0286	LAND TO THE EAST OF THE BRAMPTON CENTRE		YES						NO
LDF0317	RECREATION GROUND TO THE REAR OF PROPERTIES ON HAWTHORN		YES						NO
LDF0340	LAND OFF WHITWORTH WAY		YES						NO
LDF0369	LAND TO THE EAST OF MORTHEN ROAD	YES							NO
LDF0384	PLAYING FIELDS OFF THOMAS STREET		YES						NO
LDF0393	LAND OFF ST JAMES VIEW			YES					NO
LDF0402	ALBANY ROAD	YES							NO
LDF0405	BROADWAY		YES						NO
LDF0420	URBAN GREENSPACE, FLORENCE AVENUE		YES						NO
LDF0424	SOUTHERN PART OF ALEXANDRA PARK		YES						NO
LDF0425	NORTHERN PART OF ALEXANDRA PARK		YES						NO
LDF0426	URBAN GREENSPACE GRAY AVENUE		YES						NO
LDF0427	THE CHASE GREENSPACE		YES						NO
LDF0430	LAND OFF BEECH WAY (UGS)		YES						NO
LDF0443	THURCROFT ENGINEERED LANDFILL		YES						NO
LDF0444	MAIN STREET PARK, AUGHTON		YES						NO
LDF0445	ASTON SECONDARY SCHOOL PLAYING FIELDS		YES						NO
LDF0446	AGRICULTURAL LAND OFF WEST LANE AUGHTON			YES					NO
LDF0455	RECREATION GROUND, FALCONER LANE			YES					NO
LDF0467	RED HILL			YES					NO
LDF0488	LAND TO THE REAR OF PROPERTIES ON SAWN MOOR AND SCHOOL ROAD		YES						NO
LDF0494	LAND OFF OLIVERS WAY		YES						NO

**Stage 1 - Automatic Site Exclusions (if 'Yes' to any then not carried forward to next stage)**

Ref:	Site Name	A. Site developed or unavailable		B. Conformity with Core Strategy settlement hierarchy		C. Key Environmental and heritage considerations			Carried Forward to Stage 2 (YES / NO)
		Developed	Unavailable	Outside identified settlements (remote)	Allocation not required - sufficient outstanding permissions	Biodiversity (International or national designations)	Flooding (functional floodplain)	Nationally important archaeological site	
LDF0508	LAND OFF COMMON LANE			YES					NO
LDF0511	LAND AT KIRKSTEAD ABBEY MEWS	YES							NO
LDF0520	LAND TO THE EAST OF GRANGE PARK GOLF COURSE			YES					NO
LDF0521	WALKWORTH FARM,			YES					NO
LDF0528	LAND TO THE NORTH OF WORKSOP ROAD			YES					NO
LDF0529	LAND IN LINDRICK DALE			YES					NO
LDF0536	LAND TO THE EAST OF LADY FIELD ROAD			YES					NO
LDF0537	LAND OFF LITTLE WOOD LANE			YES					NO
LDF0550	LAND TO EAST OF FIRBECK LANE			YES					NO
LDF0554	R/O EAST TERRACE, WALES BAR		YES						NO
LDF0558	LAND OFF DINNINGTON ROAD			YES					NO
LDF0560	R/O 31 TO 63 NEW ROAD			YES					NO
LDF0561	R/O 13 TO 27 NEW ROAD			YES					NO
LDF0578	LAND OFF ST ANNE'S ROAD	YES							NO
LDF0583	LAND TO THE SOUTH OF VESSEY CLOSE FARM			YES					NO
LDF0584	LAND TO THE NORTH OF WORKSOP ROAD			YES					NO
LDF0585	LAND AT HARDWICK LANE FARM			YES					NO
LDF0586	LAND TO THE WEST OF GOOSE CARR LANE			YES					NO
LDF0588	LAND TO THE EAST OF WOODSETTS ROAD			YES					NO
LDF0590	OLD BINGO HALL	YES							NO
LDF0596	LAND WEST OF THRYBERGH PARK GOLF COURSE			YES					NO
LDF0665	WOODLANDS FARM, EAST OF MOOR LANE NORTH, RAVENFIELD			YES					NO
LDF0668	LAND SOUTH OF COMMON LANE, RAVENFIELD			YES					NO
LDF0673	LAND ADJACENT JOAN LANE, HOOTON LEVITT			YES					NO
LDF0679	WALLED GARDEN AT KIVETON HALL, KIVETON PARK			YES					NO
LDF0683	LAND WEST OF MOAT LANE & GREEN LANE, WICKERSLEY			YES					NO
LDF0684	LAND AT FALCONER FARM, SOUTH OF FALCONER LANE, AUGHTON			YES					NO

**Stage 1 - Automatic Site Exclusions (if 'Yes' to any then not carried forward to next stage)**

Ref:	Site Name	A. Site developed or unavailable		B. Conformity with Core Strategy settlement hierarchy		C. Key Environmental and heritage considerations			Carried Forward to Stage 2 (YES / NO)
		Developed	Unavailable	Outside identified settlements (remote)	Allocation not required - sufficient outstanding permissions	Biodiversity (International or national designations)	Flooding (functional floodplain)	Nationally important archaeological site	
LDF0686	LAND TO SOUTH OF A57, ASTON			YES					NO
LDF0687	LAND SOUTHEAST OF UPPER WHISTON LANE, UPPER WHISTON			YES					NO
LDF0698	LAND SOUTH OF SANDY LANE, HELLABY			YES					NO
LDF0701	LAND AT NORTH STAVELY JUNCTION, SWALLOWNEST			YES					NO
LDF0704	LAND WEST OF MANSFIELD ROAD, WALES BAR			YES					NO
LDF0712	LAND OFF SHEFFIELD ROAD			YES					NO
LDF0719	LAND TO EAST OF LEYS LANE			YES					NO
LDF0731	LAND OFF NEWHILL ROAD			YES					NO
LDF0741	LAND AT THREE ACRES, LAMB LANE, FIRBECK			YES					NO
LDF0780	LAND OFF BRECKS LANE			YES					NO
LDF0783	LAND OFF JUNCTION 35 OF THE M1			YES					NO
LDF0801	LAND AT SPRING GARDEN QUARRY		YES						NO
LDF0802	LAND SOUTH OF WEST BAWTRY ROAD			YES					NO
LDF0813	LAND TO NORTH OF A57, WORKSOP ROAD AT ASTON COMMON			YES					NO
LDF0814	LAND TO SOUTH OF A57, WORKSOP ROAD			YES					NO
LDF0817	LAND TO EAST OF HELLABY LANE			YES					NO
LDF0818	LAND BETWEEN M1 AND M18			YES					NO
LDF0821	LAND OFF ROTHERWAY						YES		NO
LDF0825	LAND SOUTH OF MOAT FARM			YES					NO

## 2-E.2 Results of Stage 2 – SA of Individual Sites

Table B (below) presents the SA assessment scores for each site considered as a potential allocation or potential safeguarded land. This formed Stage 2 of the Site Selection Methodology (see Chapter 4 and Appendix G for more information).

There are certain blank scores in the matrix. For example, information on protected species, highways access issues, and water / sewerage capacity was not available for every site. At present, these gaps in information are not thought to be significant for decision-making. Future information-gathering will be gauged by need, including as determined by current proposed allocations and safeguarded land and the results of consultation on the draft Sites and Policies document.



































### 2-E.3 Results of Stage 3 – Site Prioritisation

The table within this appendix presents the assessment scores for each site used in order to select the preferred allocations and safeguarded land. This formed Stage 3 of the Site Selection Methodology (see Section 2 and Appendix G for more information).

Stage 3 has resulted in the overall ‘planning view’ of the strengths and weaknesses of each site. A decision has then been made as to whether a site is:

- Allocated – Residential;
- Allocated – Employment;
- Allocated – Retail;
- Allocated – Gypsy & Traveller site;
- Safeguarded (Res) – “Res.” for Residential;
- Safeguarded (Emp) – “Emp.” for Employment;
- “No” – not allocated (current use retained); or
- “No” – designate as green space.

“No” means that a site is not a development site for this Sites and Policies document. This does not preclude a site from being considered as a windfall site in the future, except where a site is Green Belt or has, or is to have, a designation (e.g. green space). New proposed designations are noted in the tables that follow. Furthermore, this exercise does not preclude a site from more minor changes in usage, such as for mixed use sites, as these would be reviewed as part of future policy mechanisms.

A Red / Amber / Green assessment for most of these criteria was applied. The colour coding represented the following categories:

- Red = potentially significant constraint and/or significant negative impact on the achievement of an SA Objective;
- Amber = some potential constraint and/or negative impact on the achievement of an SA Objective; and
- Green = no known constraint and/or little negative impact on the achievement of an SA Objective.



Ref:	Site Name	A. SA Score: Socio-Economic	B. SA Score: Environmental	C. Green Belt	D. Urban Extensions	E. Deliverability (Housing)	F. Green Infrastructure Corridors	G. HS2 Rail Route	H. SA Cumulative Effects	Comment on Cum. Effect	Allocation
<b>ROTHERHAM URBAN AREA</b>											
LDF0009	ROTHER VIEW ROAD	Yellow	Yellow	Green	Yellow	Yellow	Green	Yellow	Green	Geological diversity	Not allocated.
LDF0010	R/O 70-78 MOORGATE ROAD	Red	Yellow	Green	Green	Red	Green	Green	Green	N/A	Not allocated.
LDF0011	OFF CASTLE AVENUE	Red	Yellow	Green	Green	Yellow	Green	Green	Green	N/A	Not allocated.
LDF0013	LISLE ROAD BROOM	Yellow	Green	Green	Green	Green	Green	Green	Green	N/A	Not allocated.
LDF0014	OFF CENTENERY WAY/ BAWTRY ROAD	Yellow	Yellow	Green	White	Yellow	Green	Green	Green	N/A	Employment Development Site
LDF0016	PHOENIX GROVE	Yellow	Yellow	Green	Green	Green	Green	Green	Green	N/A	Not allocated.
LDF0017	LAND ABUTTING BAWTRY ROAD, BRINSWORTH	Yellow	Yellow	Green	Yellow	Green	Green	Green	Green	N/A	Not allocated.
LDF0018	FIELD VIEW	Yellow	Red	Green	Green	Green	Green	Yellow	Green	AQMA impacts	Residential Development Site
LDF0019	ST. GEORGE'S DRIVE	Yellow	Red	Green	Green	Red	Green	Green	Green	N/A	Not allocated.
LDF0020	OFF WEST BAWTRY ROAD	Red	Yellow	Red	Yellow	Red	Yellow	Green	Green	N/A	Safeguarded land for residential
LDF0021	ABDY FARM	Yellow	Red	Green	Yellow	Red	Green	Green	Green	N/A	Not allocated.
LDF0022	FORMER JOB LOT SITE	Yellow	Yellow	Green	Green	Red	Yellow	Green	Yellow	Flood risk	Not allocated.
LDF0023	OFF GRANGE LANE	Yellow	Yellow	Green	Green	White	Green	Green	Green	N/A	Employment Development Site
LDF0025	RECREATION GROUND AND FORMER SCHOOL PLAYING FIELD (AT B & Q ROUNDABOUT)	Yellow	Yellow	Green	Green	Green	Green	Yellow	Green	Loss of greenspace.	Not allocated.
LDF0026	LAND AT THE BUNGALOW AND ADJACENT LAND,	Yellow	Green	Green	Green	Green	Green	Green	Green	N/A	Not allocated.
LDF0027	FORMER THORN HILL PRIMARY SCHOOL	Yellow	Yellow	Green	Green	Yellow	Green	Yellow	Green	Geological diversity	Residential Development Site
LDF0029	CLARE COURT, ASHLEY INDUSTRIAL ESTATE, ASHLEY COURT AND OTHER SMALL INDUSTRIAL ACTIVITIES	Yellow	Red	Green	White	Yellow	Green	Green	Green	Flood risk	Not allocated.
LDF0030	LAND OFF NORTHFIELD ROAD ADJACENT TO THE CANAL	Red	Yellow	Green	Yellow	Yellow	Green	Green	Green	Flood risk	Not allocated.
LDF0031	LAND OFF ROTHERHAM ROAD (HENRY BOOT SITE)	Yellow	Red	Green	Yellow	White	Green	Green	Green	Flood risk	Employment Development Site
LDF0032	LAND OFF ERSKINE ROAD	Yellow	Red	Green	Yellow	Red	Yellow	Green	Yellow	Flood risk	Not allocated.
LDF0033	OFF FERNLEIGH DRIVE, AUGUSTUS ROAD, BRINSWORTH	Yellow	Yellow	Green	Yellow	Red	Green	Green	Green	N/A	Not allocated.
LDF0040	R/O 62 - 124 WICKERSLEY ROAD (THE PITCHES)	Red	Yellow	Green	Green	Red	Green	Yellow	Green	Loss of greenspace.	Not allocated.
LDF0043	R/O 14 -24 MIDDLEFIELDS DRIVE	Red	Red	Green	Green	Red	Green	Green	Green	N/A	Not allocated.
LDF0045	LAND OFF STUBBIN ROAD	Yellow	Yellow	Red	Yellow	Yellow	Green	Yellow	Green	Potential landscape / townscape impacts.	Residential Development Site
LDF0046	LAND OFF SYMONDS AVENUE	Yellow	Red	Yellow	Yellow	Yellow	Green	Yellow	Green	Potential landscape / townscape impacts.	Residential Development Site
LDF0047	LAND OFF WENTWORTH ROAD	Yellow	Yellow	Green	Yellow	Green	Yellow	Green	Green	Potential landscape / townscape impacts.	Residential Development Site

Ref:	Site Name	A. SA Score: Socio-Economic	B. SA Score: Environmental	C. Green Belt	D. Urban Extensions	E. Deliverability (Housing)	F. Green Infrastructure Corridors	G. HS2 Rail Route	H. SA Cumulative Effects	Comment on Cum. Effect	Allocation
<b>ROTHERHAM URBAN AREA</b>											
LDF0048	LAND OFF HARDING AVENUE	Yellow	Red	Green	Yellow	White	Green	Green	Green	N/A	Retail Development Site
LDF0049	LAND TO REAR OF HAUGH GREEN	Red	Red	Red	Yellow	Yellow	Green	Green	Green	N/A	Not allocated.
LDF0050	LAND FORMERLY OWNED BY BRITISH GAS	Yellow	Yellow	Green	Green	White	Green	Green	Green	N/A	Not allocated.
LDF0054	LAND AT ALDWARKE SEWAGE TREATMENT WORKS	Red	Yellow	Green	Red	White	Yellow	Green	Yellow	Flood risk	Not allocated.
LDF0055	LAND OFF HAUGH ROAD	Red	Yellow	Red	Yellow	Yellow	Green	Green	Yellow	Potential landscape / townscape impacts.	Not allocated.
LDF0056	FORMER TIP SITE	Yellow	Red	Red	Yellow	Red	Green	Green	Green	N/A	Not allocated.
LDF0057	LAND AT ALDWARKE SEWAGE TREATMENT WORKS (OFF ALDWARKE LANE)	Red	Yellow	Green	Red	White	Yellow	Green	Yellow	Flood risk	Not allocated.
LDF0058	LAND OFF KILNHURST ROAD	Yellow	Green	Green	Green	Green	Green	Green	Green	N/A	Not allocated.
LDF0059	LAND OFF GREASBOROUGH LANE	Yellow	Yellow	Red	Yellow	Red	Yellow	Green	Yellow	Potential landscape / townscape impacts.	Not allocated.
LDF0060	LAND OFF HIGH STREET	Green	Yellow	Green	Yellow	White	Yellow	Green	Yellow	Potential landscape / townscape impacts.	Residential Development Site
LDF0061	LAND OFF DALE ROAD	Green	Green	Green	White	Green	Green	Green	Green	N/A	Not allocated.
LDF0062	BUS DEPOT SITE	Green	Red	Green	Green	Green	Green	Green	Green	N/A	Not allocated.
LDF0063	SPORTS GROUND & CLUB OFF WILLOWGARTH	Yellow	Red	Green	Green	Green	Green	Green	Green	N/A	Not allocated.
LDF0064	SITES ON RYECROFT SPORTS GROUND	Yellow	Yellow	Green	Yellow	White	Green	Green	Yellow	Loss of greenspace.	Not allocated.
LDF0065	LAND OFF YORK ROAD,	Yellow	Red	Green	Yellow	White	Green	Green	Yellow	AQMA impacts	Residential Development Site
LDF0069	LAND OFF DONCASTER ROAD, EAST DENE	Yellow	Red	Green	Green	Green	Green	Green	Yellow	AQMA impacts, loss of greenspace.	Not allocated.
LDF0070	BELLOWS ROAD CENTRE	Yellow	Red	Green	Green	Green	Green	Green	Yellow	Potential landscape / townscape impacts.	Residential Development Site
LDF0072	LAND TO REAR OF PROPERTIES ON ROCKCLIFFE ROAD	Yellow	Green	Green	Yellow	White	Green	Green	Green	N/A	Not allocated.
LDF0073	LAND OFF MOWBRAY STREET	Yellow	Red	Green	Green	Green	Green	Green	Yellow	AQMA impacts, loss of greenspace.	Not allocated.
LDF0074	LAND TO REAR OF PROPERTIES ON OCCUPATION ROAD	Red	Red	Green	Green	Green	Green	Green	Yellow	Potential landscape / townscape impacts.	Residential Development Site
LDF0075	LAND OFF VESEY STREET (INCORPORATING RYAN PLACE & RAWMARSH HOUSE)	Green	Yellow	Green	Yellow	White	Green	Green	Green	N/A	Not allocated.
LDF0076	OFF HERRINGTHORPE VALLEY ROAD AND CAWTHORNE CLOSE	Yellow	Red	Green	Green	Red	Green	Green	Green	N/A	Not allocated.
LDF0077	DALTON ALLOTMENT SITE	Yellow	Yellow	Green	Yellow	White	Green	Green	Yellow	AQMA impacts, geological diversity, loss of greenspace.	Residential Development Site
LDF0078	LAND OFF DALTON LANE AND NETHERFIELD VIEW	Red	Red	Red	Yellow	Yellow	Green	Green	Green	N/A	Not allocated.
LDF0079	LAND OFF FAVELL ROAD	Yellow	Yellow	Green	Yellow	White	Green	Green	Green	N/A	Not allocated.
LDF0080	SITE OFF BARBERS AVENUE	Green	Yellow	Green	Green	Yellow	Green	Green	Yellow	Loss of greenspace.	Residential Development Site

Ref:	Site Name	A. SA Score: Socio-Economic	B. SA Score: Environmental	C. Green Belt	D. Urban Extensions	E. Deliverability (Housing)	F. Green Infrastructure Corridors	G. HS2 Rail Route	H. SA Cumulative Effects	Comment on Cum. Effect	Allocation
<b>ROTHERHAM URBAN AREA</b>											
LDF0081	LAND OFF WILLIAM STREET & LAND AT END OF VICTORIA ROAD	Yellow	Red	Green	Yellow	Red	Green	Green	Yellow	Loss of greenspace.	Not allocated.
LDF0083	SITE OFF HOLLYBUSH STREET	Green	Yellow	Green	Green	Red	Green	Green	Green	N/A	Not allocated.
LDF0085	SITE OFF ALDWARKE ROAD	Yellow	Green	Green	Green	Green	Green	Green	Green	N/A	Not allocated.
LDF0086	LAND EITHER SIDE OF SCHOOL LANE	Red	Green	Green	White	Yellow	Green	Green	Green	N/A	Not allocated.
LDF0088	BOSWELL STREET AND ARUNDEL ROAD	Red	Red	Green	Green	Green	Green	Yellow	Green	Loss of greenspace.	Residential Development Site
LDF0089	HERRINGTHORPE LEISURE CENTRE	Yellow	Green	Green	Green	Green	Green	Green	Green	N/A	Residential Development Site
LDF0090	BIRCH WOOD	Red	Red	Red	Yellow	White	Yellow	Green	Green	N/A	Not allocated.
LDF0091	SITE AT WHITFIELD ROAD	Yellow	Green	Green	Green	Red	Yellow	Green	Green	N/A	Not allocated.
LDF0097	YORKSHIRE WATER LAND, ALDWARKE	Red	Red	Green	Red	White	Yellow	Green	Yellow	Flood risk	Employment Development Site
LDF0098	LAND OFF ALDWARKE LANE, ALDWARKE	Yellow	Yellow	Green	Red	White	Yellow	Green	Yellow	Flood risk	Employment Development Site
LDF0099	NORTH-EAST OF PARKGATE RETAIL PARK	Red	Red	Green	Yellow	White	Yellow	Green	Yellow	Flood risk	Mixed Use
LDF0100	LAND TO REAR OF PROPERTIES ON CHURCH STREET	Red	Red	Green	Yellow	Red	Yellow	Green	Yellow	Potential landscape / townscape impacts.	Not allocated.
LDF0101	SITE OFF OCCUPATION ROAD	Yellow	Red	Green	Green	White	Green	Green	Green	N/A	Not allocated.
LDF0102	PARKGATE BUSINESS PARK (SOUTH) OFF BEALE WAY	Yellow	Green	Green	Yellow	Yellow	Yellow	Green	Green	N/A	Employment Development Site
LDF0103	LAND OFF WESTFIELD ROAD	Green	Red	Green	Yellow	Green	Green	Green	Yellow	Potential landscape / townscape impacts.	Residential Development Site
LDF0104	ROUNDWOOD COLLIERY ACCESS OFF ALDWARKE LANE	Red	Yellow	Green	Yellow	White	Yellow	Green	Yellow	Flood risk	Employment Development Site
LDF0105	LAND WITHIN ALDWARKE STEEL WORKS (CORUS) OFF DONCASTER ROAD	Red	Yellow	Green	Yellow	White	Yellow	Green	Yellow	Flood risk	Employment Development Site
LDF0106	CORUS STEEL WORKS TO NORTH OF WEIGH BRIDGE	Yellow	Yellow	Green	Yellow	Red	Yellow	Green	Green	N/A	Not allocated.
LDF0109	SITE OFF TAYLORS LANE	Yellow	Green	Green	Yellow	White	Yellow	Green	Green	N/A	Not allocated.
LDF0110	EAST OF BRECKS LANE, R/O BELCOURT ROAD	Yellow	Red	Red	Yellow	Yellow	Yellow	Green	Yellow	Potential landscape / townscape impacts.	Residential Development Site
LDF0111	EXTENDED AREA OF RYECROFT SPORTS GROUND	Red	Red	Yellow	Green	Red	Green	Green	Yellow	Loss of greenspace.	Not allocated.
LDF0114	LAND OFF BRECKS CRESCENT AND GIBBING GREAVE ROAD	Green	Red	Green	Yellow	Green	Yellow	Green	Green	N/A	Not allocated.
LDF0115	STEEL MILLS SHAKESPEARE ROAD	Green	Red	Green	Green	White	Green	Green	Green	N/A	Not allocated.
LDF0116	DONCASTER ROAD, RIDGE ROAD	Yellow	Red	Green	Green	Red	Green	Green	Green	N/A	Not allocated.
LDF0117	CLAY PIT KILNHURST	Red	Yellow	Red	Red	Yellow	Yellow	Green	Green	N/A	Not allocated.
LDF0122	SITE OFF LADY OAK ROAD	Yellow	Yellow	Green	Green	Red	Green	Green	Green	N/A	Not allocated.

Ref:	Site Name	A. SA Score: Socio-Economic	B. SA Score: Environmental	C. Green Belt	D. Urban Extensions	E. Deliverability (Housing)	F. Green Infrastructure Corridors	G. HS2 Rail Route	H. SA Cumulative Effects	Comment on Cum. Effect	Allocation
<b>ROTHERHAM URBAN AREA</b>											
LDF0126	LAND OFF THE RIDGEWAY	Yellow	Green	Green	Red	Green	Green	Green		N/A	Not allocated.
LDF0128	OFF LONGFELLOW DRIVE	Red	Green	Green	Green	Red	Green	Green		N/A	Not allocated.
LDF0129	FORMER CRICKET GROUND OFF BRECKS LANE	Red	Red	Red	Yellow	Yellow	Yellow	Green		N/A	Safeguarded land for residential
LDF0130	OFF FAR LANE	Yellow	Green	Green	Green	Green	Green	Green		N/A	Residential Development Site
LDF0134	LAND TO NORTH WEST OF DONCASTER ROAD DALTON	Yellow	Yellow	Green	Green	Yellow	Yellow	Yellow		Geological diversity	Residential Development Site
LDF0136	URBAN GREENSPACE ADJACENT TO SILVERWOOD CENTRE	Red	Red	Green	Red	Yellow	Green	Green		N/A	Not allocated.
LDF0137	LAND ADJACENT WEST HILL AND DROPPINGWELL RD	Yellow	Red	Red	Yellow	Red	Green	Green		N/A	Not allocated.
LDF0138	LAND ADJACENT WEST HILL, HILL TOP	Red	Yellow	Red	Yellow	Red	Green	Green		N/A	Not allocated.
LDF0139	LAND ADJACENT MEADOWHALL ROAD AND RICHMOND PARK AVE	Yellow	Red	Red	Yellow	White	Green	Green		N/A	Not allocated.
LDF0140	LAND EAST OF MEADOWHALL RD	Yellow	Yellow	Red	Red	Red	Green	Green		N/A	Not allocated.
LDF0141	LAND ADJOINING MEADOWHALL RD AND CLEMENT ST	Yellow	Yellow	Green	Yellow	Green	Green	Green		N/A	Not allocated.
LDF0147	LAND BETWEEN MEADOW BANK RD AND CLAREMONT ST	Green	Yellow	Green	Green	Green	Green	Yellow		Loss of greenspace.	Not allocated.
LDF0148	IVANHOE WORKS, KIMBERWORTH RD	Yellow	Yellow	Green	Green	Yellow	Green	Yellow		AQMA impacts	Not allocated.
LDF0149	LAND ADJOINING WORTLEY RD AND GARDEN ST, MASBROUGH	Yellow	Yellow	Green	Green	White	Green	Yellow		AQMA impacts	Not allocated.
LDF0150	LAND ADJOINING MIDLAND RD AND WORTLEY RD	Green	Yellow	Green	Green	Yellow	Green	Yellow		AQMA impacts	Not allocated.
LDF0151	LAND BETWEEN KIMBERWORTH RD AND MIDLAND RD	Yellow	Yellow	Green	Green	Yellow	Green	Green		N/A	Not allocated.
LDF0152	LAND ADJOINING FERHAM RD AND BELMONT ST	Green	Yellow	Green	Green	Green	Green	Green		N/A	Residential Development Site
LDF0153	OLD MASBROUGH TRAIN STATION	Yellow	Yellow	Green	Green	Red	Green	Green		N/A	Not allocated.
LDF0154	LAND BETWEEN CENTENARY WAY, NEW WORTLEY RD AND MASBROUGH ST	Yellow	Red	Green	Green	Red	Green	Yellow		Loss of greenspace.	Not allocated.
LDF0155	CLOUGH HILL, LAND BETWEEN AVONDALE RD AND HENLEY LA.	Green	Yellow	Green	Green	Red	Green	Green		N/A	Not allocated.
LDF0156	LAND BETWEEN FENTON RD AND HENLEY LANE	Yellow	Yellow	Green	Yellow	Green	Green	Yellow		Geological diversity, loss of greenspace.	Residential Development Site
LDF0158	LAND NORTHWEST OF MUNSROUGH LANE	Yellow	Yellow	Green	Green	Yellow	Green	Green		N/A	Residential Development Site
LDF0163	LAND SOUTH OF GREASBROUGH LA, NORTHEAST OF CINDER BRIDGE RD	Red	Red	Red	Yellow	Yellow	Green	Yellow		Potential landscape / townscape impacts.	Not allocated.
LDF0170	LAND BETWEEN GRAYSON RD AND CHURCH ST	Yellow	Yellow	Green	Green	Yellow	Green	Yellow		Loss of greenspace.	Residential Development Site
LDF0173	LAND EAST OF SIMMONITE RD, WEST OF FENTON RD	Yellow	Yellow	Green	Green	Red	Yellow	Green		N/A	Not allocated.
LDF0176	LAND WEST OF ROCKINGHAM JUNIOR SCHOOL	Yellow	Yellow	Green	Green	Green	Green	Green		N/A	Not allocated.

Ref:	Site Name	A. SA Score: Socio-Economic	B. SA Score: Environmental	C. Green Belt	D. Urban Extensions	E. Deliverability (Housing)	F. Green Infrastructure Corridors	G. HS2 Rail Route	H. SA Cumulative Effects	Comment on Cum. Effect	Allocation
<b>ROTHERHAM URBAN AREA</b>											
LDF0178	LAND ADJACENT SCHOLES COPPICE	Red	Red	Red	Yellow	Red	Yellow	Green	Green	N/A	Not allocated.
LDF0180	LAND SOUTH OF DEEPDALE RD, KIMBERWORTH	Yellow	Green	Green	Green	Green	Green	Green	Green	N/A	Not allocated.
LDF0181	LAND BEHIND BRADGATE CLUB	Yellow	Red	Green	Green	Yellow	Green	Green	Yellow	AQMA impacts, geological diversity, loss of greenspace.	Residential Development Site
LDF0183	LAND R/O 32, 52 AND 54 FERNLEIGH DRIVE	Yellow	Yellow	Green	Green	Red	Green	Green	Green	N/A	Not allocated.
LDF0184	THRYBERGH PARISH PLAYING FIELDS	Yellow	Red	Red	Red	Red	Yellow	Green	Green	N/A	Not allocated.
LDF0185	WHINNEY HILL SITE A	Yellow	Green	Green	Green	Green	Green	Green	Green	N/A	Residential Development Site
LDF0188	MOUSEHOLE LANE	Yellow	Red	Red	Yellow	Yellow	Green	Green	Green	N/A	Not allocated.
LDF0192	LAND TO NORTH OF ST GERARD'S CATHOLIC PRIMARY SCHOOL	Yellow	Red	Red	Yellow	Yellow	Green	Green	Green	N/A	Residential Development Site
LDF0193	CHESTNUT TREE FARM OFF DONCASTER ROAD	Yellow	Red	Red	Yellow	Yellow	Green	Green	Green	N/A	Not allocated.
LDF0194	MARCH FLATTS FIELD	Red	Red	Red	Yellow	Red	Yellow	Green	Green	N/A	Not allocated.
LDF0195	MANOR FARM COURT	Yellow	Red	Red	Yellow	Red	Yellow	Green	Green	N/A	Not allocated.
LDF0197	FORMER CRICKET GROUND, ROTHERHAM GOLF CLUB	Yellow	Red	Red	Yellow	Red	Yellow	Green	Green	N/A	Not allocated.
LDF0198	OLDGATE LANE SOUTH, THRYBERGH	Yellow	Green	Green	Green	Yellow	Green	Green	Green	N/A	Residential Development Site
LDF0199	CHESTERHILL AVENUE (EAST), THRYBERGH	Yellow	Green	Green	Green	Yellow	Green	Green	Green	N/A	Residential Development Site
LDF0200	GLEBE CRESCENT / CHESTERHILL AVENUE	Yellow	Yellow	Green	Green	Green	Green	Yellow	Green	Loss of greenspace.	Residential Development Site
LDF0201	FOLJAMBE DRIVE / WILSON DRIVE	Yellow	Green	Green	Green	Yellow	Green	Green	Green	N/A	Not allocated.
LDF0202	MEADOW CLOSE / WILSON DRIVE (TWO SITES)	Yellow	Yellow	Green	Green	Red	Green	Green	Green	N/A	Not allocated.
LDF0203	MEADOW CLOSE / WILSON DRIVE (TWO SITES)	Yellow	Green	Green	Yellow	Yellow	Green	Green	Green	N/A	Not allocated.
LDF0228	MASBOROUGH SIDINGS	Yellow	Yellow	Green	Green	White	Green	Green	Green	N/A	Not allocated.
LDF0233	OFF LATHE ROAD/ WORRY GOOSE LANE	Red	Red	Red	Yellow	Yellow	Yellow	Green	Yellow	Potential landscape / townscape impacts, geological diversity	Residential Development Site
LDF0237	OFF SHROGSWOOD ROAD	Red	Red	Red	Yellow	Yellow	Yellow	Green	Yellow	Potential landscape / townscape impacts.	Residential Development Site
LDF0314	LAND BEHIND GREASBROUGH CLUB	Red	Yellow	Green	Yellow	Red	Yellow	Green	Green	N/A	Not allocated.
LDF0563	LAND OFF GODSTONE ROAD	Green	Red	Green	Green	Yellow	Green	Yellow	Green	AQMA impacts, heritage impacts.	Residential Development Site
LDF0564	LAND OFF CHATHAM STREET	Green	Yellow	Green	Green	Yellow	Green	Green	Green	N/A	Not allocated.
LDF0565	LAND AT THE JUNCTION OF WELLGATE AND HOLLOWGATE	Green	Red	Green	Green	Yellow	Green	Green	Yellow	AQMA impacts, heritage impacts.	Residential Development Site
LDF0566	DONCASTER GATE HOSPITAL	Green	Yellow	Green	Green	Green	Green	Green	Yellow	AQMA impacts, heritage impacts.	Not allocated.

Ref:	Site Name	A. SA Score: Socio-Economic	B. SA Score: Environmental	C. Green Belt	D. Urban Extensions	E. Deliverability (Housing)	F. Green Infrastructure Corridors	G. HS2 Rail Route	H. SA Cumulative Effects	Comment on Cum. Effect	Allocation
<b>ROTHERHAM URBAN AREA</b>											
LDF0567	LAND OFF ALBION ROAD	Green	Red	Green	Green	Green	Green	Yellow	Green	AQMA impacts, heritage impacts.	Not allocated.
LDF0568	CIVIC THEATRE	Green	Yellow	Green	Green	Red	Green	Green	Green	N/A	Not allocated.
LDF0569	LAND OFF DONCASTER ROAD	Green	Yellow	Green	Green	Green	Green	Green	Green	N/A	Not allocated.
LDF0570	DRUMMOND STREET CAR PARK	Green	Yellow	Green	Green	Red	Green	Green	Green	N/A	Retail Development Site
LDF0571	CIVIC OFFICES	Yellow	Yellow	Green	Green	Red	Green	Green	Green	N/A	Not allocated.
LDF0572	CRINOLINE HOUSE	Yellow	Yellow	Green	Green	Red	Yellow	Green	Green	N/A	Not allocated.
LDF0573	FORGE ISLAND (TESCO)	Green	Red	Green	Green	Red	Yellow	Green	Green	N/A	Not allocated.
LDF0574	GUEST AND CHRIMES AND ADJACENT LAND	Red	Red	Green	Green	Red	Yellow	Green	Green	N/A	Not allocated.
LDF0575	LAND TO WEST OF WESTGATE	Yellow	Red	Green	Green	Red	Yellow	Green	Yellow	Heritage impacts.	Residential Development Site
LDF0576	LAND OFF COKE HILL	Yellow	Green	Green	Green	Red	Green	Green	Green	N/A	Not allocated.
LDF0577	LAND EITHER SIDE OF WILFRED STREET	Green	Red	Green	Green	Red	Green	Green	Yellow	AQMA impacts, heritage impacts.	Not allocated.
LDF0579	LAND OFF BRINSWORTH STREET	Red	Red	Green	Green	Red	Yellow	Green	Green	N/A	Not allocated.
LDF0580	LAND OFF COLLEGE ROAD	Yellow	Red	Green	Green	Red	Yellow	Green	Green	N/A	Not allocated.
LDF0581	LAND OFF HOWARD STREET	Green	Red	Green	Green	White	Green	Green	Yellow	Heritage impacts.	Not allocated.
LDF0582	COLLEGE BUILDINGS	Green	Yellow	Green	Green	White	Green	Green	Green	N/A	Not allocated.
LDF0589	LAND OFF GREASBROUGH ROAD	Yellow	Red	Green	Green	Red	Yellow	Green	Green	N/A	Not allocated.
LDF0591	LAND OFF MAGNA LANE/ DALTON LANE	Red	Red	Red	Yellow	Red	Yellow	Green	Green	N/A	Not allocated.
LDF0592	LAND WITHIN CURTILAGE 42 WHISTON VALE	Red	Red	Green	Green	Yellow	Green	Green	Green	N/A	Not allocated.
LDF0593	LAND OFF SHEFFIELD ROAD	Yellow	Red	Green	Green	Red	Yellow	Green	Green	N/A	Not allocated.
LDF0594	LAND ADJACENT TO MARKET STREET	Yellow	Red	Green	Green	Red	Yellow	Green	Yellow	Heritage impacts.	Not allocated.
LDF0595	LAND TO THE WEST OF WESTGATE	Green	Yellow	Green	Green	Red	Yellow	Green	Green	N/A	Not allocated.
LDF0597	120 MOORGATE ROAD	Yellow	Green	Green	Green	White	Green	Green	Green	N/A	Not allocated.
LDF0602	PHOENIX BUSINESS PARK	Yellow	Red	Green	Yellow	White	Yellow	Green	Green	N/A	Employment Development Site
LDF0603	J34 NORTH, MEADOWBANK ROAD	Yellow	Yellow	Green	Red	White	Green	Red	Green	N/A	Not allocated.
LDF0608	SWINDEN TECHNOLOGY CENTRE	Yellow	Yellow	Green	Green	Yellow	Green	Green	Green	N/A	Not allocated.
LDF0657	LAND AT KNOWLES SITE, FITZWILLIAM RD	Green	Red	Green	Green	Red	Green	Green	Green	N/A	Not allocated.

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<b>ROTHERHAM URBAN AREA</b>											
LDF0664	LAND TO NORTH OF GRANGE RD, RAWMARSH									N/A	Safeguarded land for residential
LDF0685	LAND AT ROCKINGHAM HOUSE FARM, HAUGH RD, UPPER HAUGH									Potential landscape / townscape impacts.	Not allocated.
LDF0690	LAND SOUTH OF HOLLINGS LANE									N/A	Not allocated.
LDF0691	LAND NORTH OF KILNHURST RD, RAWMARSH									N/A	Residential Development Site
LDF0692	LAND SOUTH OF KILNHURST RD, RAWMARSH									Loss of cLWS - Kilnhurst Flash, flood risk	Not allocated.
LDF0693	LAND NORTH OF ROUNDWOOD ROLLING MILLS, RAWMARSH									Loss of cLWS - Kilnhurst Flash, potentially loss of greenspace.	Not allocated.
LDF0747	LAND ADJACENT TO MAGNA TEMPLEBOROUGH									N/A	Employment Development Site
LDF0753	FORMER TC HARRISON SHOWROOM PARKGATE									N/A	Not allocated.
LDF0755	FORMER DC COOK SITE									N/A	Not allocated.
LDF0756	RECREATION GROUND, SCHOOL LANE									N/A	Not allocated.
LDF0761	LAND TO EAST OF HARDING AVENUE (FORMERLY PART OF LDF0049)									Potential landscape / townscape impacts.	Residential Development Site
LDF0770	LAND SOUTH OF MEADOWHALL RD									N/A	Not allocated.
LDF0785	LAND AT MOORHOUSE LANE									Potential landscape / townscape impacts.	Not allocated.
LDF0786	LAND BETWEEN CHESTERTON / SHAW / FITZWILLIAM ROADS									N/A	Not allocated.
LDF0793	LAND NORTH OF HARRY CROFT									Loss of greenspace.	Residential Development Site
LDF0807	LAND WEST OF DONCASTER ROAD									N/A	Not allocated.
LDF0820	LAND TO NORTH OF MEADOWHALL ROAD J34 NORTH									N/A	Not allocated.
LDF0822	LAND OF MUNSBROUGH LANE									Loss of greenspace.	Residential Development Site
LDF0823	DERELICT BUILDINGS CORPORATION STREET									N/A	Retail Development Site
LDF0824	OUTDOOR MARKETS									N/A	Retail Development Site
LDF0826	FOSTERS GARDEN CENTRE									N/A	Residential Development Site
<b>DINNINGTON, ANSTON AND LAUGHTON COMMON</b>											
LDF0206	CARAVAN PARK AT CRAMFIT BRIDGE									N/A	Not allocated.
LDF0207	ALLOTMENT LAND OFF EAST STREET									N/A	Residential Development Site
LDF0208	LAND TO THE EAST OF PENNY PIECE LANE									N/A	Residential Development Site
LDF0209	LAND BETWEEN SHEFFIELD ROAD AND MINERAL RAILWAY									Recreational pressure on Anston Stones Wood SSSI.	Residential Development Site

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<b>DINNINGTON, ANSTON AND LAUGHTON COMMON</b>											
LDF0210	LAND TO THE WEST OF PENNY PIECE LANE	Red	Yellow	Red	White	White	Yellow	Green	Green	N/A	Not allocated.
LDF0211	LAND TO THE SOUTH OF WOODSETTS ROAD	Yellow	Yellow	Red	Yellow	White	Green	Green	Red	Loss of Grade 2 agricultural land, effect on landscape, recreational pressure on Anston	Not allocated.
LDF0212	LAND OFF WALNUT DRIVE	Red	Yellow	Green	Green	White	Green	Green	Green	N/A	Not allocated.
LDF0213	PADDOCK AT THE END OF SIKES ROAD AND ADJOINING LAND	Yellow	Red	Green	Green	White	Yellow	Green	Green	N/A	Not allocated.
LDF0214	LAND BEHIND THE RECREATION GROUND AND RYTON ROAD	Red	Yellow	Red	Yellow	White	Yellow	Green	Yellow	Recreational pressure on Anston Stones Wood SSSI.	Not allocated.
LDF0215	LAND TO THE NORTH OF RACKFORD ROAD	Yellow	Yellow	Red	Yellow	White	Green	Green	Red	Loss of Grade 2 agricultural land, effect on landscape, recreational pressure on Anston	Not allocated.
LDF0216	LARGE AREA OF LAND BETWEEN SWINSTON HILL ROAD AND WOODSETTS ROAD	Yellow	Red	Red	Yellow	White	Green	Green	Green	N/A	Not allocated.
LDF0217	SITE ADJACENT LDF211 SOUTH OF WOODSETTS ROAD NORTH OF RACKFORD RD	Yellow	Red	Red	Red	White	Green	Green	Yellow	Recreational pressure on Anston Stones Wood SSSI.	Not allocated.
LDF0218	LAND TO THE NORTH OF WOODSETTS ROAD	Yellow	Red	Red	Red	White	Green	Green	Green	N/A	Not allocated.
LDF0219	LAND OFF WENTWORTH WAY	Yellow	Yellow	Red	Yellow	White	Green	Green	Red	Loss of Grade 2 agricultural land, effect on landscape.	Residential Development Site
LDF0220	LAND OFF LAKELAND DRIVE	Yellow	Yellow	Green	Yellow	White	Green	Green	Green	N/A	Not allocated.
LDF0221	LAND OFF LODGE LANE (CISWO)	Yellow	Yellow	Red	Yellow	White	Green	Green	Yellow	Effect on views to/from AHLV.	Residential Development Site
LDF0222	LAND OFF SILVERDALES	Yellow	Green	Green	Yellow	White	Green	Green	Green	Effect on views to/from AHLV.	Residential Development Site
LDF0223	LAND OFF UNDERGATE ROAD	Yellow	Red	Green	Green	White	Yellow	Green	Green	Poor access to services and facilities.	Not allocated.
LDF0225	LAND OFF MONKSBRIDGE ROAD	Yellow	Yellow	Green	Green	White	Yellow	Green	Yellow	Poor access to services and facilities.	Not allocated.
LDF0226	CARAVAN STORAGE PARK OFF MONKSBRIDGE ROAD	Yellow	Yellow	Green	Green	White	Yellow	Green	Yellow	Poor access to services and facilities.	Not allocated.
LDF0229	LAND OFF BOOKERS WAY	Yellow	Red	Green	Yellow	White	Yellow	Green	Green	Potential loss of water body features, poor access to services and facilities.	Employment Development Site
LDF0231	LAND TO THE SOUTH OF HANGSMAN LANE	Yellow	Red	Red	Yellow	White	Yellow	Green	Green	Potential loss of water body features.	Not allocated.
LDF0232	LAND OFF OUTGANG LANE	Yellow	Red	Green	Green	White	Yellow	Green	Green	Potential loss of water body features, poor access to services and facilities.	Residential Development Site
LDF0234	LAND TO THE REAR OF SANDALL VIEW	Red	Red	Red	Yellow	White	Yellow	Green	Green	Potential loss of water body features, poor access to services and facilities.	Not allocated.
LDF0235	LAND TO THE SOUTH OF MONKSBRIDGE ROAD	Yellow	Yellow	Green	Green	White	Yellow	Green	Green	Poor access to services and facilities.	Employment Development Site
LDF0238	TIMBER YARD OFF OUTGANG LANE	Yellow	Yellow	Green	Yellow	White	Yellow	Green	Yellow	Poor access to services and facilities.	Residential Development Site
LDF0239	OLD SCHOOL SITE OFF DOE QUARRY LANE	Green	Yellow	Green	Green	White	Yellow	Green	Green	N/A	Residential Development Site
LDF0240	OLD KWIK SAVE SITE OFF LORDENS HILL	Yellow	Red	Green	Green	White	Yellow	Green	Yellow	Poor access to services and facilities.	Not allocated.
LDF0241	LAND OFF HIGH NOOK ROAD	Yellow	Green	Green	Green	White	Yellow	Green	Green	N/A	Not allocated.
LDF0242	LAND OFF ATHORPE ROAD	Yellow	Yellow	Green	Green	White	Yellow	Green	Green	N/A	Residential Development Site



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<b>DINNINGTON, ANSTON AND LAUGHTON COMMON</b>											
LDF0247	LAND BETWEEN THE OVAL AND WOODSETTS ROAD.									N/A	Not allocated.
LDF0248	LAND OFF EDINBURGH DRIVE									N/A	Not allocated.
LDF0251	LAND BETWEEN SHEFFIELD ROAD AND THE B6059									Recreational pressure on Anston Stones Wood SSSI.	Not allocated.
LDF0252	SITE ADJACENT TO COACH DEPOT ON SHEFFIELD ROAD									Recreational pressure on Anston Stones Wood SSSI.	Not allocated.
LDF0256	LAND ADJACENT TO SPRINGFIELD TERRACE OFF CRAMFIT ROAD									Potential loss of water body features.	Not allocated.
LDF0257	LAND TO THE NORTH OF COMMON ROAD									N/A	Not allocated.
LDF0496	THE WEIR									Recreational pressure on Anston Stones Wood SSSI.	Not allocated.
LDF0497	LAND SOUTH OF LODGE LANE									N/A	Not allocated.
LDF0498	LAND OFF OLDCOATES ROAD (WEST)									Loss of Grade 2 agricultural land, effect on landscape, poor access to services and	Residential Development Site
LDF0598	DINNINGTON COLLIERY SITE PHASE 1 (REMAINDER) SOUTH OF OUTGANG LANE									Poor access to services and facilities.	Employment Development Site
LDF0612	DINNINGTON WEST									N/A	Not allocated.
LDF0717	LAND OFF LODGE LANE (2)									N/A	Safeguarded land for residential
LDF0718	LAND TO WEST OF LEYS LANE									N/A	Not allocated.
LDF0794	LAND SOUTH OF COMMON ROAD									N/A	Not allocated.
LDF0795	LAND AT JUNCTION OF OUTGANG LANE AND OLDCOTES ROAD									Potential loss of water body features, poor access to services and facilities.	Not allocated.
LDF0799	LAND OFF OLDCOATES ROAD (EAST)									Loss of Grade 2 agricultural land, effect on landscape.	Safeguarded land for residential
LDF0830	TODWICK NORTH									N/A	Special Policy Area
LDF0831	LAND OFF LITTLEFIELD ROAD									N/A	Retail Development Site
<b>BRAMLEY, WICKERSLEY AND RAVENFIELD COMMON</b>											
LDF0356	LAND TO THE WEST OF MOAT LANE									N/A	Not allocated.
LDF0357	LAND TO THE EAST OF MOAT LANE									N/A	Not allocated.
LDF0358	LAND OFF QUARRY FIELD LANE									N/A	Not allocated.
LDF0359	LAND OFF MELCISS ROAD									N/A	Residential Development Site
LDF0360	PONY PADDOCK OFF SECOND LANE									N/A	Residential Development Site
LDF0361	LAND TO THE WEST OF QUARRY FIELD LANE									N/A	Not allocated.
LDF0362	LAND OFF GILLOTT LANE									N/A	Not allocated.

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<b>BRAMLEY, WICKERSLEY AND RAVENFIELD COMMON</b>											
LDF0363	BRAMLEY LINGS TO THE SOUTH OF SANDY LANE	Red	Green	Red	Red	Red	Green	Green	Green	N/A	Not allocated.
LDF0364	LAND ADJACENT JUNCTION 1 M18	Red	Yellow	Red	Yellow	Red	Green	Green	Green	N/A	Not allocated.
LDF0366	COUNCIL DEPOT & YORKSHIRE WATER SITE OFF BAWTRY ROAD	Yellow	Yellow	Green	Green	Green	Green	Green	Green	N/A	Residential Development Site
LDF0367	LAND TO REAR OF PROPERTIES 193-217 BAWTRY ROAD	Red	Yellow	Red	Yellow	Red	Green	Green	Green	N/A	Not allocated.
LDF0368	LAND OFF GILL CLOSE	Yellow	Yellow	Green	Green	Green	Green	Green	Green	N/A	Residential Development Site
LDF0370	LAND TO THE REAR OF PROPERTIES ON BAWTRY ROAD	Red	Yellow	Green	Red	Green	Green	Green	Green	N/A	Not allocated.
LDF0371	LAND OFF ST ALBAN'S WAY	Yellow	Yellow	Red	Yellow	Green	Green	Yellow	Green	Potential landscape / townscape impacts.	Safeguarded land for residential
LDF0374	LAND OFF HOLLIN MOOR LANE	Red	Green	Green	Yellow	Yellow	Green	Green	Green	N/A	Not allocated.
LDF0375	WREXHAM HOUSE	Red	Red	Red	Yellow	Red	Yellow	Green	Green	N/A	Safeguarded land for residential
LDF0377	LAND BEHIND PROPERTIES OFF BRECKLANDS	Red	Yellow	Green	Red	Green	Green	Green	Green	N/A	Not allocated.
LDF0391	LAND OFF ALLOTT CLOSE	Yellow	Red	Red	Yellow	Red	Yellow	Green	Green	N/A	Residential Development Site
LDF0394	LAND OFF HOLLING'S LANE	Yellow	Red	Red	Yellow	Red	Yellow	Green	Green	N/A	Not allocated.
LDF0395	LAND OFF FLANDERWELL LANE	Yellow	Red	Red	Yellow	Red	Yellow	Green	Green	N/A	Not allocated.
LDF0450	SITE OFF SPENCER DRIVE	Yellow	Green	Green	Red	Green	Green	Green	Green	N/A	Not allocated.
LDF0452	LAND EAST OF MOOR LANE SOUTH, NORTH OF LIDGET LANE	Yellow	Red	Red	Yellow	Red	Green	Green	Green	N/A	Not allocated.
LDF0458	LAND ADJACENT WREXHAM HOUSE	Red	Red	Red	Yellow	Red	Yellow	Green	Green	N/A	Safeguarded land for residential
LDF0509	LAND OFF SLEDGATE LANE	Yellow	Yellow	Green	Green	Green	Green	Green	Green	N/A	Not allocated.
LDF0552	LAND OFF ST FRANCIS CLOSE	Yellow	Green	Green	Green	Green	Green	Green	Green	N/A	Not allocated.
LDF0649	LAND OFF NETHERMOOR DRIVE/ SECOND LANE	Yellow	Yellow	Red	Yellow	Yellow	Green	Green	Green	N/A	Residential Development Site
LDF0666	LAND EAST OF SLEDGATE LANE, WICKERSLEY	Red	Red	Red	Yellow	Red	Green	Green	Green	N/A	Not allocated.
LDF0667	LAND SOUTH OF BRAITHWELL RD, RAVENFIELD	Yellow	Yellow	Red	Red	Red	Green	Green	Green	N/A	Not allocated.
LDF0677	LAND AT WOOD LANE, WICKERSLEY	Red	Red	Red	Yellow	Red	Green	Green	Green	N/A	Not allocated.
LDF0680	LAND REAR OF MOORFIELD, SLEDGATE LANE, WICKERSLEY	Red	Red	Red	Yellow	Red	Green	Green	Green	N/A	Not allocated.
LDF0681	LAND WEST OF PINCHWELL VIEW, SOUTH OF GILLOTT LANE	Red	Green	Red	Yellow	Red	Green	Green	Green	N/A	Not allocated.
LDF0682	LAND SOUTH OF SANDY FLAT LANE, WICKERSLEY	Red	Red	Red	Red	Red	Green	Green	Green	N/A	Not allocated.
LDF0689	BRAMLEY GRANGE FARM	Red	Red	Red	Yellow	Red	Green	Green	Green	N/A	Not allocated.

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<b>BRAMLEY, WICKERSLEY AND RAVENFIELD COMMON</b>											
LDF0694	LAND EAST OF BRAMLEY GRANGE FARM,									N/A	Not allocated.
LDF0696	LAND WEST OF SLACKS LANE, BRAMLEY									N/A	Not allocated.
LDF0697	LAND BETWEEN SLACKS LANE AND M18, BRAMLEY									N/A	Not allocated.
LDF0710	LAND AT WOODSIDE BUNGALOW, SECOND LANE, WICKERSLEY									N/A	Not allocated.
LDF0716	MOORHEAD WAY (2)									N/A	Not allocated.
LDF0737	LAND OFF FAIRWAYS									N/A	Residential Development Site
LDF0738	LAND OFF SECOND LANE									N/A	Not allocated.
LDF0740	LAND OFF SANDY FLAT LANE									N/A	Not allocated.
LDF0774	LAND EAST OF MOOR LANE SOUTH									N/A	Residential Development Site
LDF0784	LAND OFF MOOR LANE NORTH									N/A	Not allocated.
LDF0798	LAND EAST OF MOOR LANE SOUTH, NORTH OF LIDGET LANE (2) - formerly part of LDF0452									N/A	Safeguarded land for residential
LDF0809	RUBY COOK RECREATION GROUND									N/A	Not allocated.
LDF0832	LAND ADJ KING HENRY PUBLIC HOUSE									N/A	Retail Development Site
<b>WATH-UPON-DEARNE, BRAMPTON AND WEST MELTON</b>											
LDF0258	LAND TO THE EAST OF CORTON WOOD BUSINESS PARK									N/A	Residential Development Site
LDF0259	ADJOINING 211 MELTON, HIGH STREET									N/A	Not allocated.
LDF0260	LAND TO THE WEST OF PONTEFRACT ROAD									N/A	Not allocated.
LDF0261	OFF FLATTS LANE AND BROOME DRIVE									N/A	Not allocated.
LDF0262	LAND TO THE EAST OF PONTEFRACT ROAD									N/A	Not allocated.
LDF0263	LAND BETWEEN PONTEFRACT ROAD AND BARNSLEY ROAD									N/A	Not allocated.
LDF0265	LAND TO THE NORTH WEST OF THE BRAMPTON CENTRE									N/A	Not allocated.
LDF0267	LAND TO THE NORTH OF WESTFIELD ROAD									N/A	Residential Development Site
LDF0268	OFF ORCHARD PLACE									N/A	Residential Development Site
LDF0270	LAND TO THE EAST OF WESTFIELD ROAD									N/A	Safeguarded land for residential
LDF0274	PONY PADDOCK TO THE EAST OF WESTFIELD ROAD									N/A	Not allocated.
LDF0275	OFF WEST STREET/ BISCAV LANE									N/A	Not allocated.

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<b>WATH-UPON-DEARNE, BRAMPTON AND WEST MELTON</b>											
LDF0279	EAST OF STATION ROAD	Yellow	Red	Green	Yellow	Yellow	Green	Green	Green	N/A	Not allocated.
LDF0280	CADMAN STREET	Yellow	Yellow	Green	Yellow	Yellow	Green	Green	Green	N/A	Not allocated.
LDF0282	FIRE STATION KNOLLBECK LANE	Yellow	Red	Green	Green	Green	Green	Green	Green	N/A	Not allocated.
LDF0288	LAND TO THE NORTH OF ELSECAR ROAD	Yellow	Red	Red	Yellow	Green	Green	Green	Green	N/A	Safeguarded land for residential
LDF0292	HIGHFIELD FARM	Yellow	Yellow	Green	Green	Green	Green	Green	Green	N/A	Residential Development Site
LDF0297	DONCASTER ROAD/ FARFIELD LANE	Yellow	Yellow	Red	Yellow	Green	Green	Green	Green	N/A	Not allocated.
LDF0298	LAND OFF FARFIELD LANE	Red	Red	Red	Yellow	Green	Green	Green	Green	N/A	Safeguarded land for residential
LDF0299	R/O 35 - 133 OAK ROAD	Red	Yellow	Yellow	Yellow	Red	Green	Green	Green	N/A	Not allocated.
LDF0307	QUARRY HILL ROAD/ GYPSEY GREEN LANE	Red	Yellow	Red	Yellow	Red	Green	Green	Green	N/A	Not allocated.
LDF0308	MANVERS WAY/ STATION ROAD	Yellow	Yellow	Green	Yellow	White	Yellow	Green	Green	N/A	Employment Development Site
LDF0309	STATION ROAD	Red	Yellow	Green	Yellow	Red	Yellow	Green	Green	N/A	Not allocated.
LDF0321	LAND OFF KNOLL BECK LANE	Red	Red	Green	Yellow	Red	Green	Green	Green	N/A	Not allocated.
LDF0322	LAND ADJOINING "THE FIELDS" WESTFIELD ROAD	Red	Yellow	Red	Yellow	Yellow	Green	Green	Green	N/A	Not allocated.
LDF0324	BRAMPTON CENTRE	Yellow	Yellow	Green	Green	Green	Green	Green	Green	N/A	Residential Development Site
LDF0325	LAND R/O 2 TO 30 FLATTS LANE	Yellow	Yellow	Yellow	Yellow	Green	Green	Green	Green	N/A	Not allocated.
LDF0335	LAND OFF DENMAN ROAD	Yellow	Yellow	Green	Yellow	Green	Green	Green	Green	N/A	Residential Development Site
LDF0336	LAND OFF MATTHEWS AVENUE/ BUSHFIELD ROAD	Yellow	Green	Green	White	Green	Green	Green	Green	N/A	Not allocated.
LDF0337	LAND OFF NEWHILL ROAD	Red	Yellow	Red	Yellow	Yellow	Green	Green	Green	N/A	Not allocated.
LDF0338	BISCAY LANE	Yellow	Red	Green	Green	Red	Yellow	Green	Green	N/A	Not allocated.
LDF0339	WEST STREET/ WHITWORTH WAY	Yellow	Red	Green	Yellow	Yellow	Green	Green	Green	N/A	Not allocated.
LDF0342	STATION ROAD	Yellow	Red	Green	Yellow	White	Yellow	Green	Green	N/A	Not allocated.
LDF0343	OFF STATION ROAD	Red	Red	Green	Green	White	Yellow	Green	Green	N/A	Not allocated.
LDF0344	MANVERS WAY/ BROOKFIELDS WAY	Yellow	Green	Green	White	Yellow	Green	Green	Green	N/A	Not allocated.
LDF0345	BROOKFIELD WAY	Yellow	Red	Green	Yellow	White	Yellow	Green	Green	N/A	Employment Development Site
LDF0346	DONCASTER ROAD / EAST OF FARFIELD LANE	Yellow	Red	Red	Yellow	Yellow	Green	Green	Green	N/A	Not allocated.
LDF0347	MANVERS WAY (EXPRESS PARKS)	Yellow	Yellow	Green	Yellow	Green	Yellow	Green	Green	N/A	Residential Development Site

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<b>WATH-UPON-DEARNE, BRAMPTON AND WEST MELTON</b>											
LDF0348	MANVERS WAY/ DEARNE LANE	Yellow	Yellow	Green	Yellow	White	Yellow	Green	Green	N/A	Employment Development Site
LDF0351	MANVERS WAY	Yellow	Yellow	Green	Yellow	White	Yellow	Green	Green	N/A	Employment Development Site
LDF0354	HIGH STREET	Yellow	Red	Green	Green	Red	Green	Green	Green	N/A	Not allocated.
LDF0431	SITE OFF BOLTON ROAD	Red	Green	Green	Yellow	White	Yellow	Green	Green	N/A	Not allocated.
LDF0555	LAND OFF DAWSON LANE	Red	Yellow	Red	Red	Red	Green	Green	Green	N/A	Not allocated.
LDF0556	LAND OFF QUARRY HILL ROAD	Yellow	Yellow	Red	Yellow	Red	Green	Green	Green	N/A	Not allocated.
LDF0604	WATH WEST INDUSTRIAL ESTATE OFF DERWENT WAY	Yellow	Green	Green	Green	White	Green	Green	Green	N/A	Not allocated.
LDF0605	BOLTON ROAD, MANVERS	Yellow	Green	Green	Yellow	White	Yellow	Green	Green	N/A	Employment Development Site
LDF0606	CORTONWOOD BUSINESS PARK	Yellow	Yellow	Green	Green	White	Green	Green	Green	N/A	Not allocated.
LDF0711	BESSACARR SERVICE CENTRE, DERWENT WAY, BRAMPTON BIERLOW	Yellow	Green	Green	Green	White	Green	Green	Green	N/A	Not allocated.
LDF0732	LAND OFF BATTISON LANE (1)	Red	Yellow	Red	Yellow	Red	Green	Green	Green	N/A	Not allocated.
LDF0733	LAND TO THE SOUTH OF QUARRY HILL ROAD (OFF DAWSONS LANE)	Red	Yellow	Red	Red	Red	Yellow	Green	Green	N/A	Not allocated.
LDF0734	LAND OFF WATH WOOD BOTTOM (1)	Red	Red	Red	Red	Red	Yellow	Green	Green	N/A	Not allocated.
LDF0735	LAND OFF WATH WOOD BOTTOM (2)	Red	Red	Red	Red	Red	Yellow	Green	Green	N/A	Not allocated.
LDF0736	LAND OFF GIPSY GREEN LANE	Red	Red	Red	Red	Red	Yellow	Green	Green	N/A	Not allocated.
LDF0744	FOORBALL GROUND, MANVERS FITZWILLIAM FIELDS	Yellow	Red	Green	Green	White	Yellow	Green	Green	N/A	Not allocated.
LDF0751	LAND OFF BARNESLEY ROAD	Yellow	Yellow	Green	Green	Yellow	Yellow	Green	Green	N/A	Not allocated.
LDF0771	LAND NORTH OF STUMP CROSS ROAD, WATH	Yellow	Green	Green	Green	Yellow	Green	Green	Green	N/A	Residential Development Site
LDF0810	SOUTH OF DONCASTER ROAD, WEST OF CALLFLEX	Yellow	Red	Red	Yellow	White	Green	Green	Green	N/A	Not allocated.
LDF0812	LAND TO NORTH OF ELSECAR ROAD	Yellow	Yellow	Red	Red	White	Green	Green	Green	N/A	Not allocated.
LDF0819	LAND TO SOUTH OF DONCASTER ROAD	Yellow	Red	Red	Yellow	White	Green	Green	Green	N/A	Not allocated.
<b>KIVETON PARK AND WALES</b>											
LDF0460	DEPOT R/O KIVETON PARK STATION	Red	Yellow	Green	Red	White	Yellow	Green	Green	N/A	Not allocated.
LDF0461	UNSCO STEEL	Red	Yellow	Green	Red	Red	Green	Green	Green	N/A	Not allocated.
LDF0462	KIVETON PARK COUNCIL DEPOT	Yellow	Yellow	Red	Red	White	Green	Green	Green	N/A	Gypsy / traveller site
LDF0463	KIVETON PARK STEEL AND WIRE	Yellow	Yellow	Green	Red	White	Green	Green	Green	N/A	Not allocated.

Ref:	Site Name	A. SA Score: Socio-Economic	B. SA Score: Environmental	C. Green Belt	D. Urban Extensions	E. Deliverability (Housing)	F. Green Infrastructure Corridors	G. HS2 Rail Route	H. SA Cumulative Effects	Comment on Cum. Effect	Allocation
<b>KIVETON PARK AND WALES</b>											
LDF0464	DISUSED QUARRY (SAMANN ENV. SYSTEMS LTD)	Red	Red	Green	Red	White	Green	Green	Green	N/A	Not allocated.
LDF0465	ANSTONE WORKS	Yellow	Red	Green	Red	White	Green	Green	Green	N/A	Not allocated.
LDF0469	KEETON HALL ROAD	Red	Yellow	Green	Yellow	Green	Green	Green	Green	N/A	Residential Development Site
LDF0470	FORMER COLLIERY (NORTH)	Yellow	Red	Red	Yellow	Yellow	Yellow	Green	Green	N/A	Not allocated.
LDF0472	KIVETON LANE	Yellow	Yellow	Red	Yellow	Green	Green	Green	Green	N/A	Not allocated.
LDF0473	WESLEY ROAD ALLOTMENTS EAST	Red	Yellow	Green	Yellow	Red	Green	Green	Green	N/A	Not allocated.
LDF0475	CHAPEL WAY	Yellow	Red	Green	Yellow	Green	Yellow	Green	Green	N/A	Residential Development Site
LDF0476	SOUTH OF LAMBRELL AVE	Red	Yellow	Red	Yellow	Yellow	Yellow	Green	Green	N/A	Safeguarded land for residential
LDF0477	RECREATION GROUND ALLOTMENTS	Red	Red	Green	Green	Green	Yellow	Green	Green	N/A	Not allocated.
LDF0478	WALES RD/CHESTNUT AVE ALLOTMENTS	Red	Red	Green	Green	Red	Yellow	Green	Green	N/A	Not allocated.
LDF0479	MANOR RD	Red	Yellow	Red	Yellow	Yellow	Yellow	Green	Green	N/A	Not allocated.
LDF0480	STOCKWELL LANE	Yellow	Red	Red	Yellow	Yellow	Yellow	Green	Green	N/A	Safeguarded land for residential
LDF0481	WEST OF MANOR ROAD A	Red	Red	Red	Yellow	Yellow	Yellow	Green	Green	N/A	Not allocated.
LDF0482	WEST OF MANOR ROAD B	Red	Yellow	Red	Red	Red	Yellow	Green	Green	N/A	Not allocated.
LDF0483	NORTH OF SCHOOL RD	Red	Yellow	Red	Yellow	Yellow	Yellow	Green	Green	N/A	Employment Development Site
LDF0484	OFF WALESWOOD WAY	Yellow	Red	Red	Yellow	Yellow	Yellow	Green	Green	N/A	Employment Development Site
LDF0547	HARD LANE	Yellow	Yellow	Green	Green	Green	Yellow	Green	Green	N/A	Residential Development Site
LDF0553	FORMER COLLIERY, SOUTH	Red	Red	Red	Yellow	Red	Yellow	Green	Green	N/A	Not allocated.
LDF0557	WALES HALL FARM, CHURCH STREET	Red	Red	Red	Yellow	White	Yellow	Green	Green	N/A	Not allocated.
LDF0599	WALESWOOD (EAST)	Yellow	Red	Green	Yellow	White	Yellow	Green	Green	N/A	Employment Development Site
LDF0600	WALESWOOD (WEST) / VECTOR 31	Yellow	Yellow	Green	Red	White	Yellow	Green	Green	N/A	Employment Development Site
LDF0702	LAND WEST OF CHURCH STREET, WALES.	Red	Red	Red	Yellow	Red	Yellow	Green	Green	N/A	Not allocated.
LDF0703	LAND SOUTH OF CHERRY TREE ROAD, WALES BAR	Yellow	Yellow	Red	Red	Red	Yellow	Green	Green	N/A	Not allocated.
LDF0720	LAND TO THE WEST OF MANOR ROAD	Red	Yellow	Red	Red	Red	Yellow	Green	Green	N/A	Not allocated.
LDF0721	LAND TO THE NORTH OF STATION ROAD	Red	Red	Red	Yellow	Red	Green	Green	Green	N/A	Not allocated.
LDF0796	LAND OFF SCHOOL LANE	Yellow	Red	Yellow	Yellow	Red	Yellow	Green	Green	N/A	Not allocated.

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<b>MALTBY AND HELLABY</b>											
LDF0804	LAND NORTH OF WESLEY ROAD	Yellow	Red	Yellow	White	Green	Green	Green	Green	N/A	Not allocated.
LDF0271	LAND TO THE SOUTH OF STAINTON LANE	Red	Red	Yellow	Yellow	Green	Green	Green	Green	N/A	Residential Development Site
LDF0276	LAND BEHIND BRUNDISH HOUSE ON BRAITHWELL ROAD (GREENLANDS PLANTATION)	Yellow	Red	Green	Yellow	Red	Yellow	Green	Green	N/A	Not allocated.
LDF0289	SITE OF COUNCIL DEPOT AND LANTERN ENGINEERING LTD OFF HAMILTON ROAD	Yellow	Red	Green	Green	Yellow	Yellow	Green	Green	N/A	Not allocated.
LDF0290	FORMER SCHOOL SITE OFF BLYTH ROAD	Red	Yellow	Green	Green	Red	Yellow	Green	Green	N/A	Not allocated.
LDF0293	LAND TO THE REAR OF PROPERTIES ON MILLINDALE	Yellow	Yellow	Green	Green	Red	Yellow	Green	Green	N/A	Not allocated.
LDF0294	PROPERTIES ALONG NEWLAND AVENUE, BRAITHWELL ROAD AND CHADWICK DRIVE, MALTBY	Yellow	Yellow	Green	Green	Yellow	Yellow	Green	Green	N/A	Residential Development Site
LDF0296	RECREATION GROUNDS AND ALLOTMENTS TO THE EAST OF HIGHFIELD PARK	Red	Yellow	Green	Yellow	Red	Yellow	Green	Green	N/A	Residential Development Site
LDF0303	LAND OFF AMORY'S HOLT WAY	Yellow	Yellow	Green	Green	Yellow	Yellow	Green	Green	N/A	Not allocated.
LDF0305	LAND AT MALTBY COLLIERY	Red	Red	Red	Yellow	White	Yellow	Green	Green	N/A	Special Policy Area
LDF0306	LAND OFF HUNTINGTON WAY	Red	Yellow	Red	Yellow	Red	Yellow	Green	Green	N/A	Not allocated.
LDF0310	LAND INCLUDING AMORY'S HOLT	Red	Yellow	Red	Yellow	Yellow	Yellow	Green	Green	N/A	Not allocated.
LDF0311	LAND OFF FORDOLES HEAD LANE	Red	Yellow	Red	Yellow	Red	Yellow	Green	Green	N/A	Not allocated.
LDF0312	LAND OFF WARWICK ROAD	Yellow	Red	Red	Yellow	White	Yellow	Green	Green	N/A	Not allocated.
LDF0315	LAND OFF GALA CRESCENT	Yellow	Yellow	Green	Green	Red	Yellow	Green	Green	N/A	Not allocated.
LDF0320	LAND OFF BAWTRY ROAD	Red	Yellow	Green	Green	Red	Green	Green	Green	N/A	Not allocated.
LDF0323	LAND TO REAR OF PROPERTIES ON BATEMAN ROAD	Red	Red	Red	Yellow	Red	Green	Green	Green	N/A	Not allocated.
LDF0327	LAND OFF CUMWELL LANE	Red	Red	Red	Red	Red	Green	Green	Green	N/A	Employment Development Site
LDF0328	LAND OFF ROTHERHAM ROAD	Red	Red	Green	Red	White	Yellow	Green	Green	N/A	Employment Development Site
LDF0329	PLAYING FIELDS TO THE NORTH OF MALTBY REDWOOD JUNIOR & INFANT SCHOOL	Yellow	Yellow	Green	Yellow	Red	Yellow	Green	Green	N/A	Not allocated.
LDF0331	LAND ADJACENT 4 CUMWELL LANE	Red	Green	Red	Red	Red	Green	Green	Green	N/A	Not allocated.
LDF0332	BUSINESS USES OFF ROTHERHAM ROAD	Yellow	Yellow	Green	Green	White	Yellow	Green	Green	N/A	Not allocated.
LDF0353	LAND AT AVEN INDUSTRIAL ESTATE AND ADJACENT LAND	Red	Red	Red	Red	White	Green	Green	Green	N/A	Not allocated.
LDF0355	LAND TO THE REAR OF PROPERTIES ON KEVIN GROVE	Red	Yellow	Green	Yellow	Green	Green	Green	Green	N/A	Not allocated.
LDF0408	SITE OF OLD SPORTS CENTRE OFF HIGH STREET	Yellow	Green	Green	Green	Yellow	Yellow	Green	Green	N/A	Not allocated.
LDF0409	TARMAC SITE OFF BLYTH ROAD	Yellow	Yellow	Green	Yellow	Green	Yellow	Green	Green	N/A	Residential Development Site

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<b>MALTBY AND HELLABY</b>											
LDF0410	MALTBY SERVICE STATION AND ADJACENT GREENSPACE, BERESFORD ROAD	Red	Yellow	Green	Green	Yellow	Green	Green	Green	N/A	Not allocated.
LDF0411	CLAY PITS OFF FORDOLES HEAD LANE	Yellow	Red	Red	Red	White	Yellow	Green	Green	N/A	Not allocated.
LDF0414	BUFFER ZONE ADJACENT TO CLAY PIT WORKS OFF FORDOLES HEAD LANE	Red	Yellow	Red	Red	White	Yellow	Green	Green	N/A	Not allocated.
LDF0416	LAND AT EAST SIDE OF HELLABY BRIDGE	Red	Red	Red	White	White	Yellow	Green	Green	N/A	Not allocated.
LDF0421	LAND AT END OF RUSSETT COURT	Yellow	Yellow	Green	Yellow	Red	Yellow	Green	Green	N/A	Not allocated.
LDF0422	COLLIERY TIP SITE	Red	Yellow	Red	Yellow	Red	Yellow	Green	Green	N/A	Not allocated.
LDF0543	LAND TO THE EAST OF CUMWELL LANE	Red	Green	Red	Yellow	Red	Green	Green	Green	N/A	Not allocated.
LDF0672	LAND EAST OF BRIDGE LANE, MALTBY	Red	Yellow	Red	Red	Red	Green	Green	Green	N/A	Not allocated.
LDF0699	LAND NORTH OF SANDY LANE, HELLABY	Red	Red	Red	Red	Red	Green	Green	Green	N/A	Employment Development Site
LDF0700	LAND SOUTH OF HARVEST CLOSE, MALTBY	Red	Red	Red	Red	Red	Yellow	Green	Green	N/A	Not allocated.
LDF0709	LAND NORTH OF HELLABY INDUSTRIAL ESTATE, HELLABY	Red	Green	Red	Yellow	White	Yellow	Green	Green	N/A	Employment Development Site
LDF0722	LAND OFF ROTHERHAM ROAD (2)	Red	Yellow	Red	Yellow	Red	Yellow	Green	Green	N/A	Not allocated.
LDF0723	LAND OFF OUTGANG LANE	Yellow	Red	Red	Yellow	Red	Yellow	Green	Green	N/A	Not allocated.
LDF0757	WINCATON SITE, ROTHERHAM ROAD	Red	Yellow	Green	Green	White	Yellow	Green	Green	N/A	Not allocated.
LDF0779	LAND ADJACENT TO M18 JUNCTION 1 AND A631	Red	Red	Red	Yellow	White	Green	Green	Green	N/A	Employment Development Site
LDF0800	LAND TO EAST OF CUMWELL LANE AND SOUTH OF BATEMAN ROAD	Red	Red	Red	Yellow	Red	Green	Green	Green	N/A	Safeguarded land for residential
LDF0816	BUFFER ZONE NORTH ADJACENT TO CLAY PIT WORKS OFF FORDOLES HEAD LANE	Yellow	Red	Red	Yellow	White	Yellow	Green	Green	N/A	Not allocated.
LDF0828	PARK HILL LODGE	Yellow	Red	Green	Yellow	Yellow	Yellow	Green	Green	N/A	Residential Development Site
<b>ASTON, AUGHTON AND SWALLOWNEST</b>											
LDF0412	PADDOCK NORTH OF WORKSOP ROAD	Yellow	Red	Red	Yellow	Yellow	Green	Green	Green	N/A	Not allocated.
LDF0413	THE WARREN	Red	Red	Green	Yellow	Green	Green	Green	Green	N/A	Not allocated.
LDF0415	LAND OFF CHURCH LANE (ADJACENT ASTON HALL HOTEL)	Red	Red	Red	Red	Red	Green	Green	Green	N/A	Not allocated.
LDF0417	LAND OFF CHURCH LANE (WITHIN ASTON HALL PARKLAND)	Red	Red	Red	Red	Red	Green	Green	Green	N/A	Not allocated.
LDF0418	LAND TO NORTH OF ASTON BYPASS A57, EAST OF MANSFIELD ROAD	Red	Red	Red	Yellow	Yellow	Green	Green	Green	N/A	Residential Development Site
LDF0419	LAND TO EAST OF LODGE LANE	Yellow	Red	Green	Green	Yellow	Green	Green	Green	N/A	Residential Development Site
LDF0423	URBAN GREENSPACE SOUTH OF ALEXANDRA ROAD	Red	Red	Green	Green	Red	Yellow	Green	Green	N/A	Not allocated.



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<b>ASTON, AUGHTON AND SWALLOWNEST</b>											
LDF0428	LAND AT 34 - 38 MAIN STREET AUGHTON	Yellow	Green	Green	Green	Green	Green	Green	Green	N/A	Not allocated.
LDF0429	LAND AT JUNCTION OF MAIN STREET AND ROTHERHAM ROAD SWALLOWNEST	Yellow	Green	Green	Green	Green	Yellow	Green	Green	N/A	Residential Development Site
LDF0447	LAND TO EAST OF PARK HILL FARM	Yellow	Yellow	Yellow	Yellow	Yellow	Green	Green	Green	N/A	Residential Development Site
LDF0448	ASTON COMMON EAST OF WETHERBY DRIVE	Red	Red	Red	Yellow	Green	Green	Green	Green	N/A	Residential Development Site
LDF0449	ASTON COMMON - WEST OF MANSFIELD ROAD	Red	Yellow	Red	Red	White	Green	Green	Green	N/A	Employment Development Site
LDF0451	LAND AT FORMER LAYCAST WORKS	Yellow	Green	Red	White	Green	Yellow	Red	Green	N/A	Employment development site
LDF0453	UDP SITE E36 REMAINDER	Yellow	Green	Yellow	White	Green	Green	Green	Green	N/A	Not allocated.
LDF0454	DISUSED TIP ON ASTON BYPASS (B6200)	Red	Green	Yellow	Yellow	Yellow	Yellow	Red	Green	N/A	Safeguarded land for residential
LDF0456	LAND OFF PIPER LANE	Red	Red	Red	Yellow	Red	Green	Green	Green	N/A	Not allocated.
LDF0459	LAND TO WEST OF PARK HILL FARM	Yellow	Yellow	Red	Red	Red	Green	Green	Green	N/A	Not allocated.
LDF0562	SPORTS GROUNDS OFF ROTHERHAM ROAD	Red	Yellow	Red	Yellow	White	Yellow	Green	Green	N/A	Not allocated.
LDF0601	FORMER BEIGHTON COLLIERY SITE, PARK VIEW, SWALLOWNEST	Yellow	Green	Red	White	Yellow	Yellow	Red	Green	N/A	Employment Development Site
LDF0695	LAND SOUTH OF TREETON LANE, AUGHTON	Yellow	Yellow	Red	Yellow	Red	Green	Green	Green	N/A	Not allocated.
LDF0713	LAND OFF END OF CHESTNUT ROAD	Yellow	Red	Red	Red	Red	Green	Green	Green	N/A	Not allocated.
LDF0714	LAND OFF ASTON LANE (1)	Yellow	Red	Red	Yellow	Red	Yellow	Green	Green	N/A	Not allocated.
LDF0715	LAND OFF ASTON LANE (2)	Yellow	Red	Red	Yellow	Red	Yellow	Green	Green	N/A	Not allocated.
LDF0758	ASTON COMMON - EAST OF MANSFIELD ROAD INDUSTRIAL ESTATE	Red	Yellow	Red	Red	White	Green	Green	Green	N/A	Employment Development Site
LDF0759	ASTON COMMON - SOUTH OF MANSFIELD ROAD	Red	Yellow	Red	Red	Yellow	Green	Green	Green	N/A	Residential Development Site
LDF0772	LAND TO NORTH OF ASTON BYPASS A57, EAST OF CHURCH LANE	Red	Red	Red	Yellow	Red	Green	Green	Green	N/A	Safeguarded land for residential
LDF0781	SWALLOWNEST ANNEX	Red	Green	Yellow	Red	Yellow	Green	Green	Green	N/A	Not allocated.
LDF0792	LAND OF MANSFIELD ROAD	Yellow	Green	Red	Yellow	White	Green	Green	Green	N/A	Residential Development Site
LDF0815	LAND TO NORTH OF WORKSOP ROAD B6067	Yellow	Red	Red	Yellow	White	Green	Green	Green	N/A	Not allocated.
<b>SWINTON AND KILNHURST</b>											
LDF0376	CIVIC HALL SITE (PART)	Green	Red	Green	Green	Red	Green	Green	Green	N/A	Residential Development Site
LDF0378	LAND OFF CLIFFE BANK	Green	Yellow	Green	Green	Green	Green	Green	Green	N/A	Not allocated.
LDF0379	FIELDS OFF GOLDEN SMITHIES LANE	Red	Red	Red	Yellow	Yellow	Green	Green	Green	N/A	Not allocated.

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<b>SWINTON AND KILNHURST</b>											
LDF0382	LAND TO THE EAST OF GOLDEN SMITHIES LANE	Yellow	Green	Green	Red	Green	Green	Green	Green	N/A	Not allocated.
LDF0383	LAND NORTH OF ST MARGARET'S CHURCH	Red	Red	Green	Red	Green	Green	Green	Green	N/A	Not allocated.
LDF0388	LAND OFF ROWMS LANE	Yellow	Yellow	Green	Red	Yellow	Green	Green	Green	N/A	Not allocated.
LDF0389	LAND BETWEEN BRIDGE STREET AND WALKER STREET	Yellow	Green	Green	White	Yellow	Green	Green	Green	N/A	Not allocated.
LDF0392	LAND OFF TALBOT ROAD	Yellow	Yellow	Green	White	Yellow	Green	Green	Green	N/A	Employment Development Site
LDF0396	LAND ADJOINING SWINTON INTERCHANGE	Red	Yellow	Green	Red	Green	Green	Green	Green	N/A	Not allocated.
LDF0397	CRODA SITE	Red	Red	Green	Yellow	Green	Green	Green	Green	N/A	Residential Development Site
LDF0398	REDIRACK	Red	Green	Green	Red	Yellow	Green	Green	Green	N/A	Not allocated.
LDF0399	UNIVERSAL RECYCLING	Red	Yellow	Green	Red	Yellow	Green	Green	Green	N/A	Not allocated.
LDF0403	OFF LAWRENCE DRIVE, PICCADILLY	Yellow	Yellow	Green	Red	Yellow	Green	Green	Green	N/A	Residential Development Site
LDF0404	BRAMELD ROAD	Green	Green	Green	Green	Green	Green	Green	Green	N/A	Residential Development Site
LDF0406	WOODLANDS CRESCENT	Yellow	Yellow	Red	Red	Yellow	Green	Green	Green	N/A	Not allocated.
LDF0407	WENTWORTH ROAD	Red	Red	Red	Red	Yellow	Green	Green	Green	N/A	Not allocated.
LDF0457	LAND ADJACENT TO MUIRFIELD AVENUE	Red	Red	Green	Red	Green	Green	Green	Green	N/A	Not allocated.
LDF0539	QUEEN STREET WEST	Yellow	Yellow	Red	White	Yellow	Green	Green	Green	N/A	Not allocated.
LDF0540	QUEEN STREET EAST	Red	Yellow	Red	Green	Red	Yellow	Green	Green	N/A	Not allocated.
LDF0775	WENTWORTH ROAD	Red	Yellow	Red	Red	Yellow	Green	Green	Green	N/A	Not allocated.
LDF0788	THE BRICKWORKS	Yellow	Red	Green	Red	Yellow	Green	Green	Green	N/A	Not allocated.
LDF0789	BROOKHOUSE (OPPOSITE BRICKWORKS)	Yellow	Yellow	Red	Red	Yellow	Green	Green	Green	N/A	Not allocated.
LDF0790	LAND AT CHARLES ST	Yellow	Yellow	Green	Red	Yellow	Green	Green	Green	N/A	Not allocated.
LDF0811	FIELDS OFF GOLDEN SMITHIES LANE (WEST OF LDF0379)	Yellow	Red	Red	Yellow	Green	Green	Green	Green	N/A	Not allocated.
LDF0827	CHARNWOOD HOUSE	Green	Yellow	Green	Green	Green	Green	Green	Green	N/A	Residential Development Site
<b>CATCLIFEE, ORGREAVE, TREETON AND WAVERLEY</b>											
LDF0132	LAND AT JUNCTION 33	Red	Yellow	Green	Red	Red	Yellow	Green	Green	N/A	Not allocated.
LDF0489	LAND TO THE SOUTH OF WOOD LANE	Yellow	Yellow	Red	Yellow	Yellow	Green	Green	Green	N/A	Residential Development Site
LDF0490	LAND OFF HIGH HAZEL ROAD	Red	Yellow	Red	Yellow	Red	Yellow	Green	Green	N/A	Not allocated.

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<b>CATCLIFEE, ORGREAVE, TREETON AND WAVERLEY</b>											
LDF0491	LAND OFF ROTHER CRESCENT	Yellow	Red	Green	Yellow	White	Green	Green	Green	N/A	Residential Development Site
LDF0492	FIELD OFF CHANDLER GROVE	Red	Red	Red	Yellow	Red	Yellow	Green	Green	N/A	Not allocated.
LDF0493	LAND OFF STATION ROAD	Red	Red	Green	Yellow	Red	Yellow	Green	Green	N/A	Not allocated.
LDF0495	THE WAVERLEY	Yellow	Red	Green	Yellow	Red	Green	Green	Green	N/A	Not allocated.
LDF0500	LAND TO THE EAST OF ROTHERHAM ROAD	Yellow	Red	Green	Yellow	Red	Green	Green	Green	N/A	Not allocated.
LDF0501	LAND TO THE REAR OF BLUEMANS WAY	Yellow	Yellow	Green	Yellow	Yellow	Yellow	Red	Green	N/A	Not allocated.
LDF0502	LAND OFF EUROPA LINK	Red	Yellow	Red	Red	White	Green	Red	Green	N/A	Employment development site
LDF0504	LAND NORTH OF POPLAR WAY	Red	Green	Green	Yellow	White	Yellow	Red	Green	N/A	Not allocated.
LDF0505	LAND WEST OF SHEFFIELD LANE	Yellow	Yellow	Green	Yellow	Yellow	Yellow	Red	Green	N/A	Residential Development Site
LDF0506	LAND TO THE EAST OF ORGREAVE CRESCENT	Red	Yellow	Green	Red	White	Yellow	Green	Green	N/A	Not allocated.
LDF0507	LAND TO THE NORTH OF FRONT STREET	Yellow	Green	Green	Green	Green	Yellow	Green	Green	N/A	Residential Development Site
LDF0524	WAVERLEY AMP SITE	Yellow	Yellow	Green	Red	White	Yellow	Green	Green	N/A	Special Policy Area
LDF0531	WAVERLEY PARK	Red	Yellow	Red	Red	White	Yellow	Red	Green	N/A	Not allocated.
LDF0535	WAVERLEY MIXED USE COMMUNITY	Red	Red	Green	Red	Green	Yellow	Red	Green	N/A	Residential Development Site
LDF0559	NURSERY BUNGALOW, BRINSWORTH ROAD	Red	Red	Green	Yellow	Red	Green	Green	Green	N/A	Not allocated.
LDF0705	LAND EAST OF WINDLE COURT, TREETON	Yellow	Yellow	Red	Red	Red	Yellow	Green	Green	N/A	Not allocated.
LDF0754	EWS DISMANTLED RAILWAY LINE, WOOD LANE	Yellow	Yellow	Green	Green	White	Green	Green	Green	N/A	Employment Development Site
LDF0760	HIGHFIELD COMMERCIAL	Red	Yellow	Green	Red	White	Yellow	Red	Green	N/A	Mixed Use
<b>THURCROFT</b>											
LDF0432	NORTH OF THURCROFT INDUSTRIAL ESTATE	Yellow	Red	Red	Yellow	White	Green	Green	Green	N/A	Employment Development Site
LDF0433	SOUTH OF BRAMPTON MEADOWS,, WEST OF ST WITHOLD AVENUE	Yellow	Yellow	Green	Yellow	Yellow	Green	Green	Green	N/A	Not allocated.
LDF0434	GREEN ARBOUR SCHOOL PLAYING FIELD (SOUTH)	Yellow	Green	Green	Green	Green	Green	Green	Green	N/A	Residential Development Site
LDF0435	GREEN ARBOUR SCHOOL PLAYING FIELD (NORTH)	Red	Green	Green	Yellow	Green	Green	Green	Green	N/A	Residential Development Site
LDF0436	SOUTH OF IVANHOE ROAD	Yellow	Yellow	Green	Yellow	Green	Green	Green	Green	N/A	Residential Development Site
LDF0437	OFF SAWN MOOR ROAD	Yellow	Yellow	Green	Yellow	Green	Green	Green	Green	N/A	Residential Development Site
LDF0438	NORTH OF RECREATION AVENUE	Yellow	Red	Green	Green	Yellow	Green	Green	Green	N/A	Not allocated.

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<b>THURCROFT</b>											
LDF0439	NORTH OF STEADFOLDS LANE (WEST)	Red	Red	Yellow	Yellow	Red	Yellow	Green	Green	N/A	Not allocated.
LDF0440	NORTH OF STEADFOLDS LANE (EAST)	Yellow	Red	Yellow	Yellow	Red	Yellow	Green	Green	N/A	Not allocated.
LDF0441	OFF NEW ORCHARD LANE	Red	Green	Red	Yellow	Yellow	Yellow	Green	Green	N/A	Not allocated.
LDF0442	NORTH OF SANDY LANE	Yellow	Red	Green	Yellow	Yellow	Yellow	Green	Green	N/A	Not allocated.
LDF0610	THURCROFT INDUSTRIAL ESTATE	Yellow	Green	Green	Yellow	White	Green	Green	Green	N/A	Not allocated.
LDF0724	LAND OFF STEADFOLDS LANE	Red	Red	Red	Red	Red	Yellow	Green	Green	N/A	Not allocated.
LDF0725	LAND OFF LAUGHTON ROAD	Red	Yellow	Red	Red	Red	Yellow	Green	Green	N/A	Not allocated.
LDF0726	LAND OFF GREEN ARBOUR ROAD (1)	Red	Yellow	Red	Red	Red	Green	Green	Green	N/A	Not allocated.
LDF0727	LAND OFF GREEN ARBOUR ROAD (2)	Red	Yellow	Red	Red	Red	Green	Green	Green	N/A	Not allocated.
LDF0773	EAST OF BRAMPTON ROAD	Yellow	Red	Red	Yellow	Red	Green	Green	Green	N/A	Not allocated.
<b>NON-GREEN BELT VILLAGES</b>											
LDF0510	LAND TO THE REAR OF 405 AND 407 UPPER WORTLEY ROAD	Yellow	Yellow	Red	Yellow	Yellow	Yellow	Green	Green	N/A	Not allocated.
LDF0512	LAND AT THORPE COMMON	Yellow	Yellow	Red	Yellow	Yellow	Yellow	Green	Green	N/A	Residential Development Site
LDF0513	LAND AT ELDERTREE LODGE	Red	Yellow	Red	Yellow	Yellow	Green	Green	Green	N/A	Residential Development Site
LDF0514	LAND TO THE SOUTH OF UPPER WORTLEY ROAD	Yellow	Yellow	Red	Yellow	Yellow	Green	Green	Green	N/A	Safeguarded land for residential
LDF0515	LAND TO THE NORTH OF UPPER WORTLEY ROAD	Yellow	Yellow	Red	Yellow	Yellow	Green	Green	Green	N/A	Residential Development Site
LDF0516	LAND TO THE SOUTH OF WENTWORTH ROAD	Red	Red	Green	Red	White	Yellow	Green	Green	N/A	Not allocated.
LDF0517	LAND TO THE EAST OF THORPEFIELD DRIVE	Red	Red	Green	Yellow	White	Yellow	Green	Green	N/A	Not allocated.
LDF0518	LAND TO THE NORTH OF SCHOLES LANE	Red	Red	Red	Yellow	Red	Yellow	Green	Green	N/A	Not allocated.
LDF0519	LAND TO THE WEST OF UPPER WORTLEY ROAD	Red	Yellow	Red	Red	Red	Yellow	Green	Green	N/A	Not allocated.
LDF0522	RECREATION GROUND OFF GILDINGWELLS ROAD	Yellow	Yellow	Green	Green	Red	Green	Green	Green	N/A	Not allocated.
LDF0523	LAND AT THE JUNCTION OF GILDINGWELLS ROAD AND WORKSOP ROAD	Red	Red	Green	Yellow	Yellow	Green	Green	Green	N/A	Not allocated.
LDF0525	LAND TO THE REAR OF NO.56	Red	Yellow	Red	Yellow	Yellow	Green	Green	Green	N/A	Not allocated.
LDF0526	LAND TO THE WEST OF CROSS LANE	Red	Yellow	Red	Yellow	Red	Green	Green	Green	N/A	Not allocated.
LDF0527	LAND OFF TAYLOR DRIVE	Yellow	Red	Red	Green	Yellow	Green	Green	Green	N/A	Not allocated.
LDF0530	LAND TO THE WEST OF UNION STREET	Yellow	Red	Green	Yellow	Green	Green	Green	Green	N/A	Not allocated.

Ref:	Site Name	A. SA Score: Socio-Economic	B. SA Score: Environmental	C. Green Belt	D. Urban Extensions	E. Deliverability (Housing)	F. Green Infrastructure Corridors	G. HS2 Rail Route	H. SA Cumulative Effects	Comment on Cum. Effect	Allocation
<b>NON-GREEN BELT VILLAGES</b>											
LDF0532	LAND OFF STREET FARM CLOSE	Red	Red	Red	Yellow	Yellow	Green	Green	Green	N/A	Not allocated.
LDF0533	LAND OFF WINNEY HILL	Red	Red	Red	Yellow	Yellow	Green	Green	Green	N/A	Residential Development Site
LDF0542	LAND OFF BROOK HILL, THORPE HESLEY	Red	Red	Green	Yellow	Red	Yellow	Green	Green	N/A	Not allocated.
LDF0544	LAND TO NORTH EAST OF GOOSE CARR LANE	Yellow	Red	Red	Yellow	Yellow	Green	Green	Green	N/A	Not allocated.
LDF0545	LAND ADJACENT TO MANOR HOUSE	Yellow	Red	Red	Yellow	Yellow	Green	Green	Green	N/A	Not allocated.
LDF0546	LAND TO EAST OF STORTH LANE	Red	Red	Red	Yellow	Yellow	Green	Green	Green	N/A	Not allocated.
LDF0549	LAND TO EAST OF KIVETON LANE	Yellow	Red	Red	Yellow	Yellow	Green	Green	Green	N/A	Not allocated.
LDF0551	NORTH FARM CLOSE	Yellow	Red	Green	Yellow	Yellow	Green	Green	Green	N/A	Residential Development Site
LDF0670	LAND SOUTH OF SCHOLES LANE, NORTH OF LOUDEN RD	Yellow	Red	Red	Yellow	Red	Yellow	Green	Green	N/A	Not allocated.
LDF0706	LAND NORTH AND SOUTH OF KIRK CROFT RD, LAUGHTON-EN-LE-MORTHEN	Red	Red	Red	Yellow	Yellow	Green	Green	Green	N/A	Not allocated.
LDF0707	LAND NORTHEAST OF OUTGANG LANE, LAUGHTON COMMON	Yellow	Red	Red	Red	Red	Yellow	Green	Yellow	Potential loss of water body features.	Not allocated.
LDF0708	LAND SOUTH OF HIGH ST, LAUGHTON-EN-LE-MORTHEN	Yellow	Red	Red	Yellow	Yellow	Green	Green	Green	N/A	Not allocated.
LDF0728	LAND TO THE WEST OF KIVETON LANE	Red	Yellow	Red	Red	Red	Green	Green	Green	N/A	Not allocated.
LDF0729	LAND TO THE SOUTH OF SHEFFIELD ROAD	Red	Yellow	Red	Red	Red	Yellow	Green	Green	N/A	Not allocated.
LDF0730	LAND TO THE WEST OF KIVETON LANE	Yellow	Red	Red	Yellow	Yellow	Green	Green	Green	N/A	Residential Development Site
LDF0776	LAND OFF BROOK HILL, THORPE HESLEY	Yellow	Red	Green	Yellow	Yellow	Green	Green	Green	N/A	Not allocated.
LDF0782	LAND ADJ NORTH FARM CLOSE	Yellow	Yellow	Red	Yellow	Red	Green	Green	Green	N/A	Not allocated.
LDF0787	LAND AT SERLBY LANE	Red	Yellow	Red	Yellow	Red	Green	Green	Green	N/A	Not allocated.
LDF0803	LAND SOUTH OF PEREGRINE WAY	Yellow	Red	Red	Yellow	Red	Green	Green	Green	N/A	Not allocated.
LDF0805	LAND EAST OF SCHOLES LANE	Yellow	Red	Red	Yellow	White	Yellow	Green	Green	N/A	Not allocated.
LDF0806	LAND EAST OF KIRKSTEAD ABBEY MEWS	Yellow	Yellow	Red	Red	White	Yellow	Green	Green	N/A	Not allocated.
LDF0808	LAND EAST OF HARD LANE	Yellow	Yellow	Red	Yellow	White	Green	Green	Green	N/A	Not allocated.
LDF0833	LAND OFF WENTWORTH CLOSE	Yellow	Red	Red	Yellow	Red	Green	Green	Green	N/A	Not allocated.

## Appendix 2-F : Assumptions about Construction of Projects – Hazards and Controls

IIA Topic	Hazards	Standard Controls	Residual Probability
Population and Equality	Construction traffic or disturbance affecting a facility of particular importance to one of the equality groups (e.g. a place of worship)	Planning permission will require that transport conditions are met and such considerations are taken into account	Moderate
Health and Well-Being (see also hazards of other topics, e.g. air quality)	Construction traffic or works presenting a danger to the public	Planning permission will require that transport conditions are met, including safety considerations	Low
		Legal and Health & Safety Executive requirements will apply - ensure a safe-working construction site	Low
	Construction noise or vibration exceeding statutory limits and causing disturbance	Regulatory framework and legal enforcement by the Council	Low
	Construction causing damage to other infrastructure (including pavements or street furniture) or causing disruption in their use	Planning permission will require that essential infrastructure is not disrupted	Moderate
Accessibility / Community Facilities	Construction traffic affecting a recreational or tourist destination, formal or informal community meeting place, open space or other important local facility (e.g. .doctor's surgery, post office, etc.)	Planning permission will require that transport conditions are met	Low
	Construction requiring temporary closure or diversion of a PRoW or footpath	Planning permission will take such considerations into account	Moderate – temporary closures and diversions often permitted
	Construction disturbance affecting a recreational or tourist destination, formal or informal community meeting place, open space or other important local facility (e.g. .doctor's surgery, post office, etc.)	Planning permission will take such considerations into account	Moderate
Education and Skills	Construction traffic or disturbance affecting an educational facility.	Planning permission will require that transport conditions are met	Low
Economy and Employment	Construction traffic affecting a business, school or similar	Planning permission will require that transport conditions are met	Low
	Construction noise or vibration affecting a sensitive business or an	Planning permission will take such considerations	Moderate

<b>IIA Topic</b>	<b>Hazards</b>	<b>Standard Controls</b>	<b>Residual Probability</b>
	educational / training facility	into account	
Transport and Carbon Emissions	Construction traffic affecting the road network	Planning permission will require that transport conditions are met	Low
	Emissions from vehicles and embodied carbon from materials and equipment / tools.	N/A	High
Biodiversity	Harm to protected species or habitats	Regulatory framework and legal enforcement by Natural England and the Council	Low
	Harm to other habitat or wildlife	Planning permission will take such considerations into account	High - can minimise harm, but it will still occur. Highest value habitat and wildlife will be most protected.
Air Quality	Construction traffic leading to reductions in air quality	Planning permission will require that transport conditions are met	High - can avoid AQMAs in some instances, but pollution will still occur
	Site clearance and exposure of soil and dust from debris to the air	Planning permission will require measures to suppress dust (Environmental Protection Act 1990)	Moderate - can minimise dust, but will still occur, particularly within and adjacent to a site
	Chemicals, including those stored and used on-site and diesel fuel combustion	Regulatory framework and legal enforcement (e.g. by the Environment Agency (EA))	Low
Water Resources	Putting construction vehicles, chemicals and plant in the floodplain, and thus exacerbating the impact of flooding	Planning permission will take such considerations into account	Moderate - depends upon the baseline & construction site, but highest risks will be averted by controls
	Site clearance and exposure of soil and dust from debris to rainwater, then runoff to water bodies	Regulatory framework and legal enforcement (e.g. by the EA)	Low
	Chemicals, including those stored and used on-site and diesel fuel combustion	Regulatory framework and legal enforcement (e.g. by the EA)	Low
Soil and Geology	Harm to protected geological sites	Regulatory framework and legal enforcement by Natural England and the Council	Low
	Loss of soil surface area in the footprint of the scheme	None	High

IIA Topic	Hazards	Standard Controls	Residual Probability
	Loss of soil quality where temporarily stripped and stored (e.g. for site compounds & haul routes).	Planning permission will take such considerations into account	High - can store using 'best practice' but some quality is normally lost
	Disturbance, exposure and spread of contaminated land	Regulatory framework and legal enforcement (e.g. by the EA)	Low
Flood Risk	Increasing flood risk during construction through removal of soil & construction of project	Planning permission will require application of the NPPF and creation of appropriate measures in advance of works	Low
Waste and Mineral Resources	Natural resource use and waste production from materials and the construction process.	Waste management planning and recycling of construction waste.	High – can minimise waste and resource use, but will still be on a similar order / scale.
Landscape and Townscape	Harm to views / landscape due to presence of construction compounds, plant etc.	Planning permission will take such considerations into account	High - depends on the baseline as what the likely impact will be
Historic Environment	Destruction of below-ground archaeology	Planning permission will be subject to archaeological evaluation in accordance with the NPPF and consultation with relevant archaeological curators.	Medium - varies site-by-site, but some level of preservation is likely (e.g. by record)
	Noise, vibration, air quality or other indirect impact to designated historic structures	Regulatory framework and legal enforcement by the Council and Historic England	Low – presume construction methods will be conditioned to protect designated sites