



Rotherham Local Plan: Sites and Policies Document

Rotherham Metropolitan Borough Council

Integrated Impact Assessment (IIA) Report 2015

Volume 4: Site Survey Summary Sheets

B1610800/034/Vol4 | 2

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Rotherham Local Plan: Sites and Policies Document

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About This Volume and Relationship with Volumes 1, 2 and 3

Volume 4 of the Integrated Impact Assessment (IIA) Report (this volume) contains Site Survey Summary Sheets for each of the sites considered under the Site Selection Methodology. The assessment of sites and settlement-by-settlement rationale for site selection is described in Volume 2 of this IIA Report.

This volume of the IIA Report should be read in conjunction with Volumes 1, 2 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 2 presents the results of the assessment of the proposed allocations and safeguarded land. Volume 3 presents the results of the assessment of the Sites and Policies document as a whole, whilst accounting for the policies of the plan.

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 a European nature conservation sites, and determine whether there is need for a full Appropriate Assessment.

As described in Section 2 of Volume 2 of this IIA Report, these Site Survey Summary Sheets were originally based on the site survey work that took place during 2007-2008, but have been refined at each stage of Local Plan preparation and further updated to inform preparation of this Sites and Policies document.

Post-Publication Errata:

Following publication of the IIA Report an error in a limited number of the Site Summary sheets was identified. The 'Development site' tick box was incorrectly completed. It is noted however that the 'Site allocation' box provided the correct information regarding each site and identified those proposed for allocation as development sites. The error has been corrected in this Volume. The amended sites are listed below:

| Site | Settlement Group |
|--|--------------------------------------|
| LDF0064 Sites On Ryecroft Sports Ground | Rotherham Urban Area |
| LDF0099 North-East Of Parkgate Retail Park | Rotherham Urban Area |
| LDF0223 Land Off Undergate Road | Dinnington, Anston & Laughton Common |
| LDF0240 Former Kwik Save Site Off Lordens Hill | Dinnington, Anston & Laughton Common |
| LDF0289 Site Of Former Depot And Lantern Engineering Ltd Off Hamilton Road | Maltby & Hellaby |
| LDF0451 Land At Former Laycast Works | Aston, Aughton & Swallownest |
| LDF0502 Land Off Europa Link | Catcliffe, Treeton & Orgreave |
| LDF0505 Land West Of Sheffield Lane | Catcliffe, Treeton & Orgreave |
| LDF0601 Former Beighton Colliery Site , Park View, Swallownest | Aston, Aughton & Swallownest |
| LDF0608 Land At Falconer Farm, South Of Falconer Lane, Aughton | Rotherham Urban Area |
| LDF0755 Former Dc Cook Site | Rotherham Urban Area |
| LDF0756 Recreation Ground, School Lane | Rotherham Urban Area |
| LDF0760 Highfield Commercial | Waverley |

Rotherham Urban Area
including
Bassingthorpe Farm
Strategic Allocation

Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

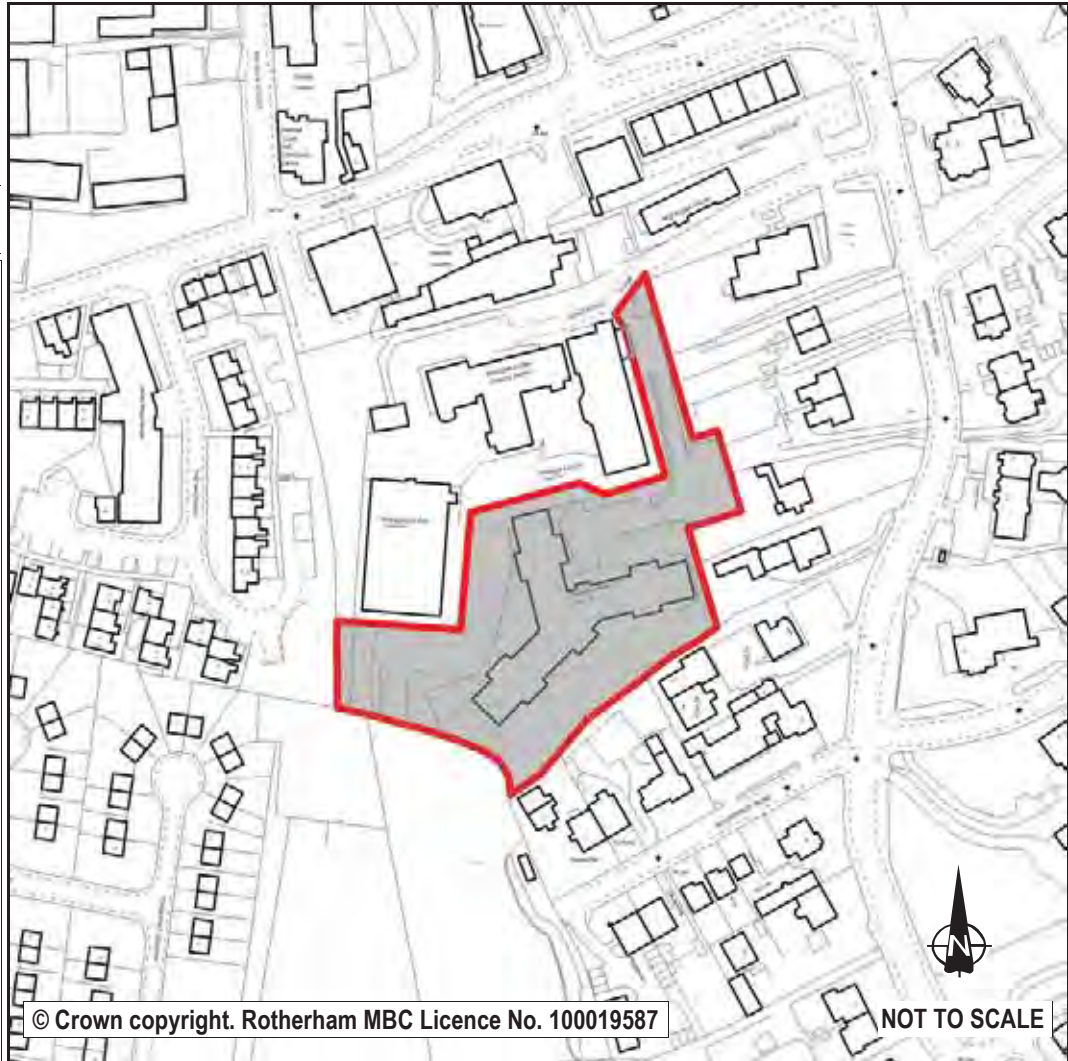
Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score:

Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

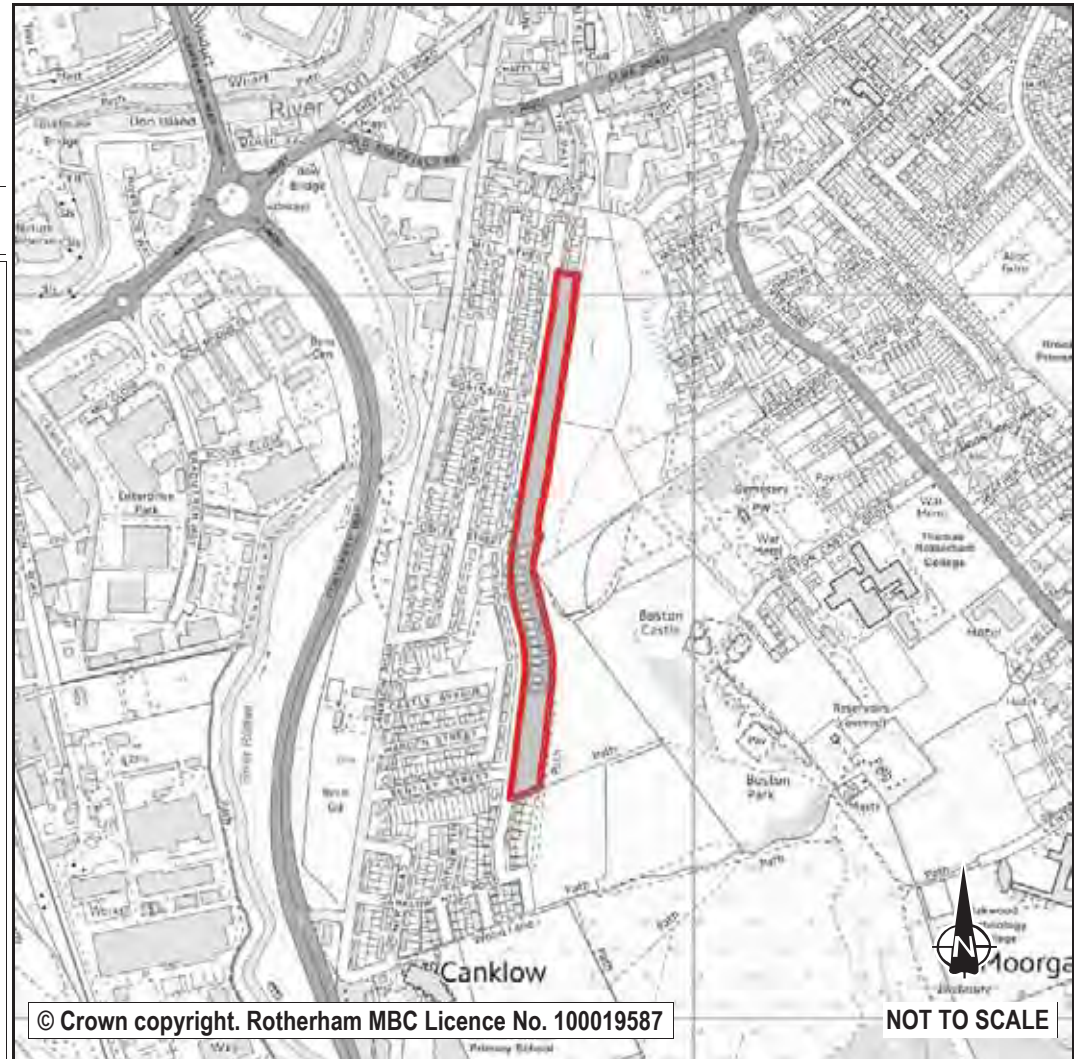
Dwellings: Employment Land:

Development Site? Site Allocation:

This site has been the subject of recent regeneration to create new homes on a former housing area. It's existing allocation is residential and given the new development that has taken place on part of this site and within Canklow it is considered appropriate that this allocation be retained. Any new homes built in the future, if not already counted as commitments, will be counted as windfalls.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score Sustainability Appraisal Environment Score



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

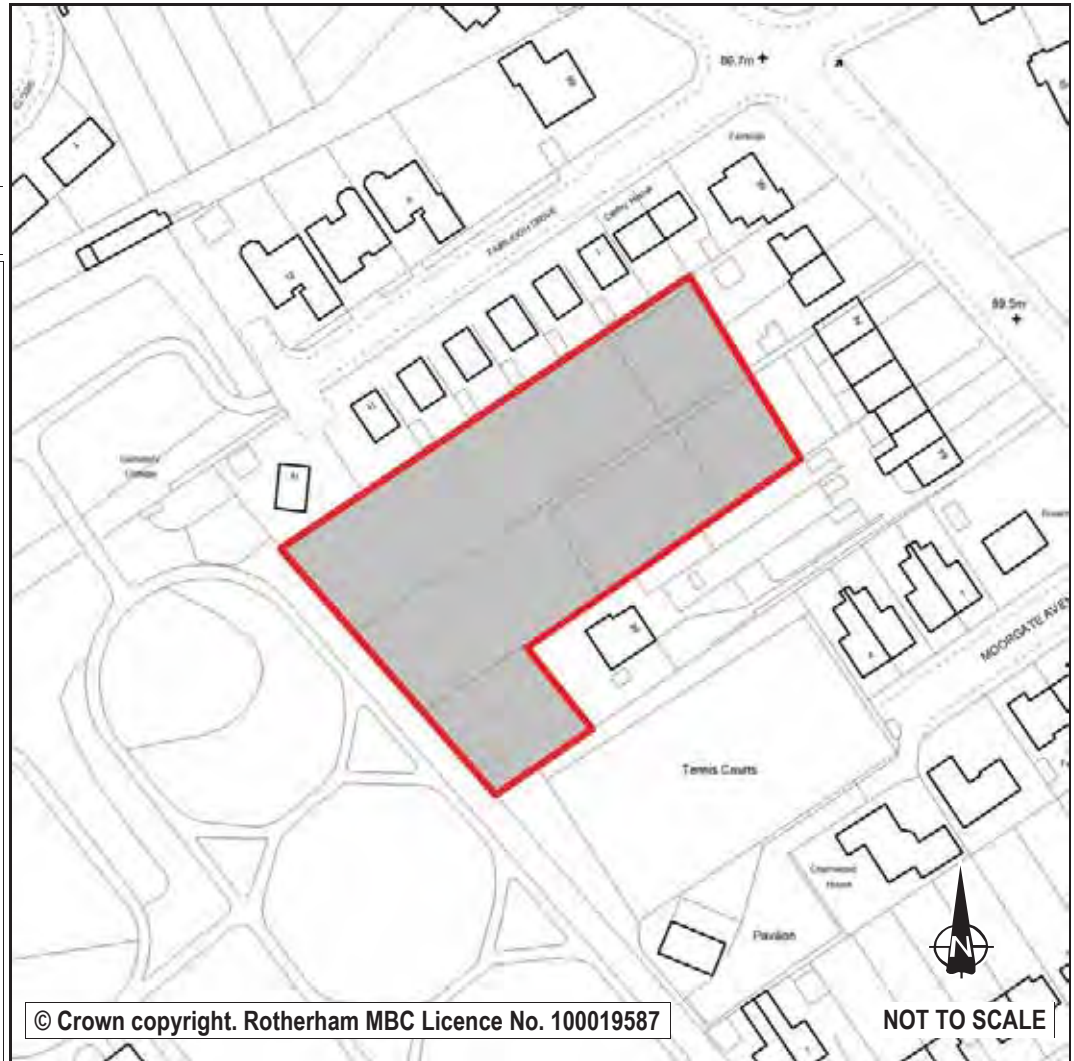
Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:

The site forms part of the curtilage of a number of properties and includes numerous mature trees. Transportation rate the site red noting that there will be no suitable means of vehicular access without demolition or further land acquisition. Furthermore, the large number of interests suggests that land assembly issues will be an obstacle. Given these issues it is considered appropriate to retain the existing residential allocation but not promote the site as a development site. Any completions on site will be monitored.



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

This site forms part of an established housing area and accordingly is currently allocated for residential. Given the site's locational context it is not considered appropriate to alter its allocation.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:

The site is used as an office within large grounds and forms part of a wider residential allocation. Given the site's locational context it is not considered appropriate to alter its existing residential allocation.



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

This site is allocated for business and industrial use in the adopted UDP and identified as development site E32. It has not come forward for development and there are several significant constraints to development. Contamination may require extensive remediation to make the site suitable for any type of development, and there are significant access issues. A new access road from Centenary Way would be unacceptable in principle. If developed, consideration should be given to accessing via Fullerton Road although this is not ideal. Given these access constraints built development other than for industrial or business use would not be appropriate. In the 2010 Employment Land Review the site (ELR49) scored moderately (2). Whilst acknowledging these constraints the site could provide opportunities for development in the future and it is proposed that the site is allocated as a development site for business and industrial use.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



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NOT TO SCALE

Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score:

Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

It is considered appropriate to retain the site's existing residential allocation recognising that the site functions as incidental greenspace, adjacent to aged persons bungalows, forming a landscaped area which is high quality and high value according to the Greenspace Audit.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:

This site is allocated as urban greenspace assessed as being of low quality and high value in the Greenspace Audit. The site is steeply sloping and the potential developable area for residential along the Brinsford Road frontage would not be sufficient in itself (<0.4ha) to allocate as a development site. The site may also be affected by Bus Rapid Transit proposals. Taking account of these issues, it is considered that the existing allocation should be retained.



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:

This site is currently allocated as business use. Planning permission for residential development was granted in 2011 and development is underway. Assessment reveals surface water flooding issues in the western corner of the site and topography may be an issue on site, assessment score amber. These issues will require consideration and mitigation prior to any development. It is however proposed to allocate the site for residential use and identify it as a development site.



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

This site includes various businesses and operations and forms part of a wider area which is currently allocated for residential. Furthermore, the large number of ownership interests suggests that land assembly issues will be an obstacle. Given these aspects, it is considered appropriate to retain the existing residential designation but not promote the site as a development site. Any completions on site will be monitored as potential windfalls.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:

It is proposed that this site be identified as Safeguarded Land for potential residential development beyond the Plan period or on review of the Local Plan in recognition of its positive attributes such as its relationship to the existing built settlement and it meeting the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy). Whilst it is acknowledged that there are identified constraints including access and its proximity to a Scheduled Ancient Monument, a Local Wildlife Site, and part of the site being within Flood Zones 2 and 3, it is anticipated that these will be suitably mitigated within any future resolutions to grant planning permission. A significantly lower developable site area has been used to enable buffering of the Local Wildlife Site and exclusion of the flood zones 2 and 3 from any future development platform. This site is currently allocated as Green Belt. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

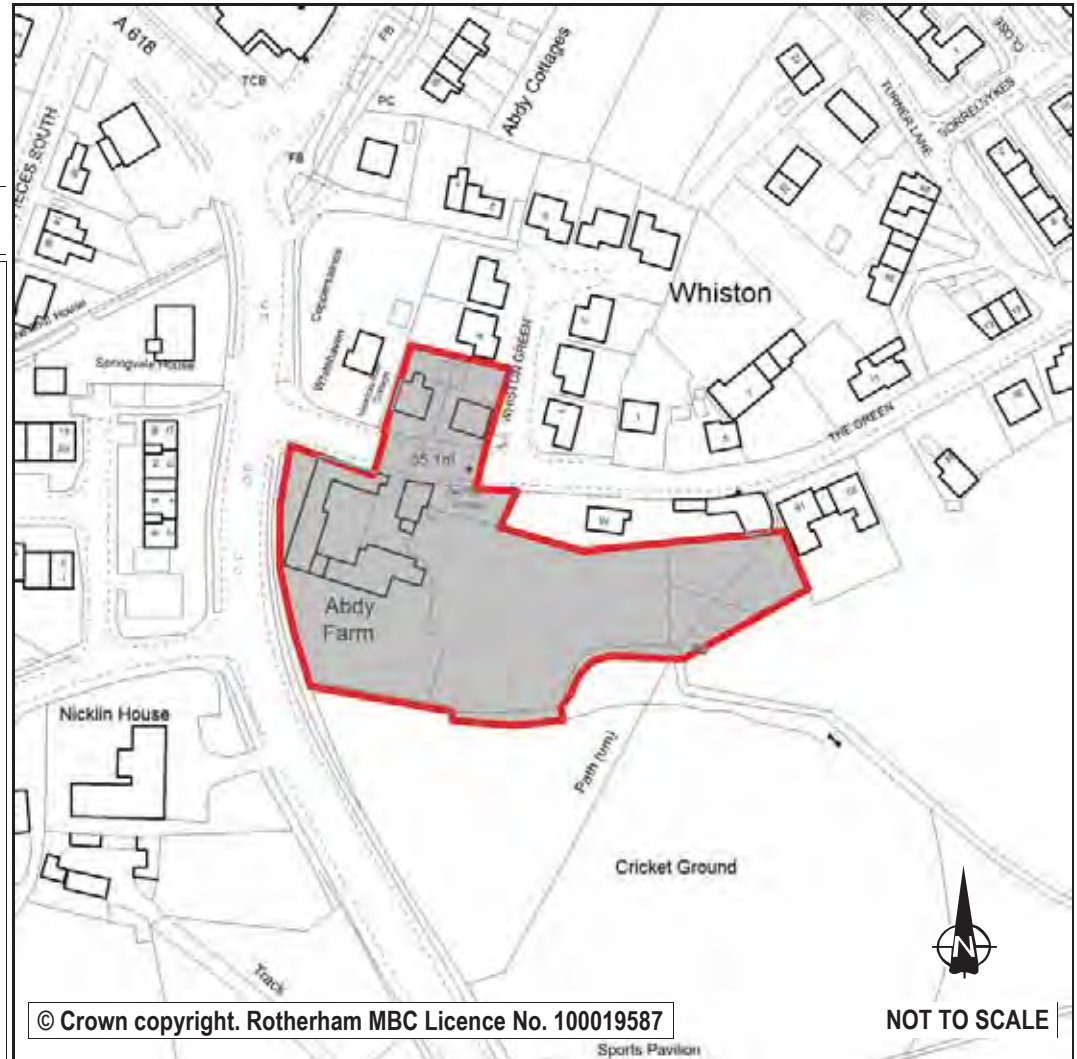
Dwellings: Employment Land:

Development Site? Site Allocation:

This site incorporates functioning farm buildings and grounds, is located within a conservation area and is currently allocated for residential. Reflecting its current operations it is considered appropriate to retain its existing residential allocation but not promote the site as a development site. Any completions on site will be monitored as potential residential windfalls.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



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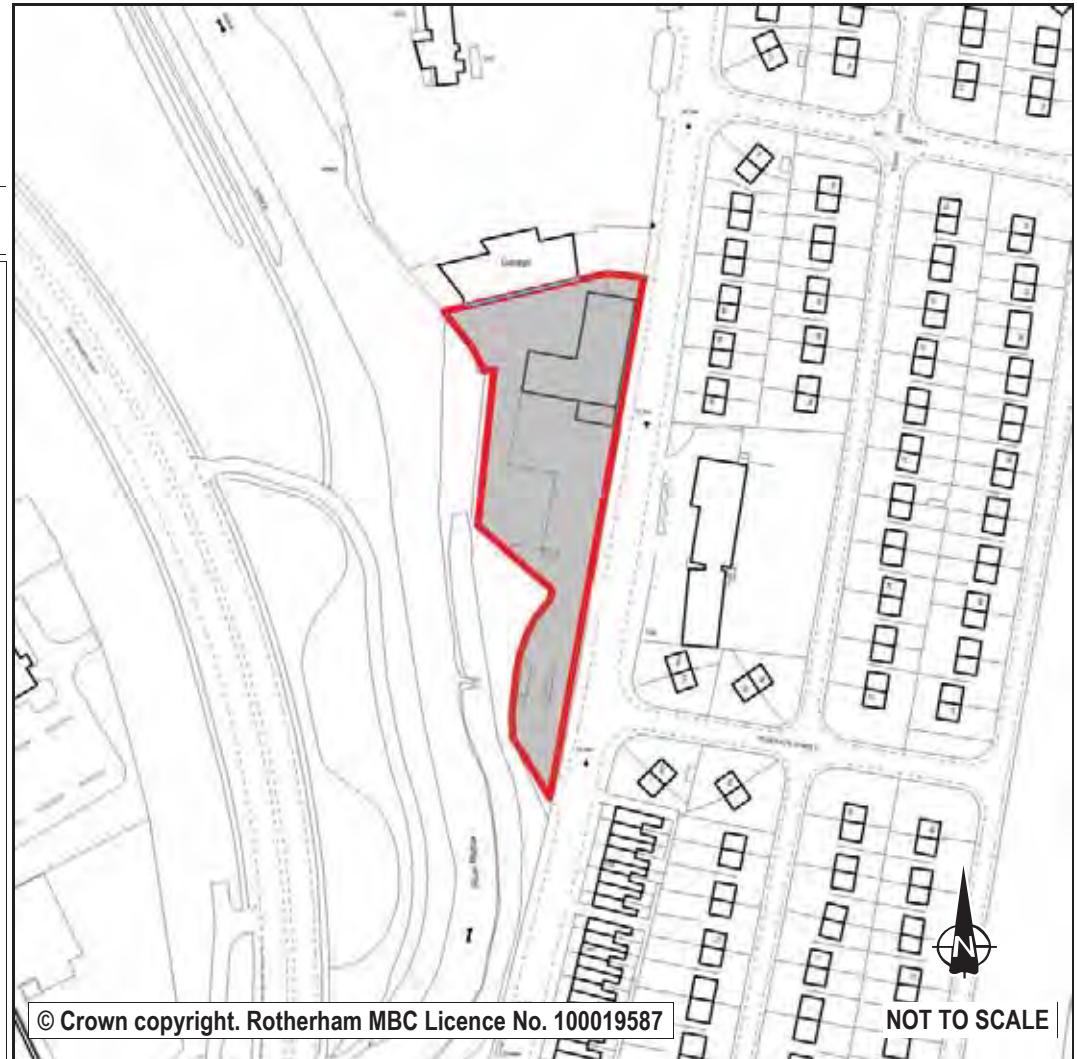
Rotherham Local Plan : Site Plan

| | | | |
|-------------------|--------------------------|------------------|------|
| Ref: | LDF0022 | | |
| Name: | FORMER JOB LOT SITE | | |
| Address: | CANKLOW ROAD | | |
| Town: | CANKLOW | | |
| Hectares: | 0.48 | Net Hectares: | 0.39 |
| Dwellings: | 19 | Employment Land: | 0.00 |
| Development Site? | <input type="checkbox"/> | Site Allocation: | No |

This site is currently allocated for industrial and business use. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment. Whilst planning permission for residential use was previously granted on appeal, this has now lapsed. The site is at high risk of flooding.

It is proposed that this site continues to be identified as industrial and business given the Environment Agency concerns regarding high flood risk and suitability for residential uses.

| | | | |
|---|---------------------|--|-------|
| Stage 1 Exclusion or taken to Sustainability Appraisal stage? | Taken to next stage | | |
| Sustainability Appraisal Socio-Economic Score | Amber | Sustainability Appraisal Environment Score | Amber |



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NOT TO SCALE

Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

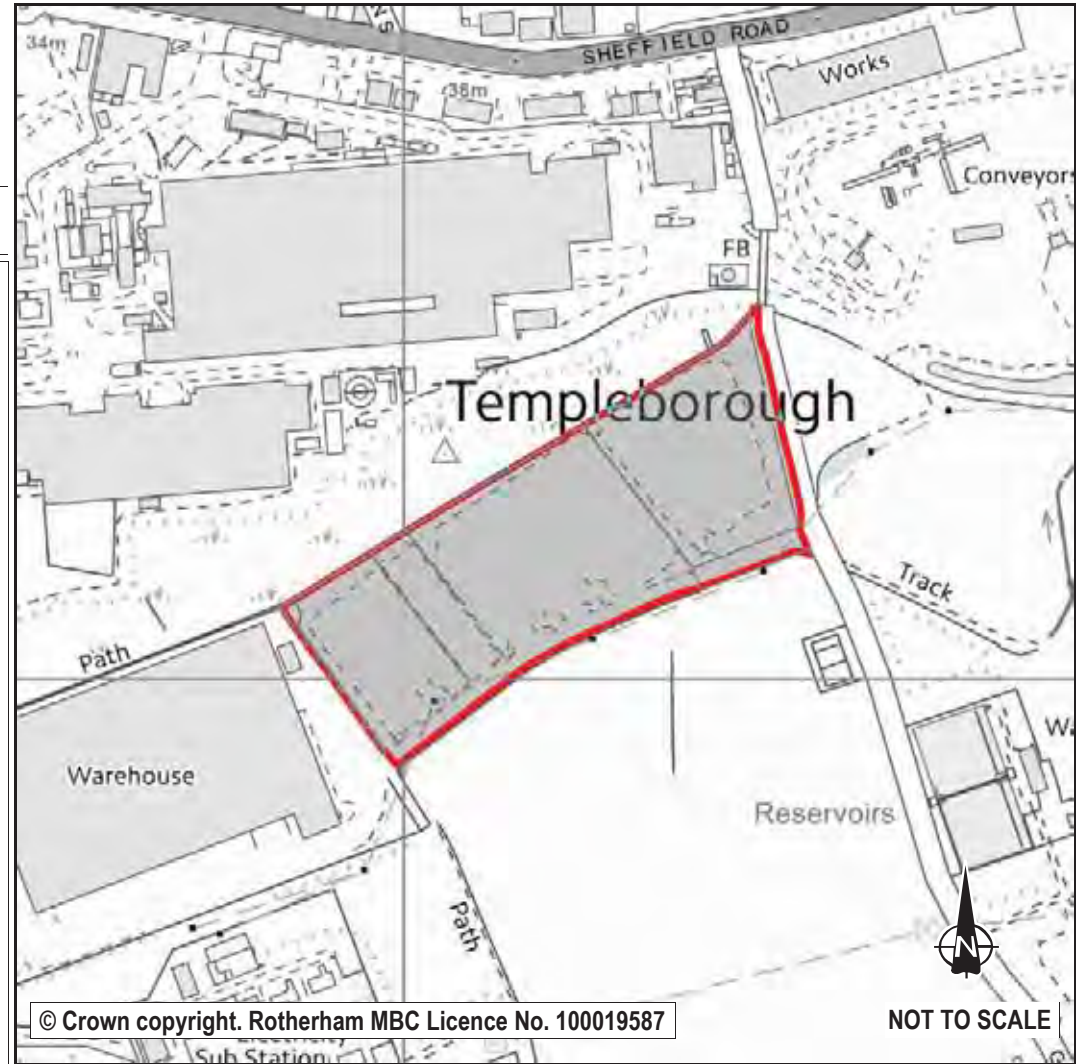
Dwellings: Employment Land:

Development Site? Site Allocation:

This site is allocated for business and industry and currently consists of a warehouse and adjoining vacant land. There are no significant constraints to development and in the 2010 Employment Land Review the site (ELR148) scored highly (3) with a recommendation to retain the current employment allocation. The site is within the Sheffield City Region Enterprise Zone and is currently subject to a Local Development Order which grants permission for a range of employment uses. It is therefore proposed that the site remains allocated for industry and business and is identified as a development site.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



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NOT TO SCALE

Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

To be allocated as green space. The site meets a recognised recreational need and serves an important amenity and townscape function. The potential for some limited residential on the site following determination of the green link between Bassingthorpe Farm strategic allocation and Rotherham Town Centre, will be investigated further, but access to the residential units will require careful consideration.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

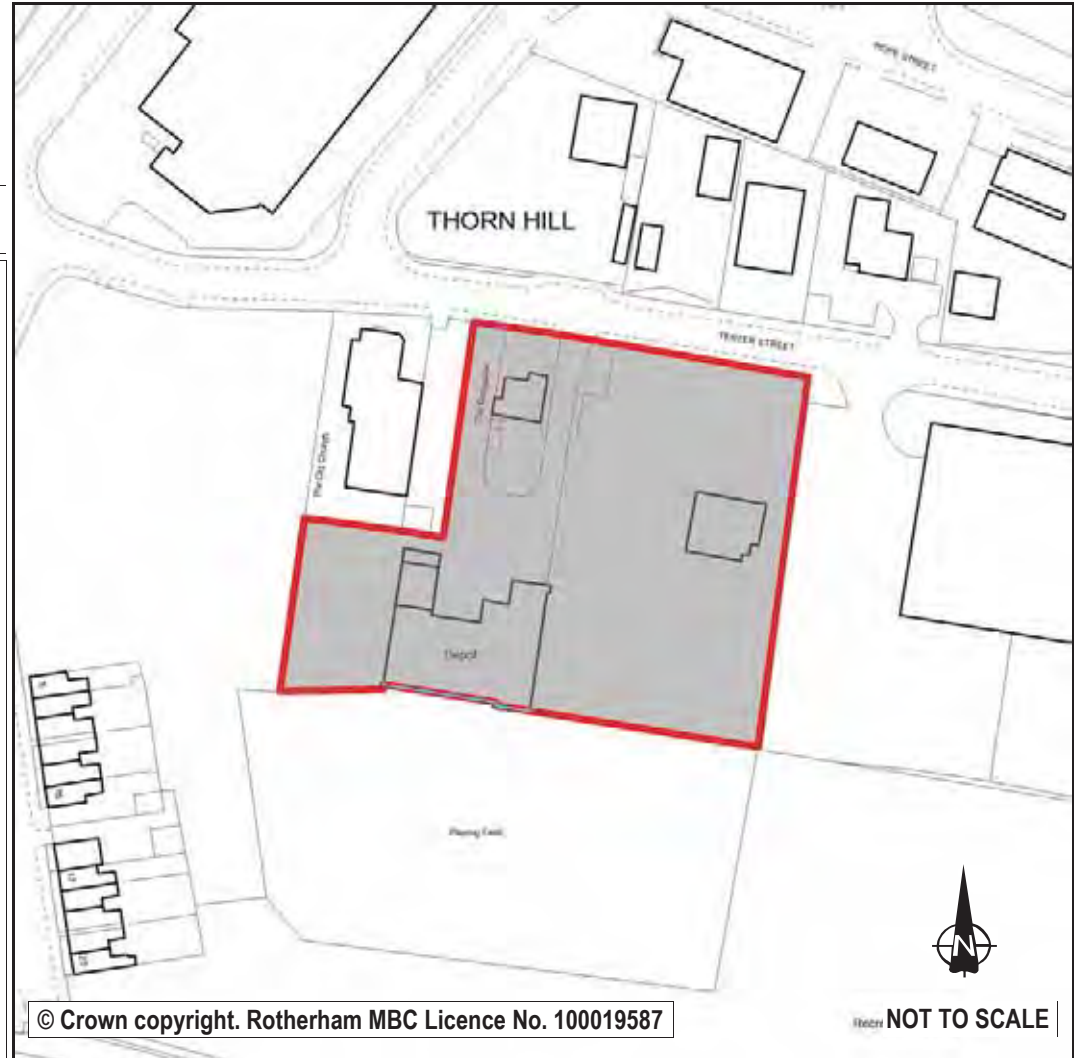
Dwellings: Employment Land:

Development Site? Site Allocation:

This site is allocated for industrial and business use at present and there are existing operations on the site. It is therefore proposed to retain the site's industrial and business use allocation.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

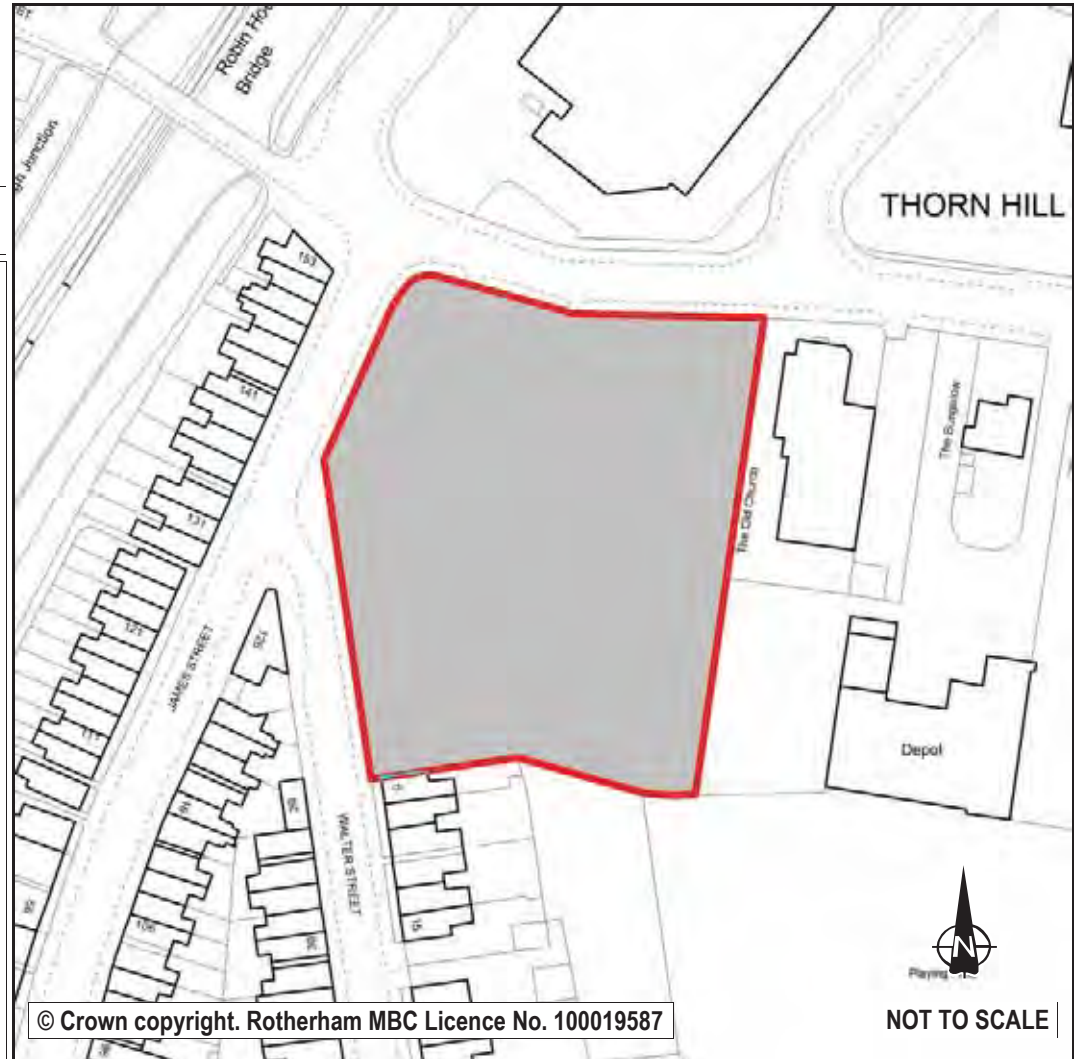
Dwellings: Employment Land:

Development Site? Site Allocation:

It is proposed that this site be allocated as a residential development site in recognition of its positive attributes (it being the site of former Thorn Hill Primary School which has now moved to a nearby site and it meeting the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy). Whilst it is acknowledged that there are identified constraints including the impact of neighbouring uses on any potential residential development, as well as providing a Mixed Use Games Area (MUGA) it is anticipated that these will be suitably mitigated within any future resolutions to grant planning permission. This site is currently allocated as Community Use. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

This site is allocated for community facilities and is currently in use as Council offices. It is therefore proposed to retain the current community facilities allocation.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

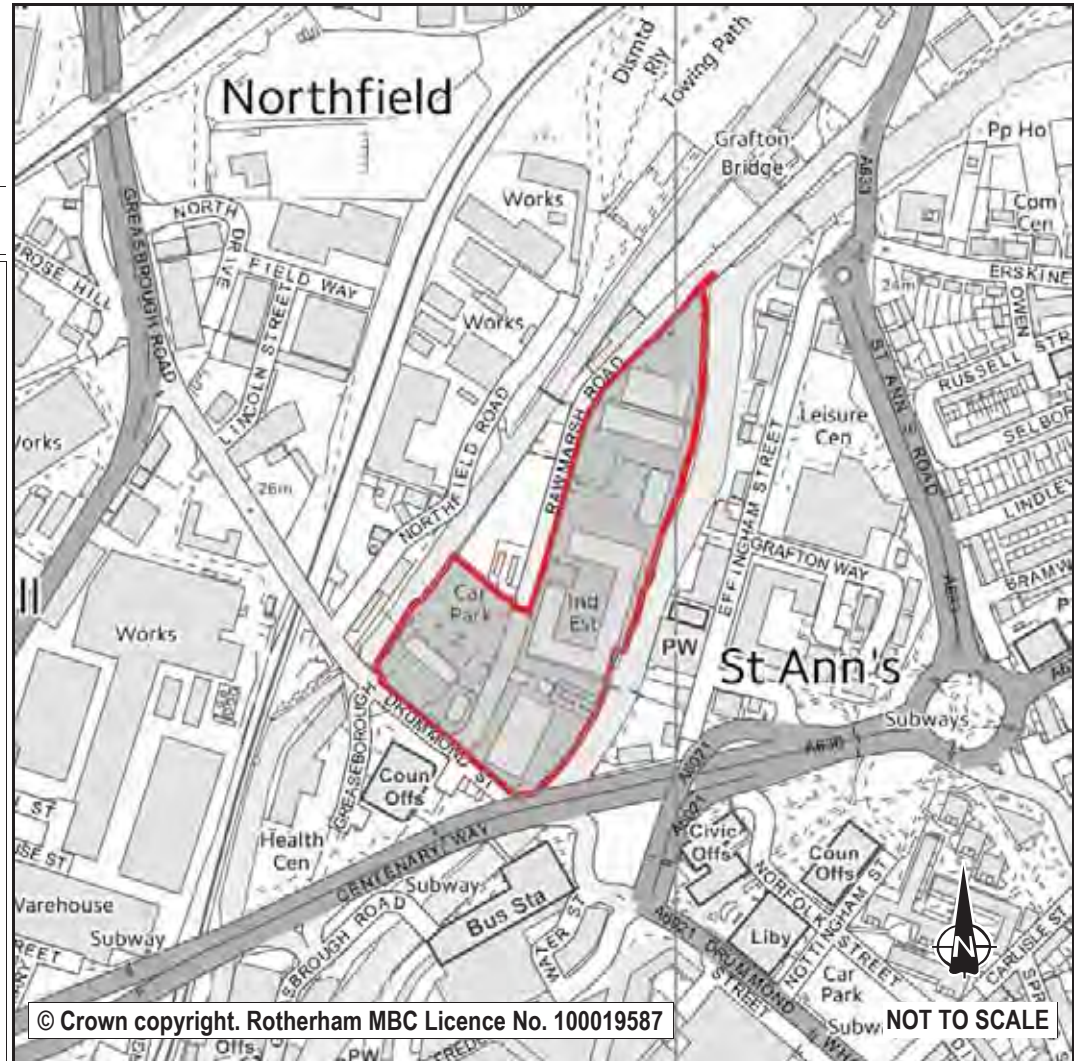
Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:

This site is allocated for business and industrial use and consists of a number of industrial and commercial uses. In the 2010 Employment Land Review the site (ELR91) scored highly (3) with a recommendation that the employment allocation be retained. Although an area of land at Clare Court may have land stability issues it is currently in use as a car park. It is proposed to retain the existing industry and business allocation.



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Although this site is identified as an employment development site (E21) in the current UDP it is not readily accessible. Access is achieved via a narrow industrial road already heavily used by the local oil recovery company, and with potential access difficulties with the junction with Greasbrough Road. It lies adjacent to the South Yorkshire Navigation and the canal basin (where there is some identified biodiversity interest), and is within flood zone 3a. In addition a canal towpath crosses the site, and there is a pylon present. In the 2010 Employment Land Review the site (ELR7) scored 1 (poor) and the recommendation was to consider re-allocation to a non-employment allocation. It was therefore previously proposed to reallocate the site to green space. However following the 2014 consultation the site has been promoted to the Council as being potentially suitable for the transfer of minerals from the adjacent canal. Whilst the site has a number of constraints it is acknowledged that there are few sites such as this which could be utilised for transfer of freight from canal to road. As such the Council considers that the site should remain allocated for business and industrial use, although not identified as a development site. Furthermore, it is proposed to identify this as a mineral safeguarding site.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

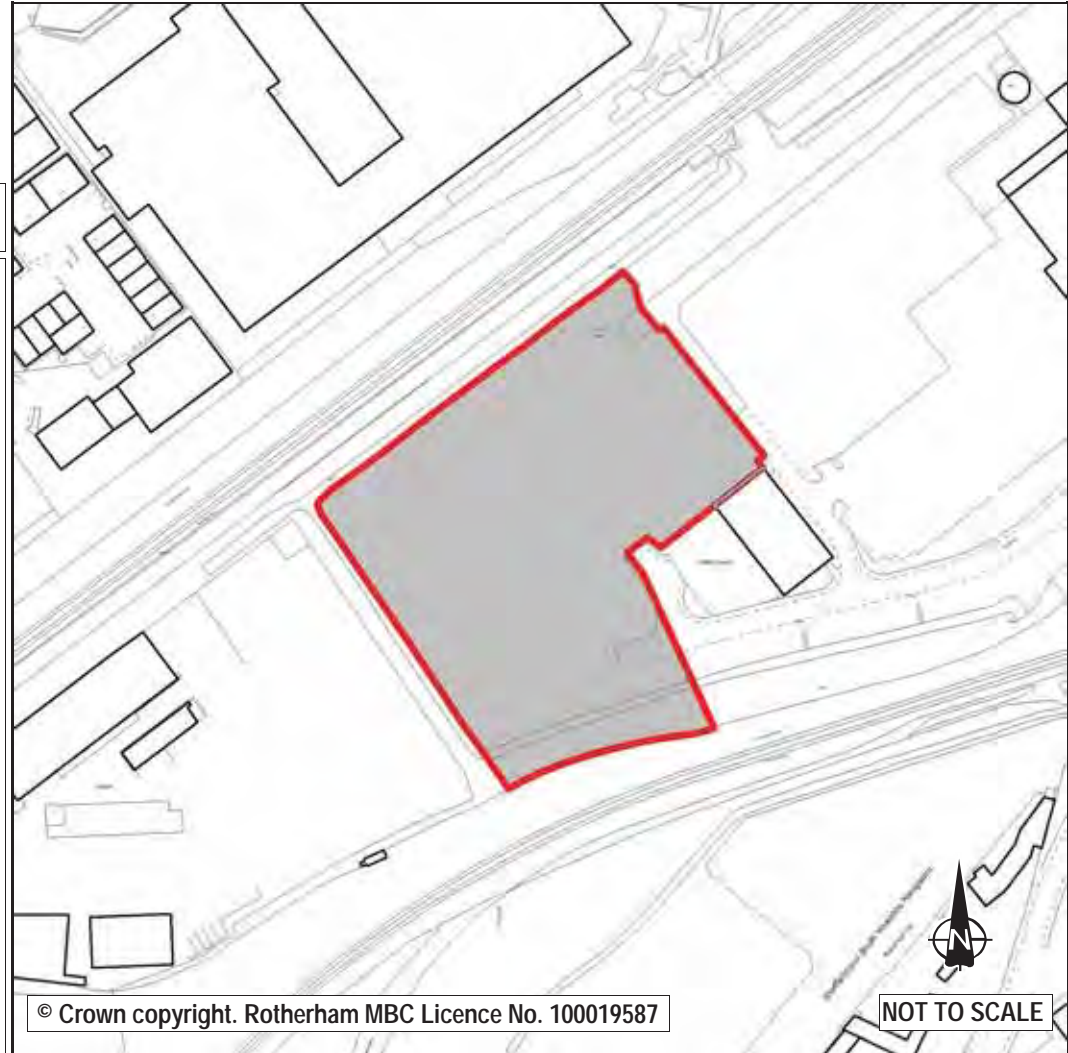
Dwellings Employment Land

Development Site Site Allocation:

It is proposed to maintain the existing industrial and business allocation. This site is allocated for business and industrial use in the UDP. This site has planning permission for employment uses (in conjunction with the wider site which has permission for further retail units in addition to the existing B&Q). In the Employment Land Review 2010 this site (ELR6) scored highly (3) and the recommendation was to retain as an employment development site. The site has no major constraints, with any substantive issues being addressed through the existing planning permissions. It is proposed that the land remains identified for industrial and business use and is identified as a development site.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio- Sustainability Appraisal Environment Score



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NOT TO SCALE

Rotherham Local Plan : Site Plan

Ref: LDF0032

Name: LAND OFF ERSKINE ROAD

Address: ERSKINE ROAD, ST ANN'S

Town: ROTHERHAM

Hectares: 1.10 Net Hectares: 0.88

Dwellings: 35 Employment Land: 0.00

Development Site? Site Allocation: No, retain existing allocation

Maintain the existing Residential Allocation with the current mix of uses on site. Not promoting the site as a development site, any completions on site will be monitored. It is situated within Flood Zone 3a that will hamper re-development proposals for sensitive land uses.

Stage 1 Exclusion or taken to Sustainability Appraisal stage? Taken to next stage

Sustainability Appraisal Socio-Economic Score: Amber Sustainability Appraisal Environment Score: Red



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

This site is too small to consider as a residential development site (<0.4ha) and is also linear in shape with power lines passing over. Therefore the existing residential allocation is retained but not promoting the site as a development site. Any completions on site will be monitored.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score

Sustainability Appraisal Environment Score



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref: LDF0037

Name: OFF ORCHARD WAY

Address: BRINSWORTH

Town: ROTHERHAM

Hectares: 2.46 Net Hectares:

Dwellings: 0 Employment Land: 0.00

Development Site? Site Allocation: n/a

Stage 1 Exclusion or taken to Sustainability Appraisal stage? Retained Urban Greenspace

Sustainability Appraisal Socio-Economic Score Sustainability Appraisal Environment Score



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:

This site is allocated Urban Greenspace in the adopted Unitary Development Plan and is currently in use as a private sports club - planning permission (RB2012/1608) was granted to create car parking for Whiston Wildcats Junior Football Club. The Council considers it appropriate to retain its existing allocation as Urban Greenspace in the light of the demonstrable demand for sporting facilities on this site.



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

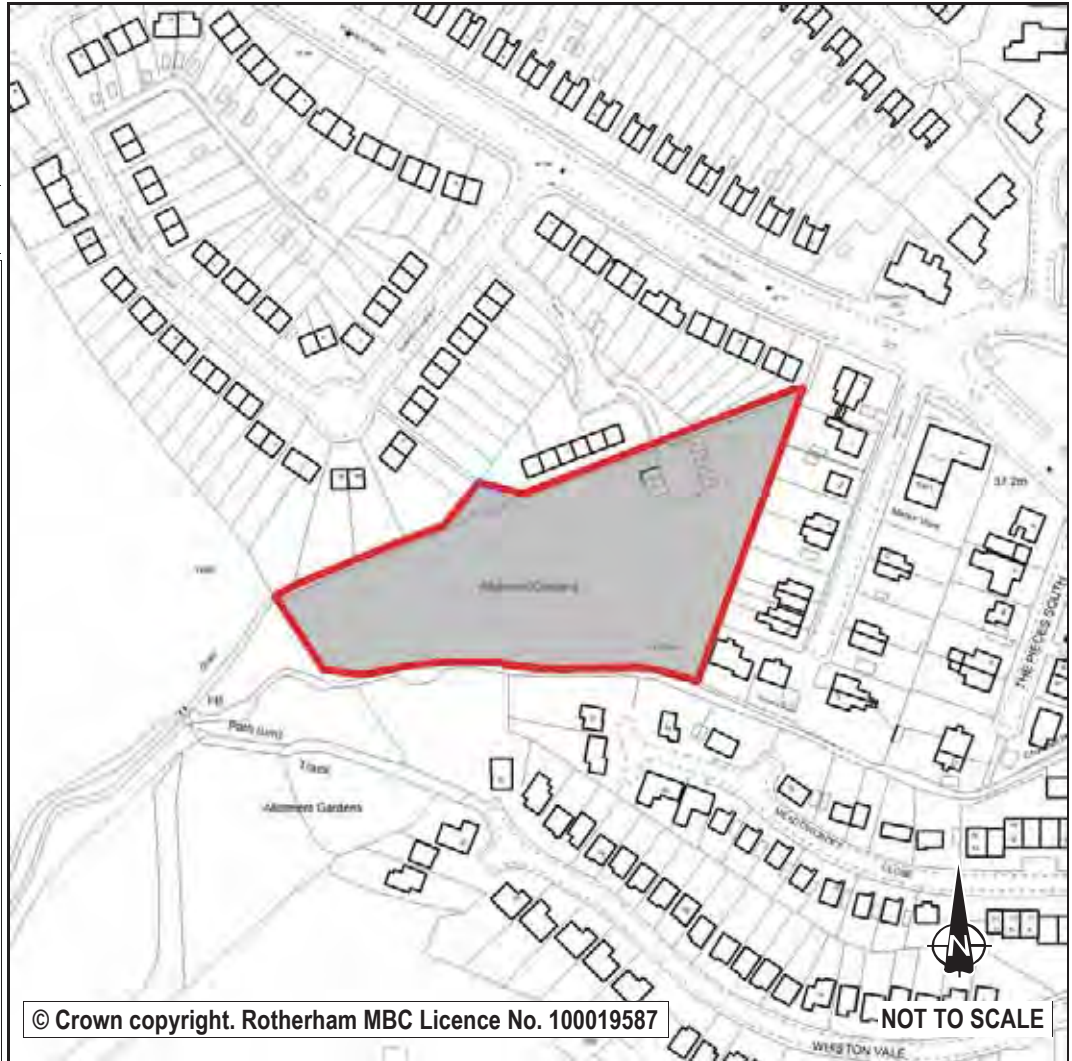
Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

This is a steeply sloping site, part used for allotments and part well treed. Access for development would be problematic, with Transportation rating the site red noting that additional land/demolition will be required to enable construction of a suitable access and that the site it is not well served by public transport. Assessment reveals surface water flooding issues on site, assessment score amber. In recognition of the site's function it is considered appropriate that it be reallocated from residential to urban greenspace.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref: LDF0044

Name: LAND OFF ELDON ROAD

Address: ALLOTMENT GARDENS TO REAR OF 58 - 96

Town: ROTHERHAM

Hectares: 1.05 Net Hectares:

Dwellings: 0 Employment Land: 0.00

Development Site? Site Allocation: Community Facilities

Planning permission granted in July 2014 for a new two storey primary school. Change the Green Space designation to community facilities on the Policies Map to reflect the planning permission granted.

Stage 1 Exclusion or taken to Sustainability Appraisal stage? Retained Urban Greenspace

Sustainability Appraisal Socio-Economic Score Sustainability Appraisal Environment Score



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

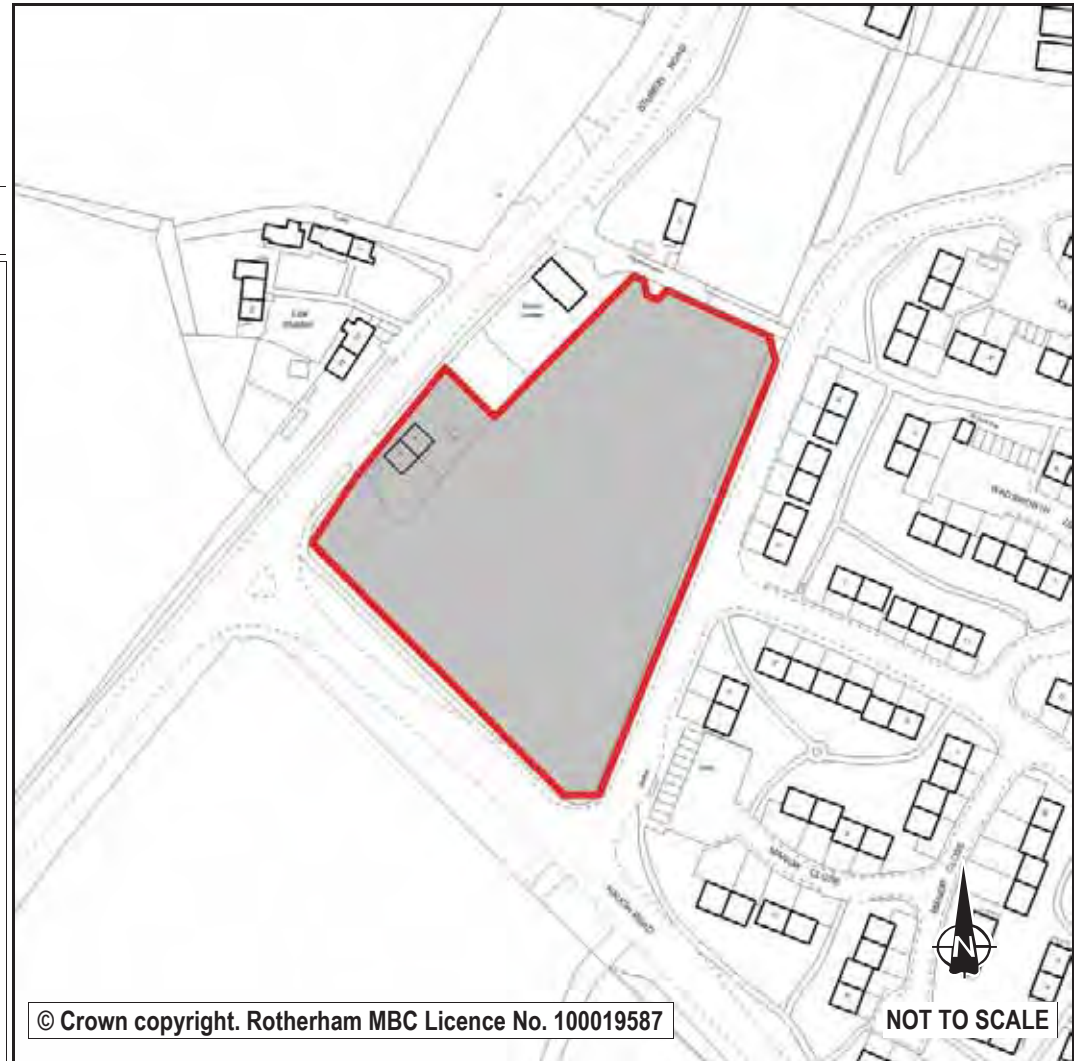
Dwellings: Employment Land:

Development Site? Site Allocation:

It is proposed that this site be allocated as a residential development site in recognition of its positive attributes such as its relationship to the existing built settlement, and it meeting the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy). Assessment reveals surface water flooding issues in the northern part of the site (1 in 100 year), and on the eastern boundary (1 in 1000 year) assessment score amber. These issues will require investigation and mitigation prior to any development; consideration will need to be given to design of layout, floor and ground levels to eliminate the risks. This site is currently allocated as Green Belt. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

It is proposed that this site be allocated as a residential development site in recognition of its positive attributes such as its relationship to the existing built settlement, and it meeting the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy). Assessment reveals surface water flooding issues in the north west of the site, assessment score red, although the eastern half of the site may still be viable for development. These issues will require consideration and mitigation prior to any development. This site is currently allocated as Green Belt. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

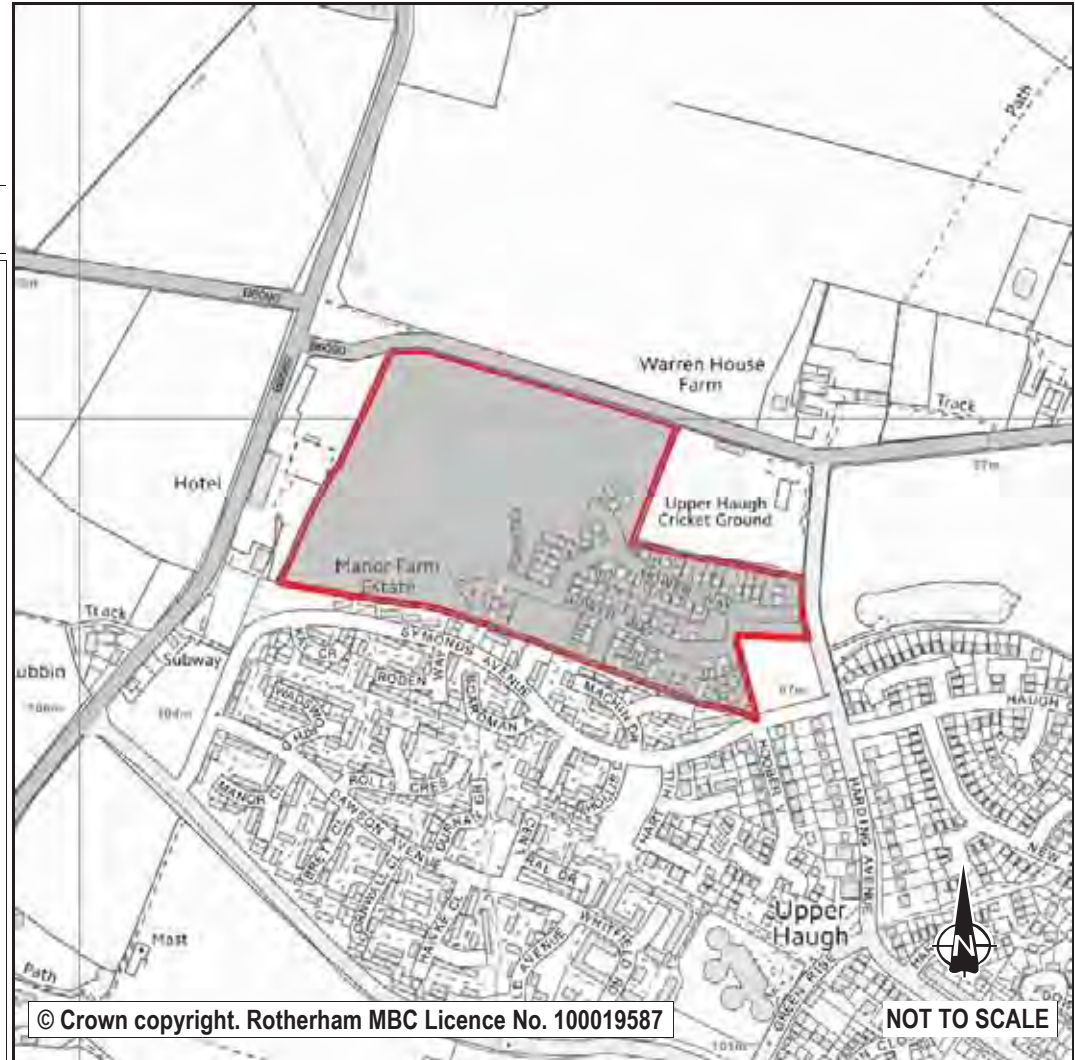
Dwellings: Employment Land:

Development Site? Site Allocation:

It is proposed that this site be retained as a residential development site in recognition of development commencing to implement application RB2010/1277. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



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NOT TO SCALE

Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site Site Allocation:

In recognition of the development that has taken place on the adjacent LDF0047, this site was set aside with the implementation of RB2010/1277 to form an area that could be utilised to provide retail provision. Accordingly, it is considered appropriate to amend its existing residential development site allocation to that of retail. Assessment reveals surface water flooding issues which will require consideration and mitigation prior to any development - assessment score red.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio- Sustainability Appraisal Environment Score



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:

Local Nature Reserve and Local Wildlife Site found on the southern boundary of the site . Major archaeological objections to allocation - Nationally significant. Site retained as Green Belt.

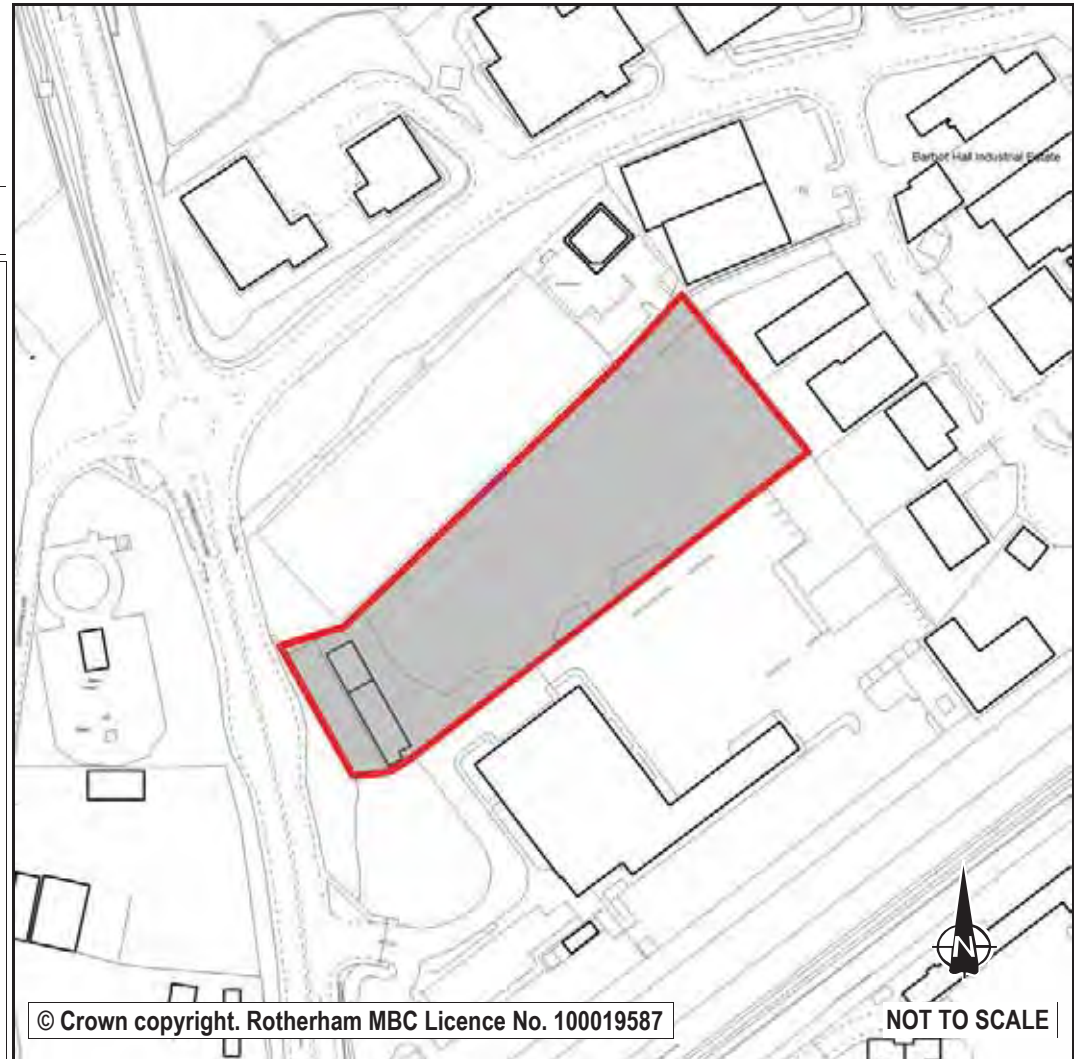


Rotherham Local Plan : Site Plan

| | | | |
|-------------------|------------------------------------|------------------|---------------------------------|
| Ref: | LDF0050 | | |
| Name: | LAND FORMERLY OWNED BY BRITISH GAS | | |
| Address: | OFF MANGHAM WAY, BARBOT HALL | | |
| Town: | ROTHERHAM | | |
| Hectares: | 1.03 | Net Hectares: | |
| Dwellings: | 0 | Employment Land | 1.03 |
| Development Site? | <input type="checkbox"/> | Site Allocation: | No - retain existing allocation |

The site is currently allocated for industrial and business use. Part of the site has previously been granted planning permission for a driving test centre. Employment uses remain most appropriate given the site's location within the wider industrial estate. Assessment reveals surface water flooding issues on site, assessment score amber. It is proposed to retain the site's industrial and business use allocation.

| | | | |
|---|---------------------|--|-------|
| Stage 1 Exclusion or taken to Sustainability Appraisal stage? | Taken to next stage | | |
| Sustainability Appraisal Socio-Economic Score | Amber | Sustainability Appraisal Environment Score | Amber |



Rotherham Local Plan : Site Plan

Ref: LDF0051

Name: LAND OFF HART HILL

Address: UPPER HAUGH

Town: ROTHERHAM

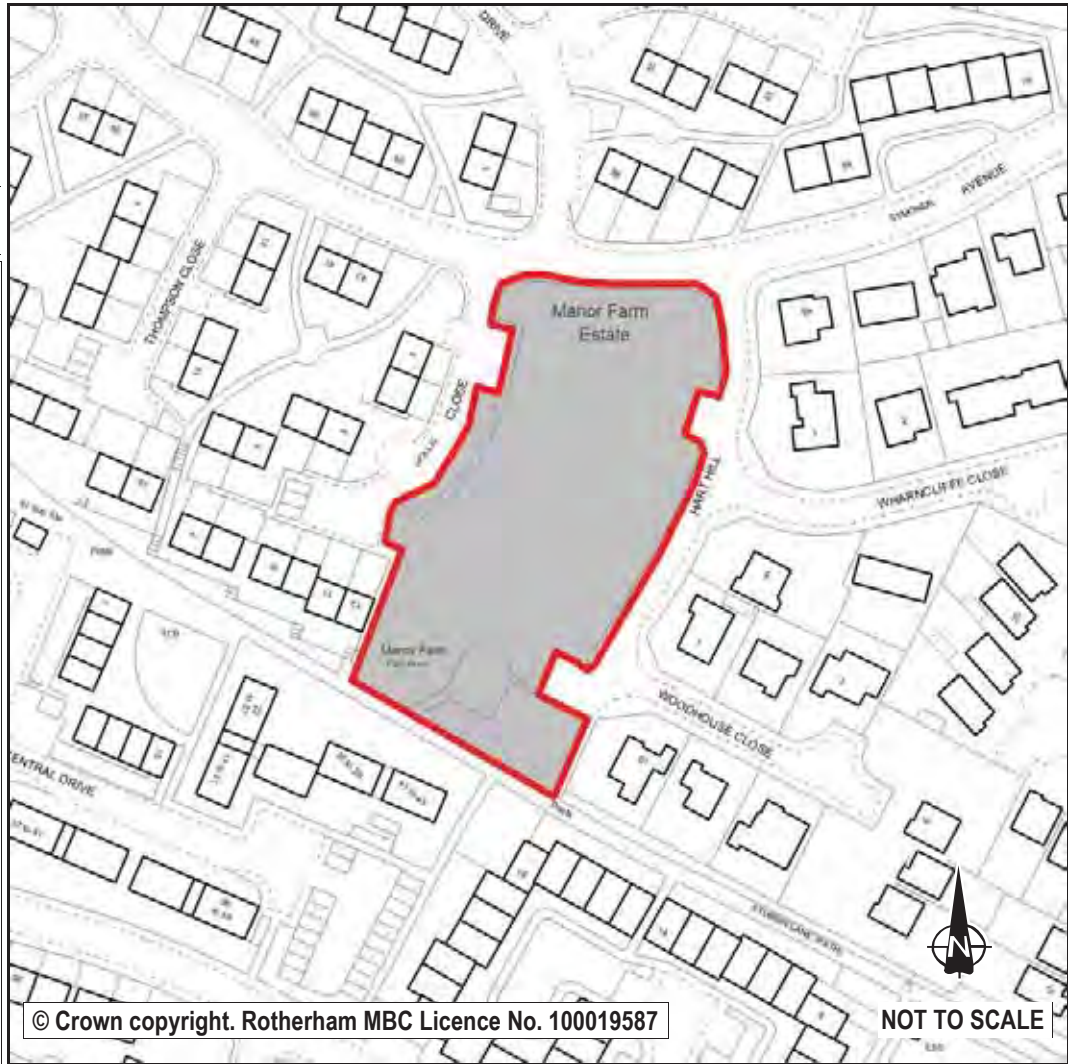
Hectares: 0.45 Net Hectares:

Dwellings: 0 Employment Land: 0.00

Development Site? Site Allocation: n/a

Stage 1 Exclusion or taken to Sustainability Appraisal stage? Retained Urban Greenspace

Sustainability Appraisal Socio-Economic Score Sustainability Appraisal Environment Score



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Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

The land is identified as a waste site in the Joint Doncaster, Barnsley and Rotherham Strategy - as a dredging site for British Waterways arisings from the South Yorkshire Navigation. It is proposed to retain the existing Urban Greenspace designation with capability to accommodate waste arisings from dredging of the SYN.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



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NOT TO SCALE

Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

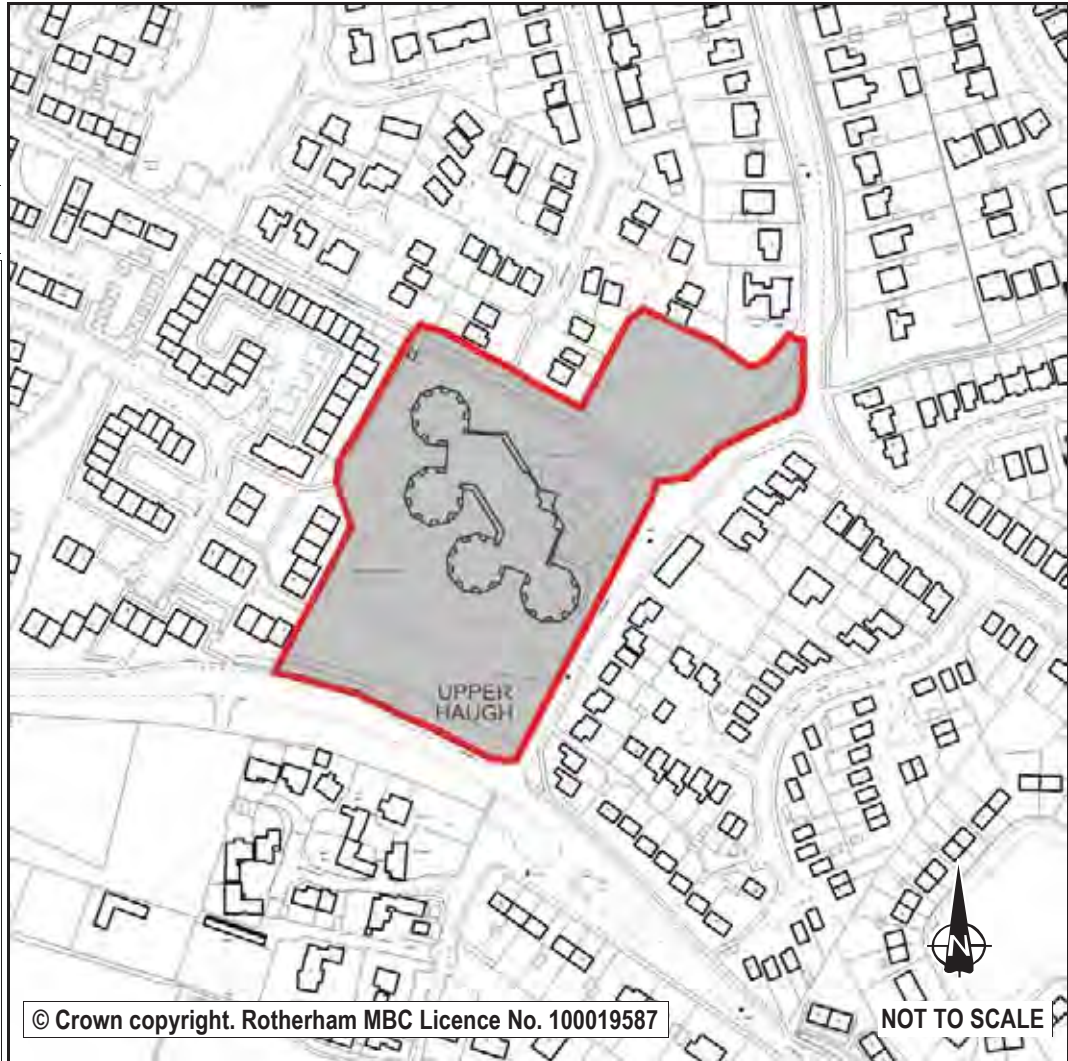
Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score:

Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Proposed allocation is for business and industrial use. The site is currently allocated for general industrial use and consists of land owned by Yorkshire Water which is currently used as Short Rotation Coppice. There are issues of vehicular access and sustainability, and the site is within Flood Zone 2. Whilst it is not readily available for employment development it is proposed to retain the site's employment allocation in conjunction with the adjoining Yorkshire Water owned land.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



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NOT TO SCALE

Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Haugh Road follows a ridge line and development of any sites to the south of this road will be highly visible from a wide area. Haugh Road also serves to form a strong Green Belt boundary with only minor development at Rockingham House Farm and the Chapel Walk area. Transportation Team rate the site red in recognition that additional land would be required to enable construction of a suitable access. It is also worth noting that Natural England identify the site as Lowland Meadow Grassland. Taken collectively, these issues justify retention of the site's current Green Belt allocation. English Heritage observe that this site lies just over 1km from the Grade II* Registered Park and Garden of Wentworth Woodhouse on a hillside which is prominent from the designed landscape. Consequently, they would support it remaining in the Green Belt.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

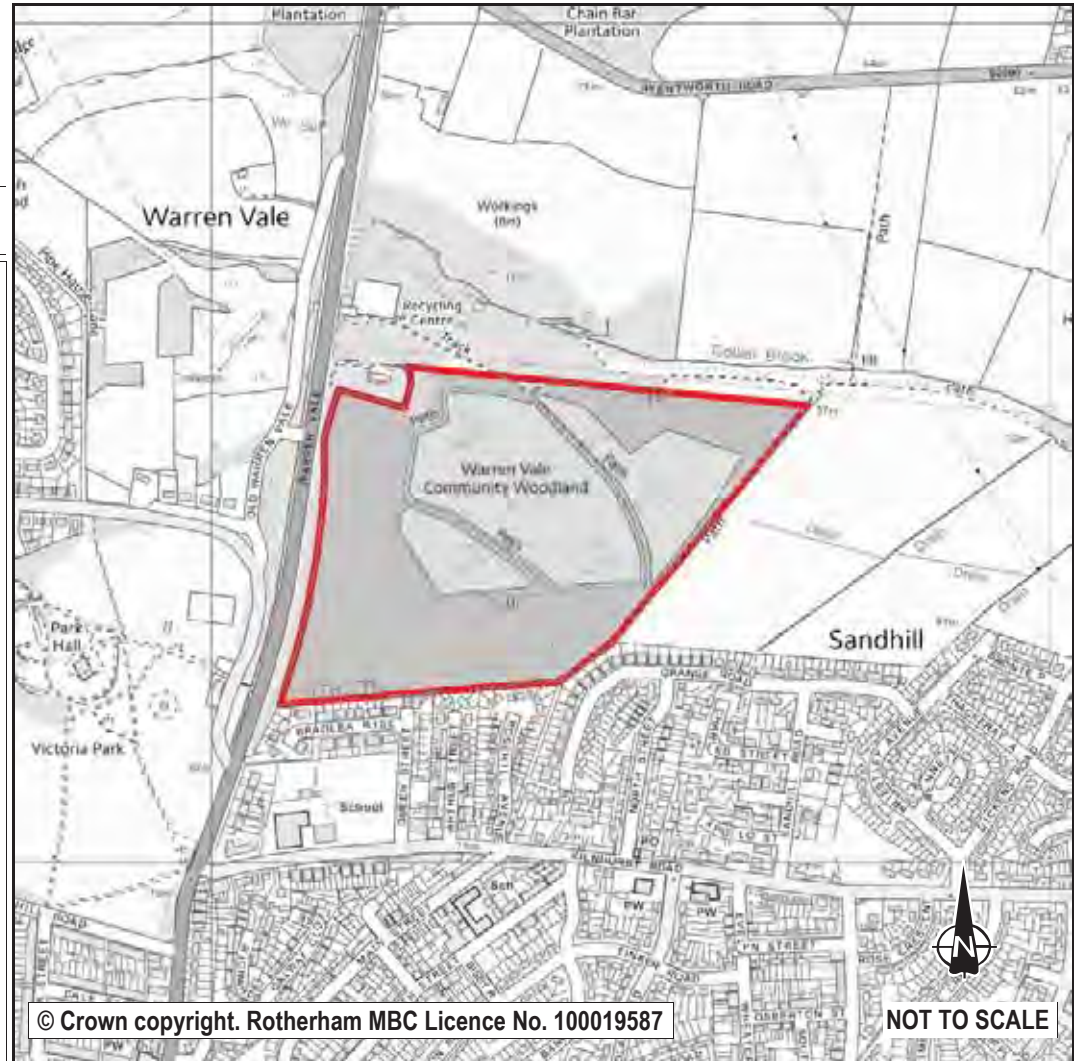
Dwellings: Employment Land:

Development Site? Site Allocation:

Significant concerns exist regarding the site's previous use as a refuse tip and the potential that may exist for contamination and ground stability issues. Additional negative considerations to its reallocation include access difficulties, its proximity to a Local Wildlife Site and overhead power lines. Retain as Green Belt.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



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Rotherham Local Plan : Site Plan

Ref: LDF0057

Name: LAND AT ALDWARKE SEWAGE TREATMENT WORKS (OFF ALDWARKE LANE)

Address: TO NORTH OF ACCESS ROAD.

Town: ROTHERHAM

Hectares: 1.19 Net Hectares:

Dwellings: 0 Employment Land: 1.19

Development Site? Site Allocation: No - retain existing allocation

This site is allocated for business and industrial use and consists of operational land for the sewage treatment works. There are issues of vehicular access and sustainability and the site is within Flood Zone 2. It is proposed to retain the site's current industrial and business use allocation in conjunction with the adjoining land.

Stage 1 Exclusion or taken to Sustainability Appraisal stage? Taken to next stage

Sustainability Appraisal Socio-Economic Score: Red Sustainability Appraisal Environment Score: Amber



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

This site is the subject of an extant planning permission (RB2013/0988 granted May 2015 for the erection of 16 units) and it is considered that its existing residential site allocation should be retained. The site is too small to allocate as a development site / preferred allocation. Any completions on site will be counted as windfalls.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

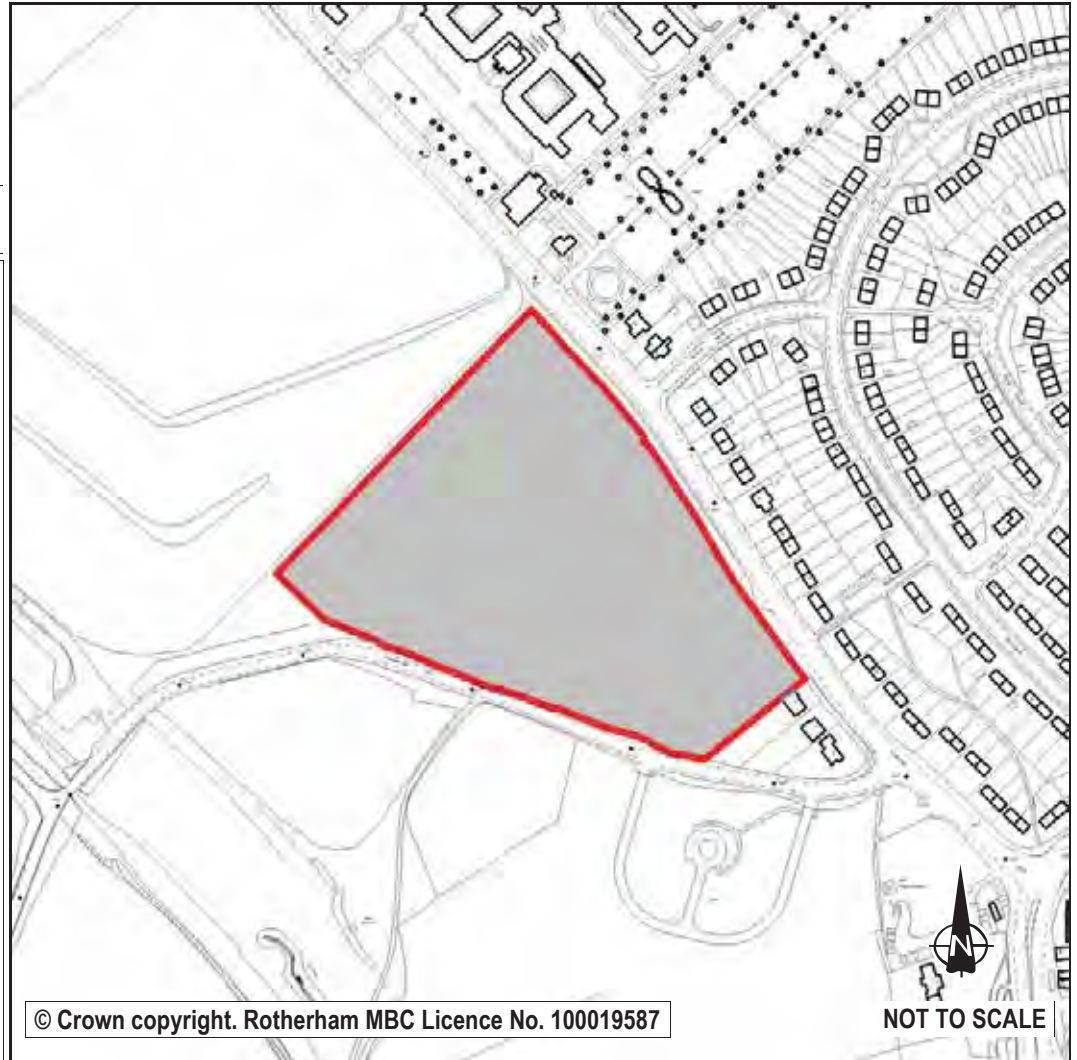
Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:

The site's reallocation to residential is not being advocated, as development would result in an isolated, incongruous tongue of development in an open countryside setting. Furthermore, Haugh Road follows a ridge line and as such the development of any sites to the south of this road will be highly visible from a wide area including, as English Heritage identify, the Grade II* Registered Parks and Gardens at Wentworth Woodhouse. Haugh Road also serves as a strong Green Belt boundary. The site's immediate proximity to LSW75: New Stubbin Colliery and its steeply sloping nature, further justifies retention of the site's Green Belt allocation. English Heritage observe that this site lies just over 1km from the Grade II* Registered Park and Garden of Wentworth Woodhouse on a hillside which is prominent from the designed landscape. Consequently, they would support it remaining in the Green Belt.



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:

It is proposed that this site be allocated as a residential development site in recognition of its positive attributes such as its relationship to the existing built settlement, outline permission (RB2010/1412) being granted for 16 properties and it meeting the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy). No significant constraints to development have been identified although it is noted that the site has an underground watercourse beneath it. This site is currently allocated as community facilities. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.



Rotherham Local Plan : Site Plan

Ref: LDF0061

Name: LAND OFF DALE ROAD

Address:

Town: ROTHERHAM

Hectares: 0.57 Net Hectares: 0.46

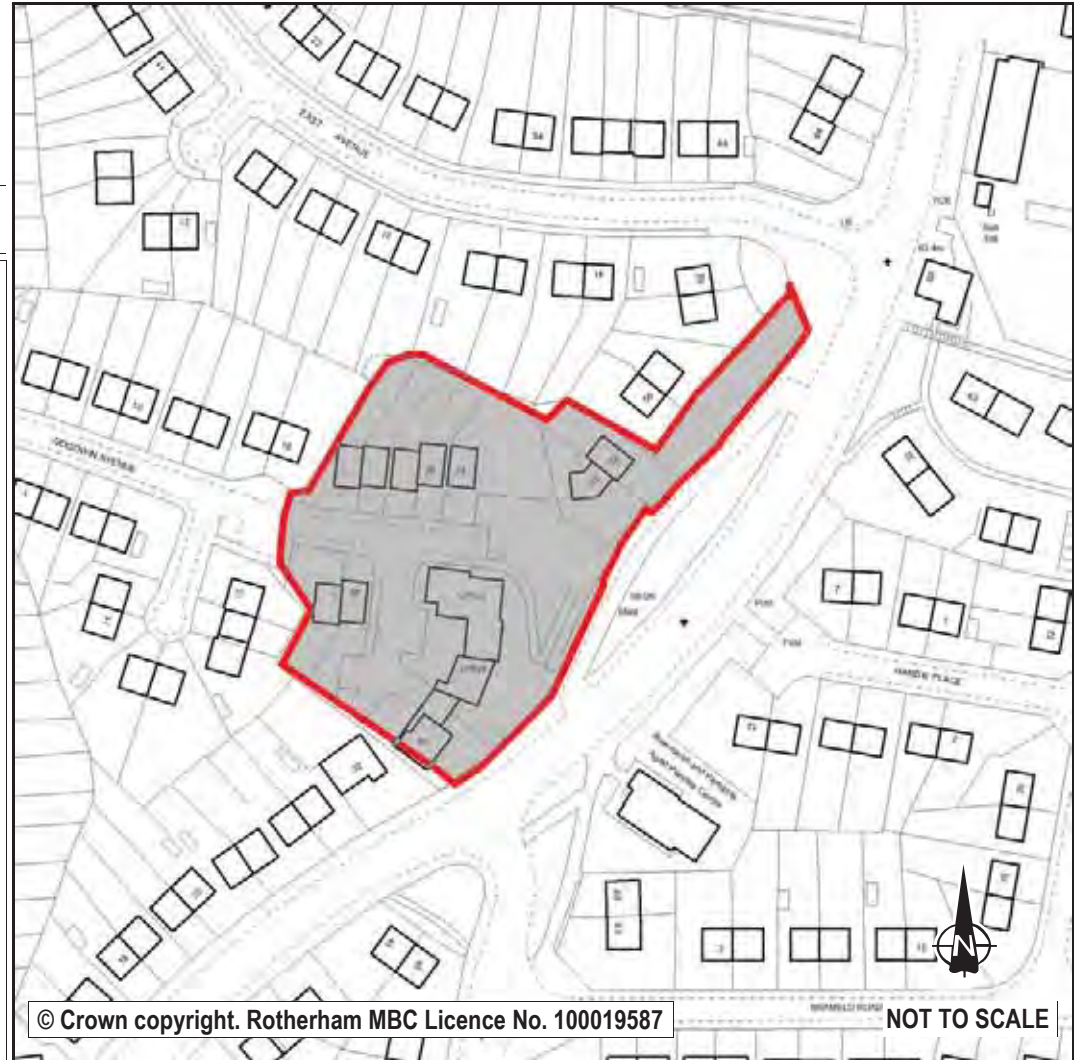
Dwellings: 21 Employment Land: 0.00

Development Site? Site Allocation: No - retain existing allocation

RB2007/1063 has been implemented, so the existing residential allocation is retained.

Stage 1 Exclusion or taken to Sustainability Appraisal stage? Taken to next stage

Sustainability Appraisal Socio-Economic Score: Green Sustainability Appraisal Environment Score: Green



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

This site is allocated for business use. In the 2010 Employment Land Review this site (ELR61) scored moderately (2) with a recommendation that the employment allocation be retained. It is in use as a bus depot and although it may be considered a bad neighbour to adjacent residential areas and consideration has previously been given to its re-allocation for housing, the site remains in use as a depot and no indication of a desire to relocate has been received. Assessment reveals surface water flooding issues on site, assessment score red. Therefore it is proposed to retain the site's business use allocation.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Assessment reveals surface water flooding issues on site, assessment score red. Recognising the value of the area of urban greenspace and the fact that the Sports & Social Club is currently allocated residential, it is considered appropriate to retain these allocations.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

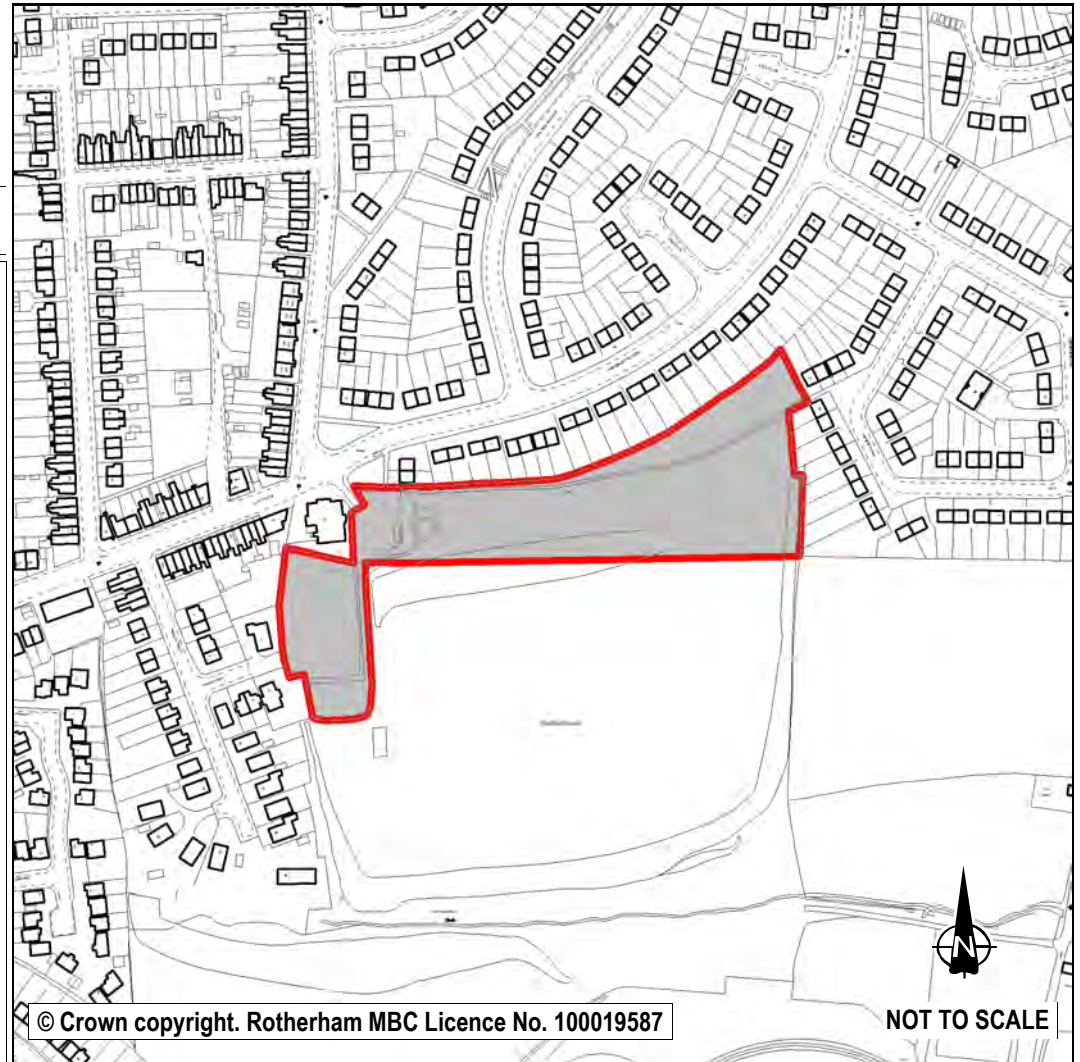
Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:

In earlier rounds of consultation the Council proposed that this site be allocated as a residential development site in recognition of its positive attributes such as its relationship to the existing built settlement, and it meeting the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy). The Council acknowledged that there are identified constraints including potential access issues and the loss of greenspace, but it was anticipated at that time, that these constraints could be suitably mitigated within any future resolutions to grant planning permission. This site is currently allocated as part urban greenspace and part Green Belt. However discussions with partners in the preparation of the Strategic Housing Land Availability Assessment (SHLAA) the partners queried the deliverability of this site and did not support its inclusion as a preferred allocation.

During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

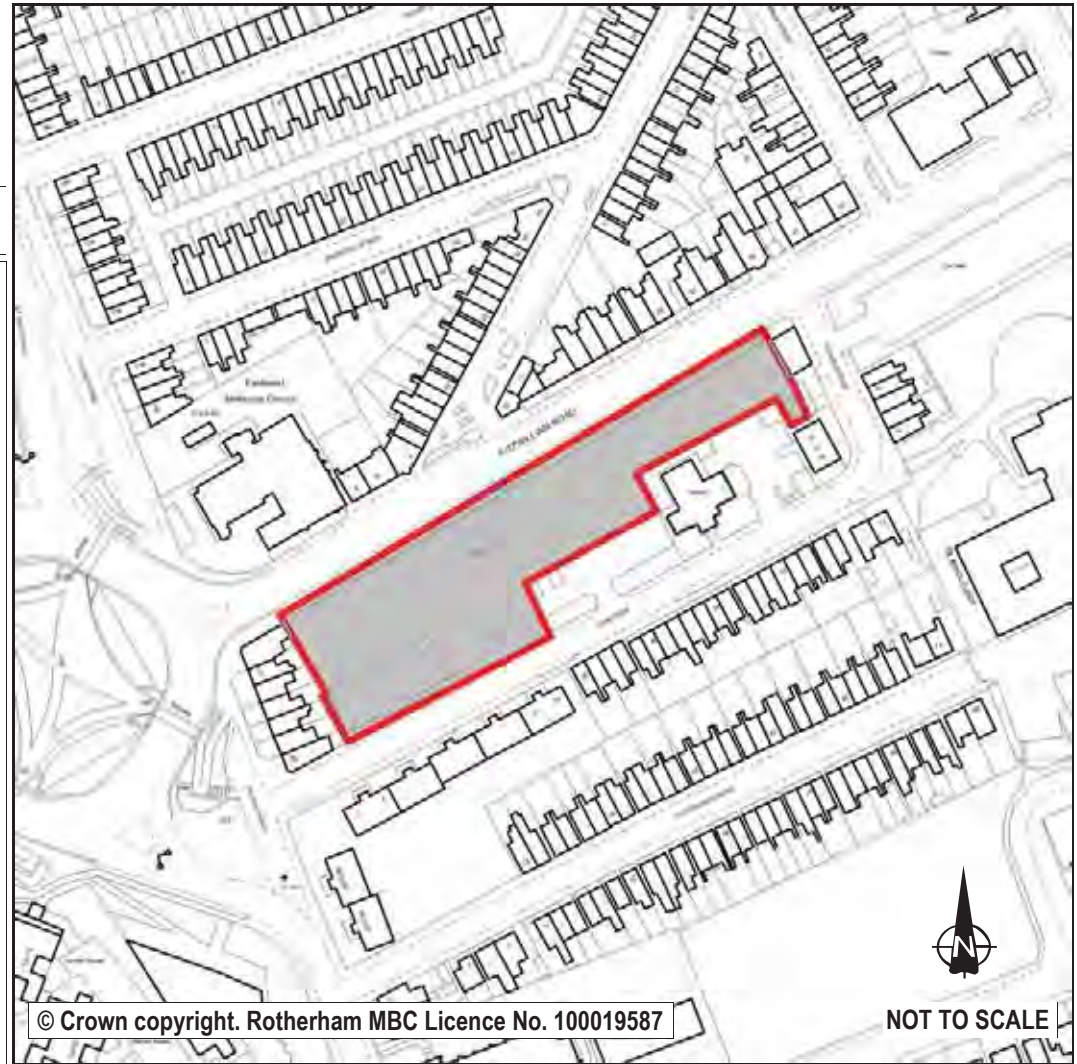
Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:

It is proposed that this site be allocated as a residential development site in recognition of its positive attributes such as its relationship to the existing built settlement, the granting of permission of 12 dwellinghouses (RB2012/1049), and it meeting the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy). Aside from its location within an Air Quality Management Area, no significant additional constraints to development have been identified. This site is currently allocated as residential. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.



Rotherham Local Plan : Site Plan

Ref: LDF0066

Name: HALDANE ROAD

Address: EASTWOOD

Town: ROTHERHAM

Hectares: 3.02

Net Hectares: 2.42

Dwellings: 0

Employment Land: 0.00

Development Site? Site Allocation: n/a

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Existing residential - not now being re-developed

Sustainability Appraisal Socio-Economic Score

Sustainability Appraisal Environment Score



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

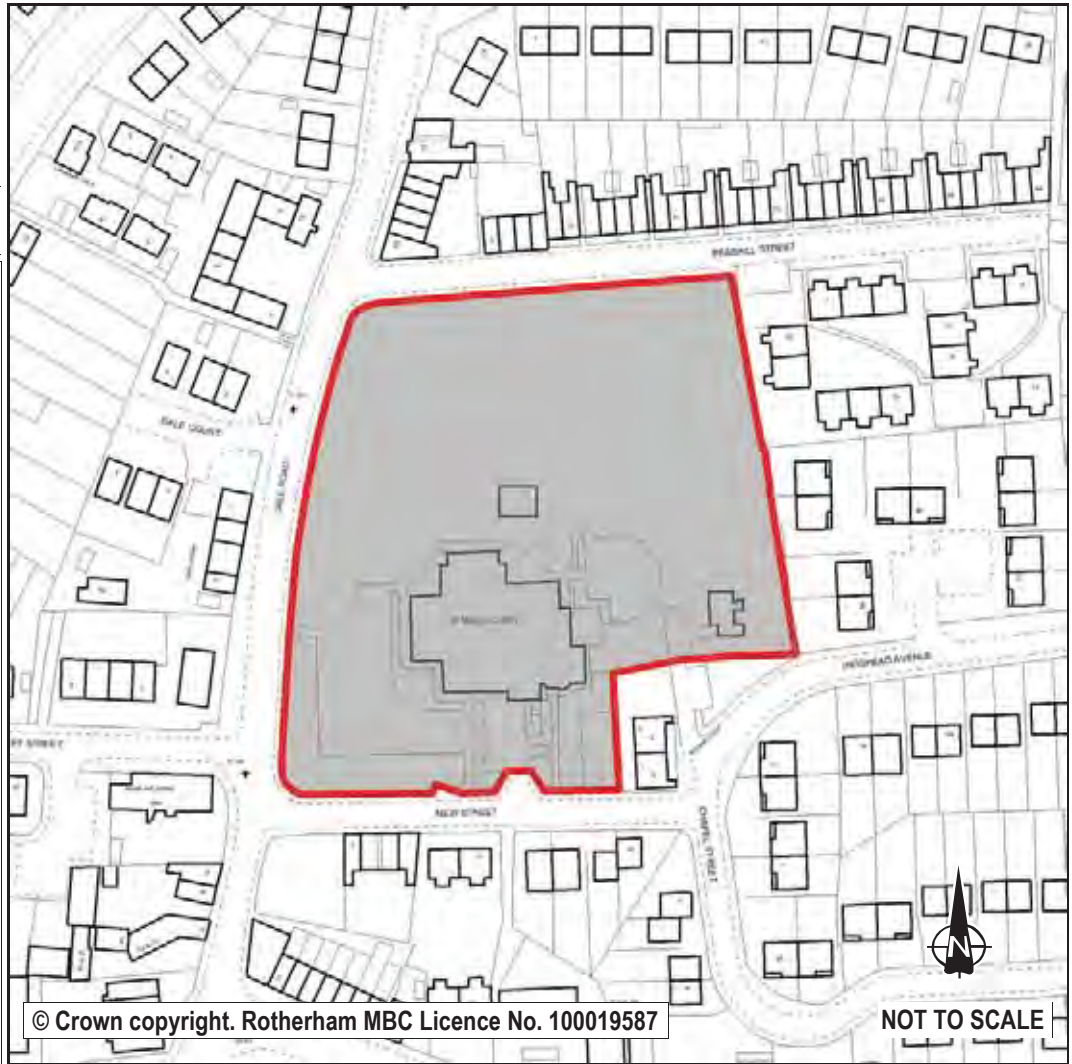
Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



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Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

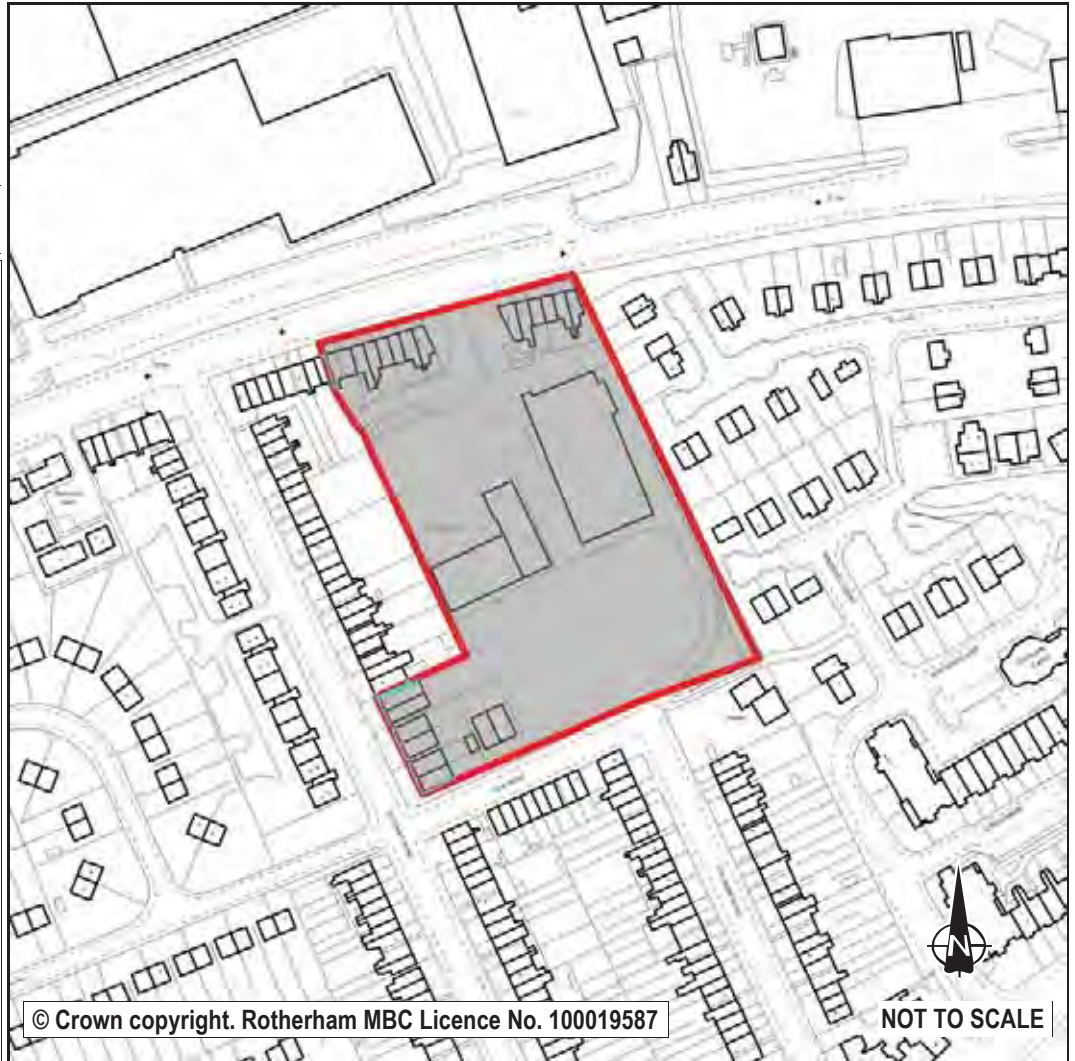
Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score:

Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:

The substantial landscaping along Doncaster Road is an important feature of the Quality Bus Corridor and needs to be retained. Discussions with Greenspaces Team (05/01/11) confirms that development of this site would deprive some local residents of access to greenspace within 280m. Assessment reveals surface water flooding issues on site, assessment score red. Transportation also comment that there are potential access issues unless the site is served in conjunction with adjacent land fronting Doncaster Road. Transportation Team also stated that direct vehicular access to Fitzwilliam Road would not be acceptable. Reflecting these concerns, it is considered that the existing urban greenspace and residential allocations should be retained.



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

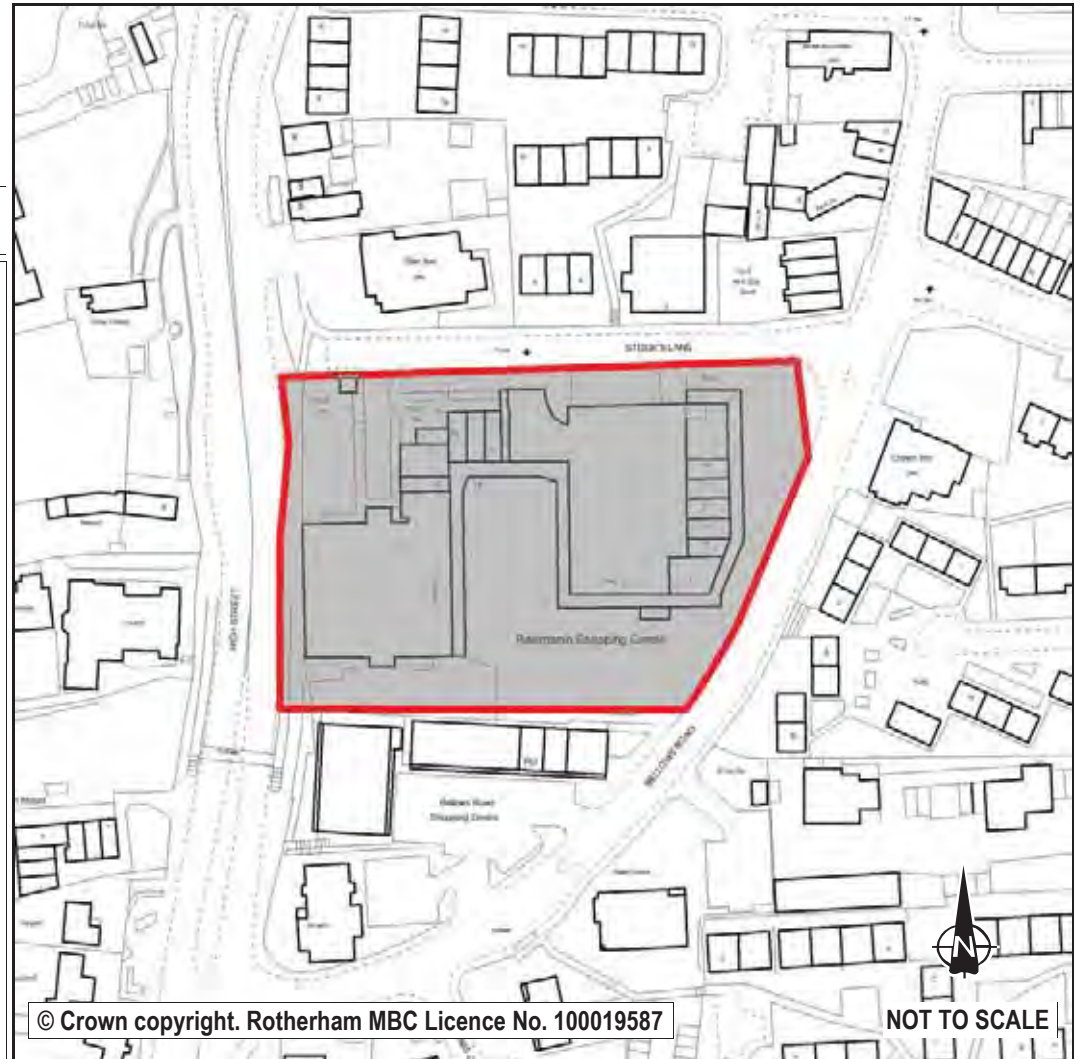
Dwellings: Employment Land:

Development Site? Site Allocation:

It is proposed that this site be allocated as a residential development site in recognition of development commencing to implement the extant application. This site is currently allocated as a retail site. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

This site is allocated for mixed use in the Unitary Development Plan and includes a range of existing uses. The site remains suitable for a mix of uses, including housing given its proximity to Bellows Road, Rawmarsh Local Centre. It is proposed that the site is designated for a mix of uses: allocation MU04 - see Sites and Policies document and background paper for further details on the menu of appropriate uses.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



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NOT TO SCALE

Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

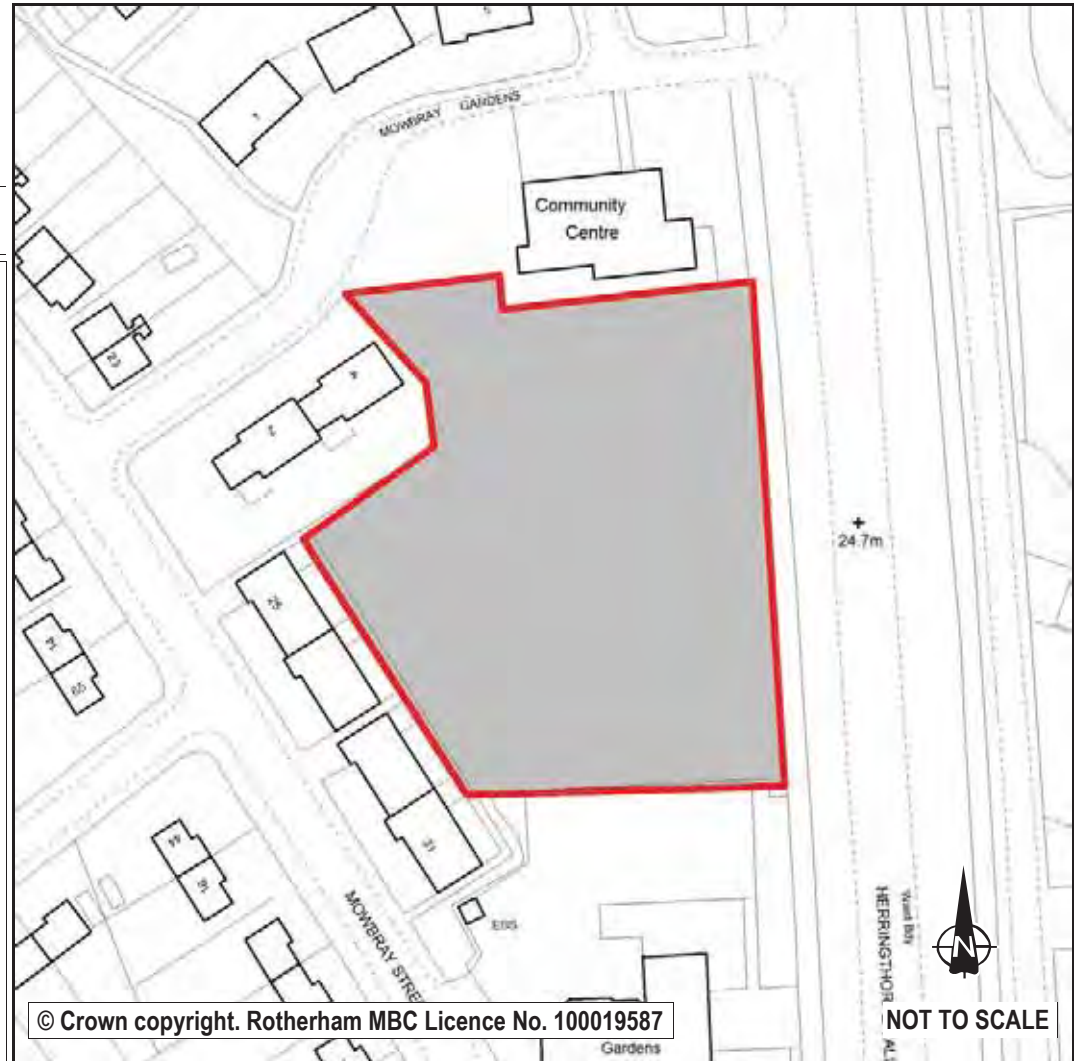
Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:

This site is allocated as urban greenspace and functions as an area of open space adjacent to the community centre and backing on to aged persons dwellings. With reference to the Greenspace Audit, the site is classified as being of high value in recognition of the lack of alternative provision elsewhere in the neighbourhood. Assessment reveals surface water flooding issues on site, assessment score red. Considering these issues, it is concluded that it is appropriate to retain the site's current allocation as urban greenspace.



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

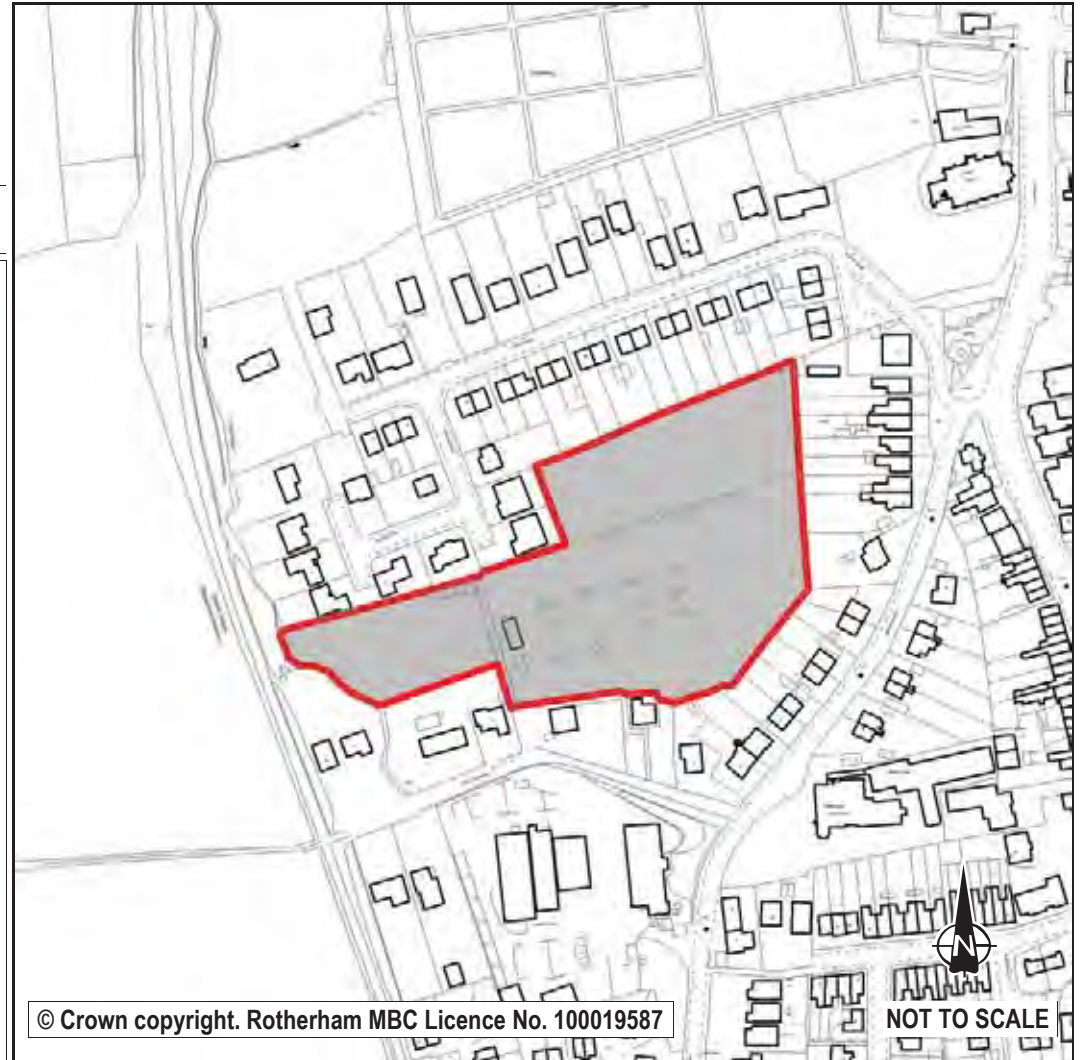
Dwellings: Employment Land:

Development Site? Site Allocation:

It is proposed that this site be allocated as a residential development site in recognition of its positive attributes such as its relationship to the existing built settlement, proximity to services and it meeting the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy). Whilst it is acknowledged that there are identified constraints including highways access, topography, an amber rating for surface water flooding with potential flood risk associated with the western boundary of the site only, and its proximity to LWS75: New Stubbin Colliery, it is anticipated that these will be suitably mitigated within any future resolutions to grant planning permission. This site is currently allocated as residential. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:

The area of allotments found within this site are fully occupied, with a strong waiting list and ambitions for future investment. The relocation of existing tenants on Ryan Place could prove an obstacle to redevelopment of the residential element of the site. Given these factors, it is considered that the existing residential and urban greenspace allocations should be retained.



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Part of the site is allocated for residential and has been subject to recent applications for which permission was granted (no longer extant however). This part of the site is not sufficient in scale (<0.4ha) to be identified as a development site in isolation. The vast majority of the site is urban greenspace and is identified within the Greenspace Audit as being high quality and high value, so taking account of these issues it is considered that retention of the existing allocations is appropriate.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:

It is proposed that this site be allocated as a residential development site in recognition of its positive attributes, such as its relationship to the existing built settlement, planning application (RB2010/0781 granted 11/2014), and it meeting the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy). No significant constraints to development have been identified. It is considered that its development will assist in up-lifting the visual appearance of the area, with the Parish Council being confident they can meet demand for allotments elsewhere in the Parish. This site is currently allocated as part urban greenspace and part residential. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

This site abutts the Dalton Parva Conservation Area and is currently within the Green Belt. Transportation rate the site red acknowledging that significant accessibility problems are envisaged regarding the existing road network. The site's high landscape sensitivity and the archaeological interest of regional significance that is found, further justify retention of the site's green belt allocation.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref: LDF0079

Name: LAND OFF FAVELL ROAD

Address: DALTON

Town: ROTHERHAM

Hectares: 1.08 Net Hectares: 0.44

Dwellings: 18 Employment Land: 0.00

Development Site? Site Allocation: No

Part of the site is allocated for residential but this part of the site is not sufficient in scale (<0.4ha) to be identified as a development site in isolation. The vast majority of the site is urban greenspace and is identified within the Greenspace Audit as being high quality and is considered to be a popular greenspace that is worthy of retention, so taking account of these issues it is considered that the existing allocations should be maintained.

Stage 1 Exclusion or taken to Sustainability Appraisal stage? Taken to next stage

Sustainability Appraisal Socio-Economic Score: Amber Sustainability Appraisal Environment Score: Amber



Rotherham Local Plan : Site Plan

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Name:

Address:

Town:

Hectares: Net Hectares:

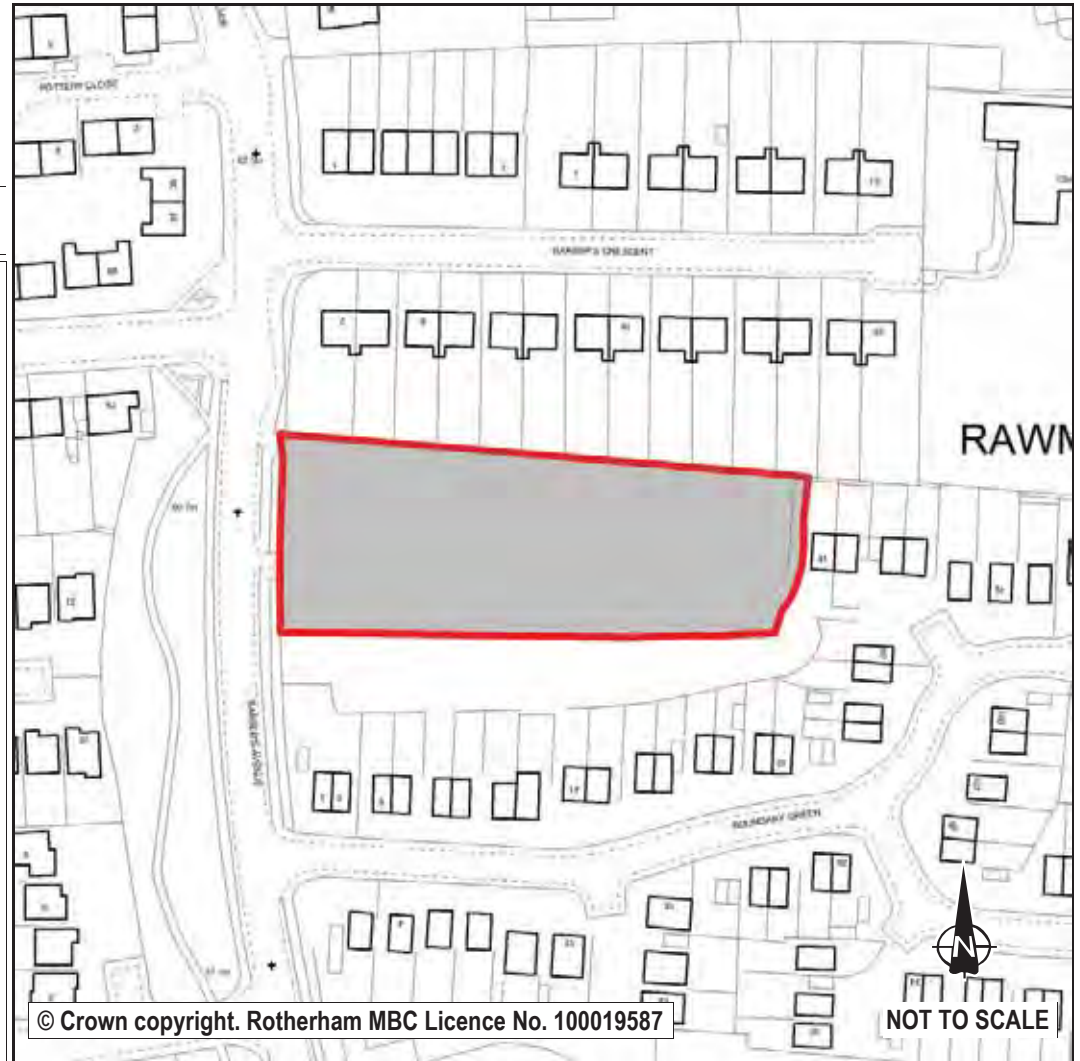
Dwellings: Employment Land:

Development Site? Site Allocation:

It is proposed that this site be allocated as a residential development site in recognition of its positive attributes such as its relationship to the existing built settlement, permission (Extant permission RB2014/0671 granted 11/08/2014 proposes 25 dwellings), and it meeting the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy). No significant constraints to development have been identified. This site is currently allocated as part residential and part urban greenspace. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

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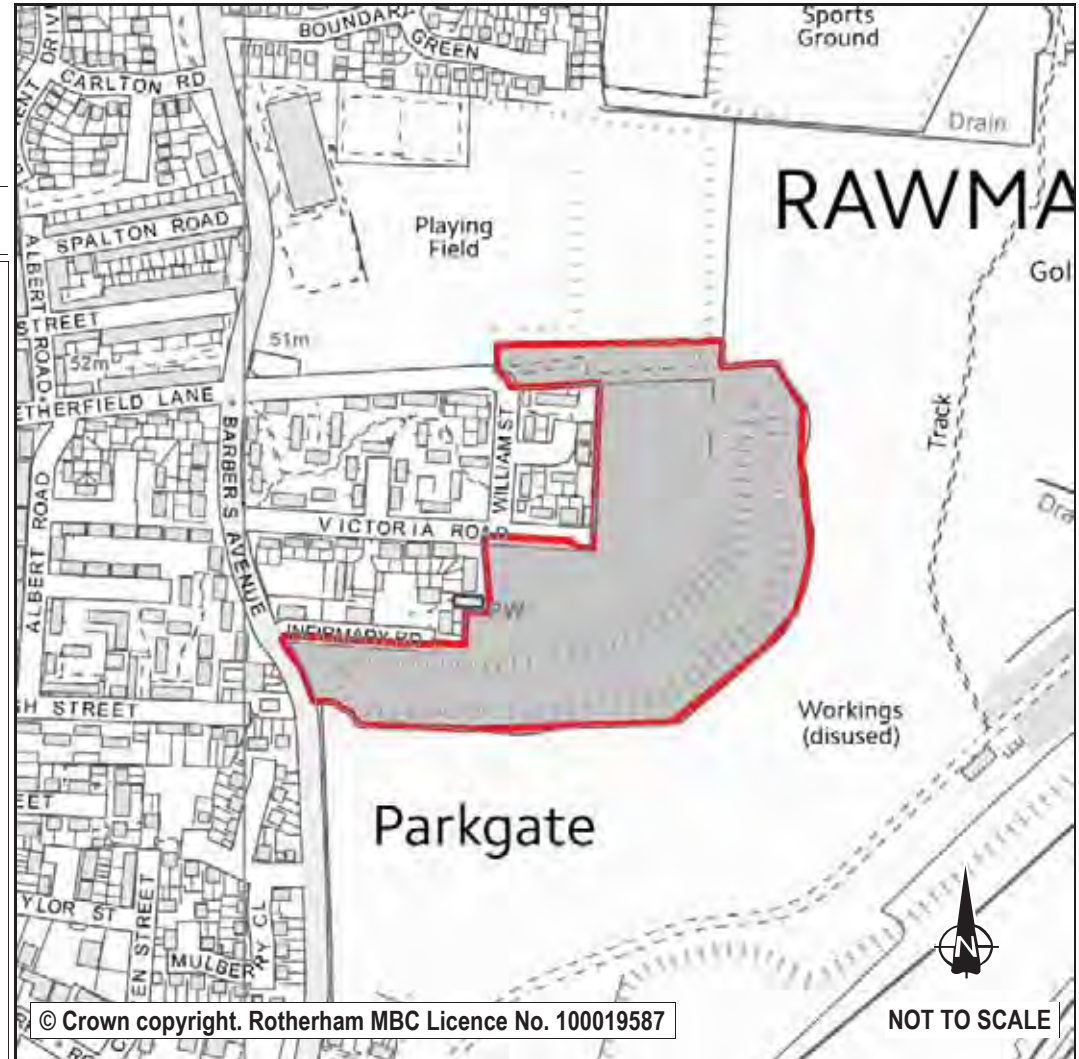
Dwellings: Employment Land:

Development Site? Site Allocation:

Anecdotal evidence from local residents suggests that this area is a magnet for anti-social behaviour. However to advocate alternative uses would conflict with the high quality and value scores of the greenspace audit that suggests retention of the urban greenspace is the most appropriate way forward. Given this, it is concluded that this site should retain its existing Urban Greenspace allocation. Assessment reveals surface water flooding issues on site, assessment score amber.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town

Hectares: Net Hectares:

Dwellings: Employment Land

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score Sustainability Appraisal Environment Score



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:

This site is allocated partly for community use and partly as town centre uses. It is proposed that the south-western corner of the site remains within the Parkgate District centre boundary, with the remainder being allocated for mixed use (MU05) in conjunction with properties to the north. See Sites and Policies document and background paper for further details on the menu of appropriate uses. Assessment reveals surface water flooding issues on site, assessment score amber.



Rotherham Local Plan : Site Plan

Ref: LDF0084

Name: SITE AT END OF CRAVEN STREET

Address: RAWMARSH

Town: ROTHERHAM

Hectares: 0.61 Net Hectares: 0.49

Dwellings: 0 Employment Land: 0.00

Development Site? Site Allocation: n/a

Stage 1 Exclusion or taken to Sustainability Appraisal stage? Site now fully developed

Sustainability Appraisal Socio-Economic Score Sustainability Appraisal Environment Score



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

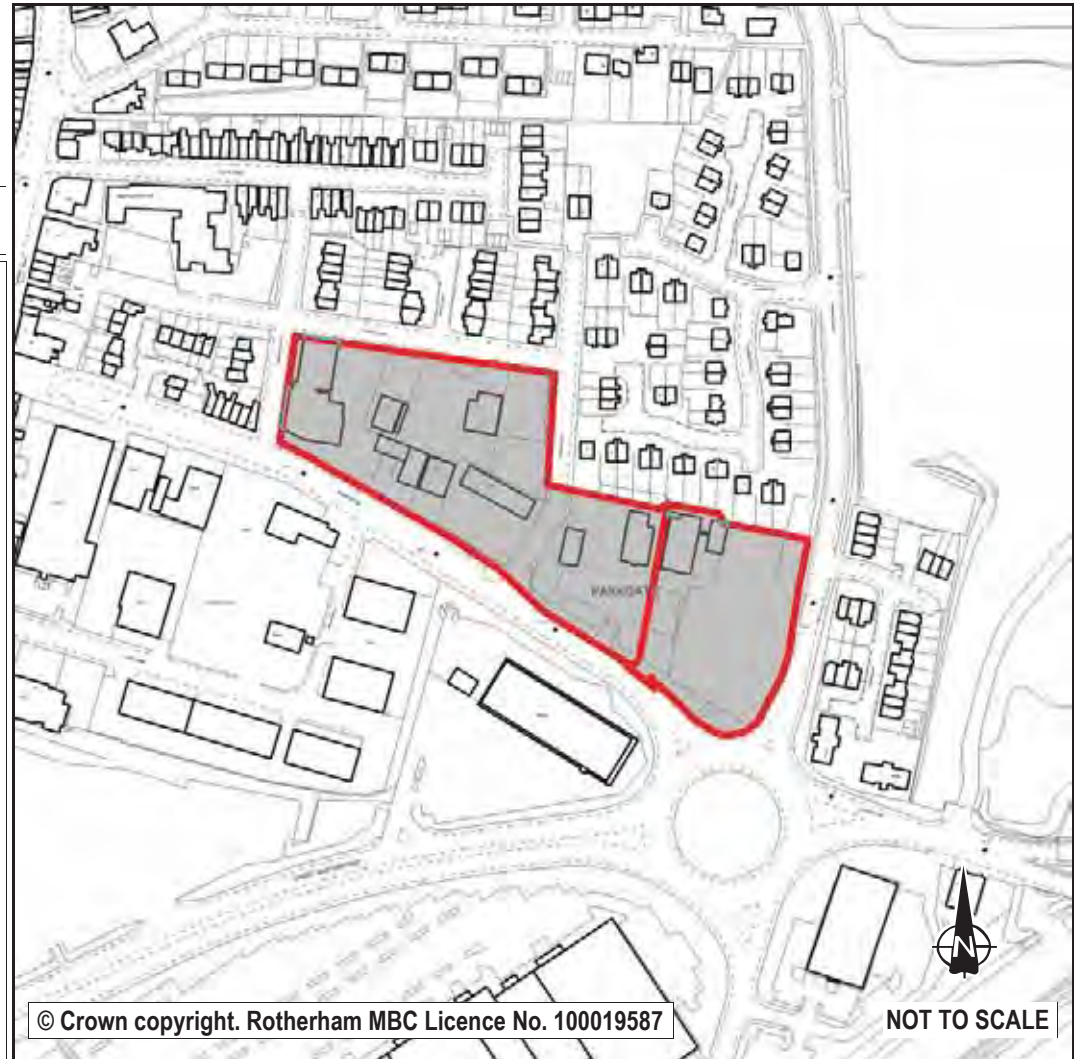
Dwellings: Employment Land:

Development Site? Site Allocation:

This site currently contains a nursery and a number of business units which provide a valuable source of local employment opportunities. The site was assessed in the 2010 Employment Land Review by 2 sites: ELR65 and ELR66. These sites scored moderately (2) and high (3) respectively. Recognising that these sites are too small to allocate, it is considered appropriate to retain the existing residential allocation but not promote the site as a development site. Any completions on site will be monitored.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

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Hectares: Net Hectares:

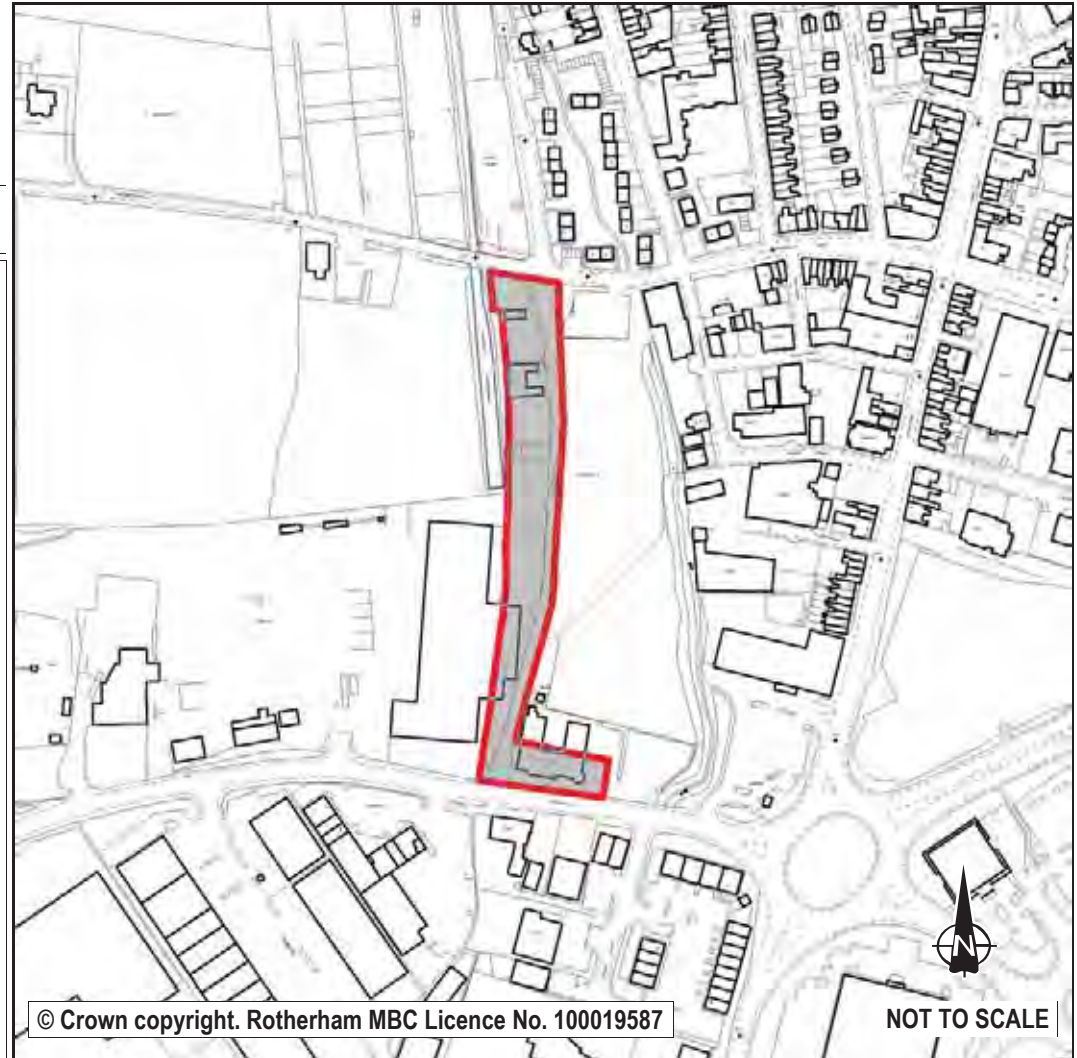
Dwellings: Employment Land:

Development Site? Site Allocation:

This site is allocated for business use. In the 2010 Employment Land Review this site (ELR68) scored moderately (2) with a recommendation to retain the current employment land allocation. There is a reluctance to propose alternative uses given the current viability of businesses and neighbouring uses. Whilst there are concerns over vehicular access via School Lane, it is proposed that the northern part of the site remains allocated for business use. The southern part of the site is proposed to be allocated for business and industrial use, recognising its relationship with adjoining land already allocated for this use.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:

It is proposed that this site be allocated as a residential development site in recognition of its positive attributes such as its relationship to the existing built settlement, being brownfield owing to its previous use as a nursery & pavilion, and it meeting the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy). Whilst it is acknowledged that there are identified constraints including development requiring an adoptable access road, and the loss of a small portion allocated as urban greenspace, it is anticipated that these will be suitably mitigated within any future resolutions to grant planning permission.

This is the site of a former pavilion and council glasshouse complex, both of which are no longer required. The majority of the site is covered by a Community Facilities allocation. It is anticipated that access into the site will be achieved via the land adjacent to the former caretakers house at Boswell Street. Given these aspects, it is considered that residential development could be a suitable alternative use. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.



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NOT TO SCALE

Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

It is proposed that this site be allocated as a residential development site in recognition of its positive attributes such as its relationship to the existing built settlement, being brownfield owing to its previous use as Herringthorpe Leisure Centre (now demolished), and it meeting the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy). Whilst the loss of greenspace is acknowledged, it is anticipated that this will be suitably mitigated within any future resolutions to grant planning permission. Furthermore, it is considered (by the Greenspaces Team) that there would be no detrimental loss of provision if other development were to proceed on this site. This site is currently allocated as community facilities, with a small portion allocated as urban greenspace. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

The desire for the site to retain its Green Belt allocation is justified on the basis of its significant natural interest issues forming part of a Local Nature Reserve and a Local Wildlife Site; and access difficulties, with Transportation rating the site red as demolition/additional land would be required.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

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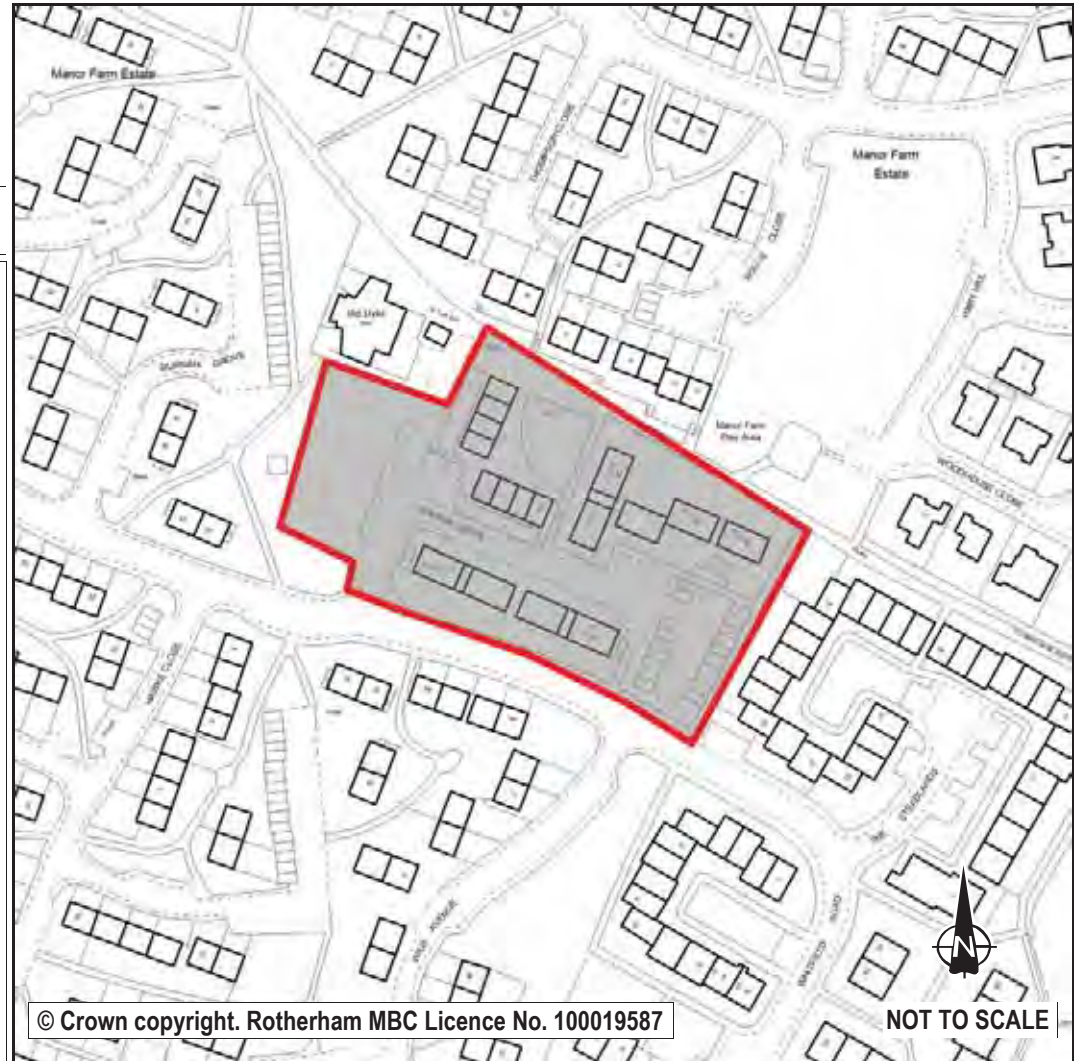
Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:

Given that the site's existing uses and functions reflect its current part retail/part residential allocations, it is intended that these be continued.



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

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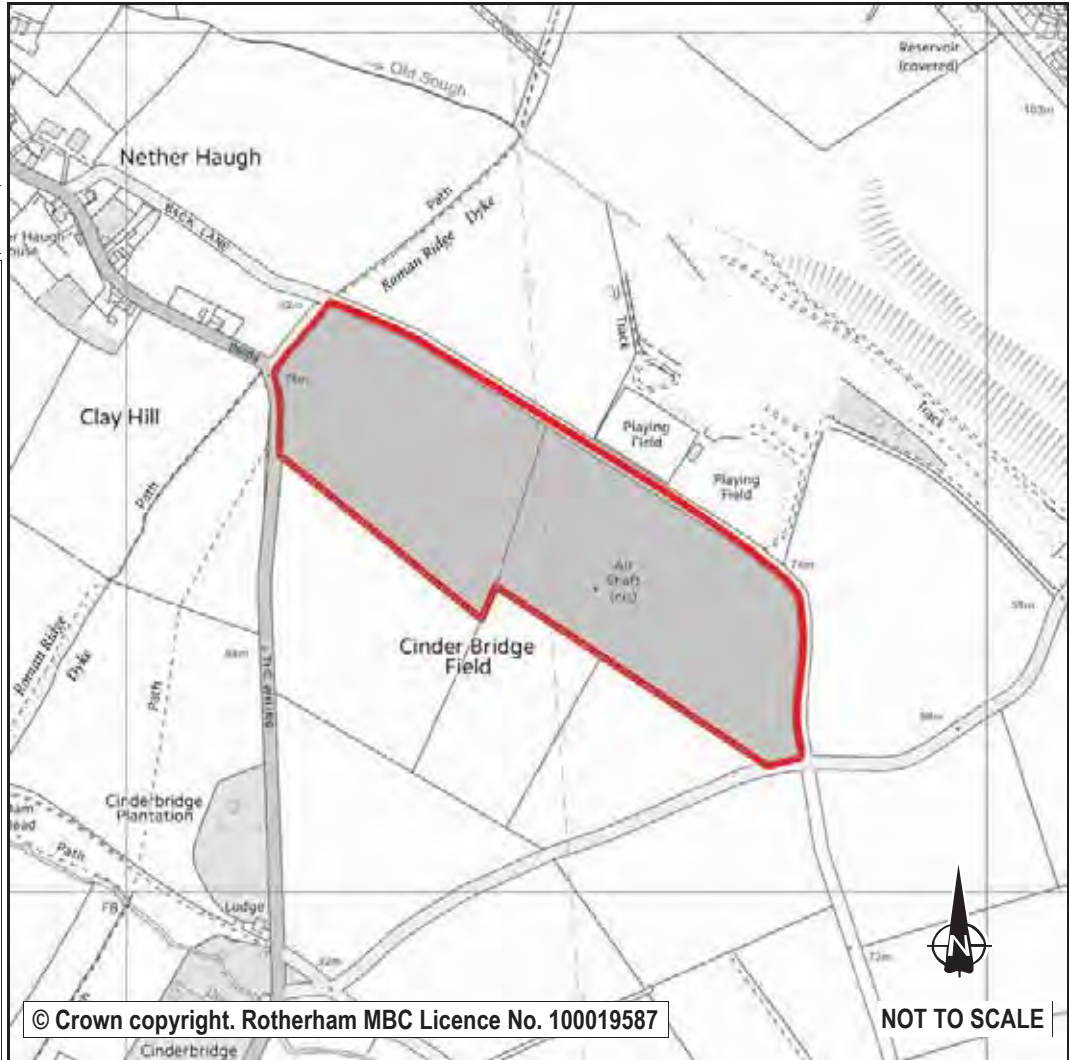
Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

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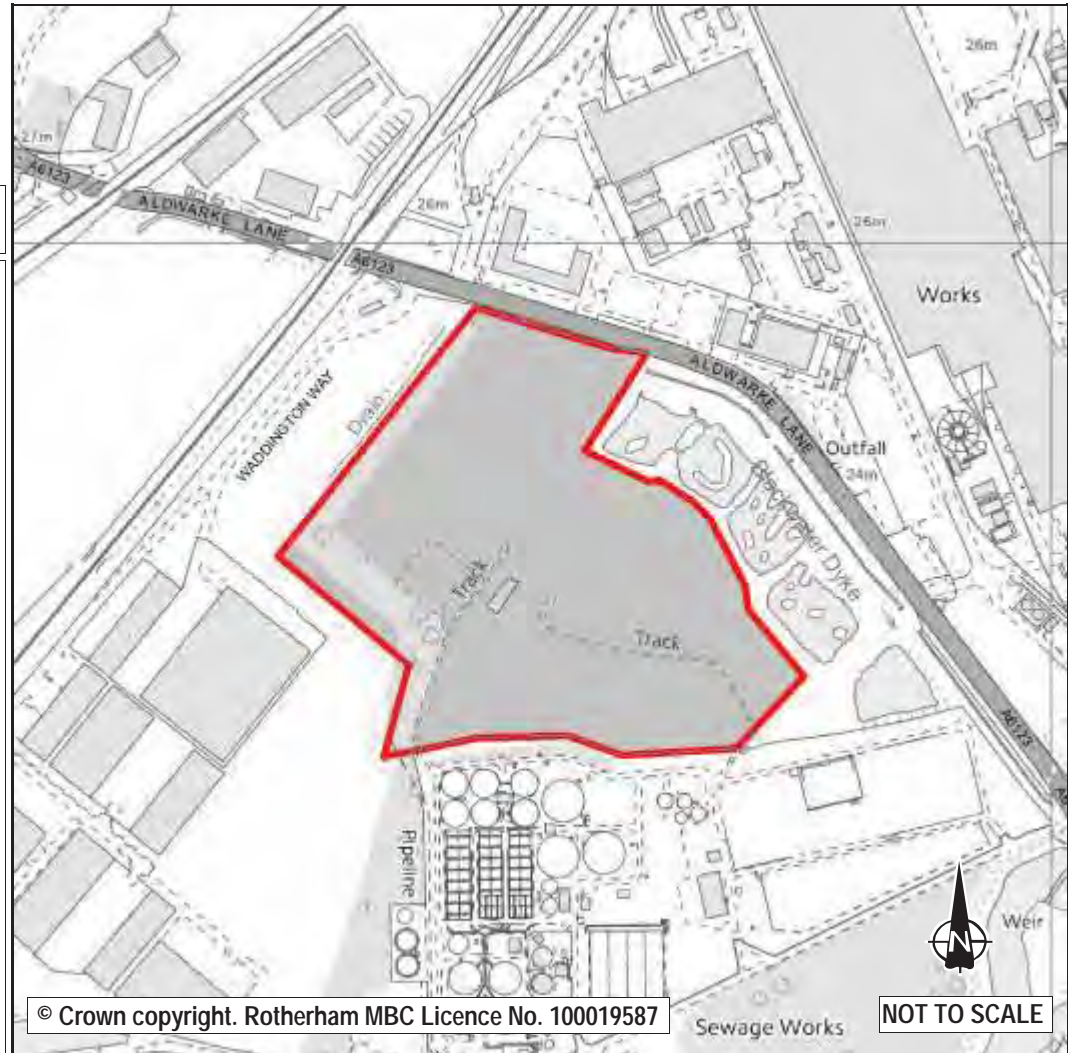
Dwellings Employment Land

Development Site Site Allocation:

The site is allocated for industrial and business use in the UDP and was formerly used as part of the sewage treatment works site. This site has significant accessibility issues unless substantial mitigation is proposed. The 2010 Employment Land Review recommendation was to retain as an employment development site. It is proposed to maintain the existing Industry/Business allocation and to identify as a development site. There are significant ecological constraints to future development on site. The site currently includes a Local Wildlife Site (LWS 66 Aldwarke Sewage Treatment Works) however the area that is unsuitable for development and most valuable for local wildlife has been removed from the development boundary and re-allocated to Urban Greenspace. The re-drawing of the Local Wildlife boundary is dependent upon further detailed survey work and agreement with Yorkshire Water and Local Wildlife Sites Panel.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio- Sustainability Appraisal Environment Score



Rotherham Local Plan : Site Plan

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Town:

Hectares: Net Hectares:

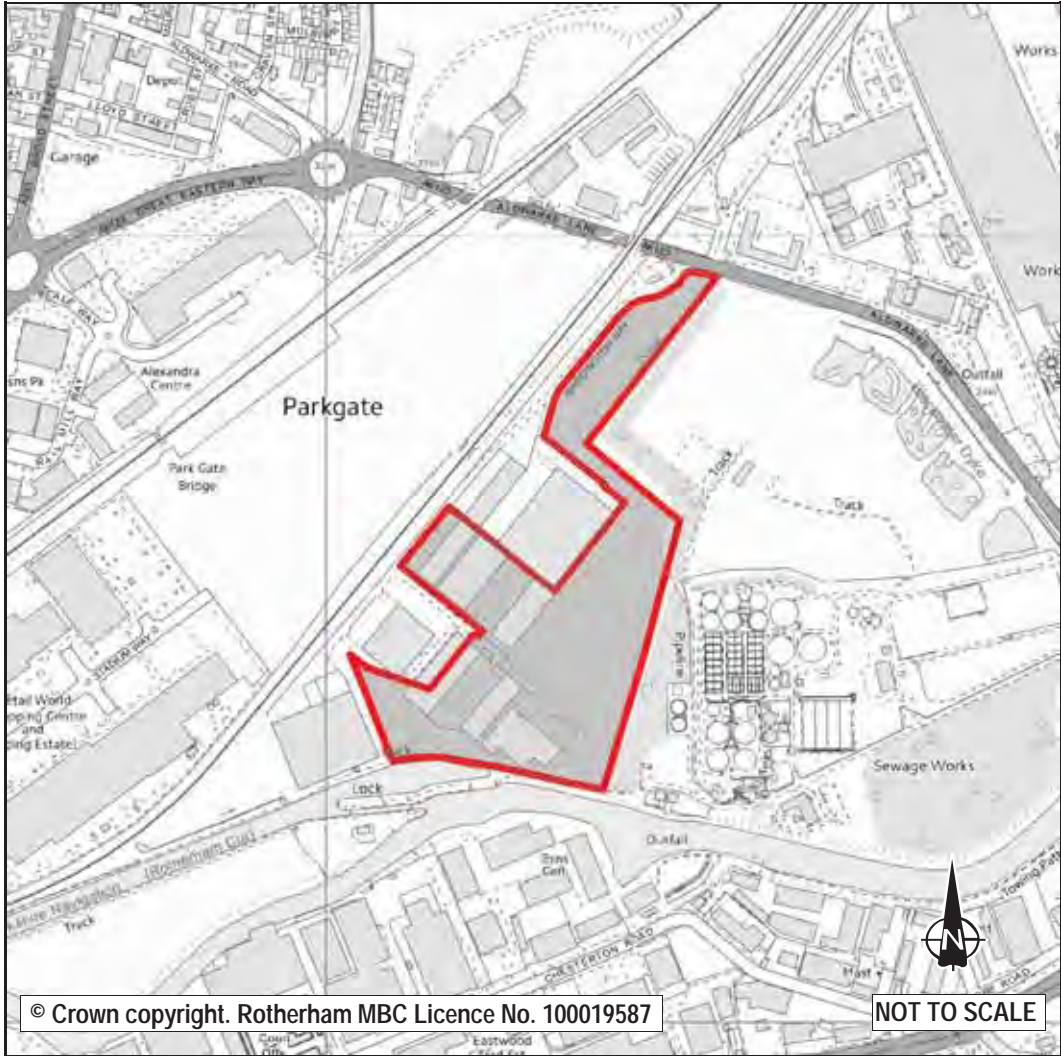
Dwellings Employment Land

Development Site Site Allocation:

It is proposed to retain the site's industrial and business use allocation, and to identify as a development site. This site, allocated for industrial and business use, is part of the wider employment area which is being incrementally developed. In the 2010 Employment Land Review the site (ELR3) scored moderately (2), and the recommendation was to retain as an employment development site. Although road access to the site is poor, there are no major constraints to development. A small part of the Local Wildlife Site is within the site, however the primary biodiversity interest is thought to be in and around the ponds within site LDF0097.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio- Sustainability Appraisal Environment Score



Rotherham Local Plan : Site Plan

Ref:

Name:

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Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

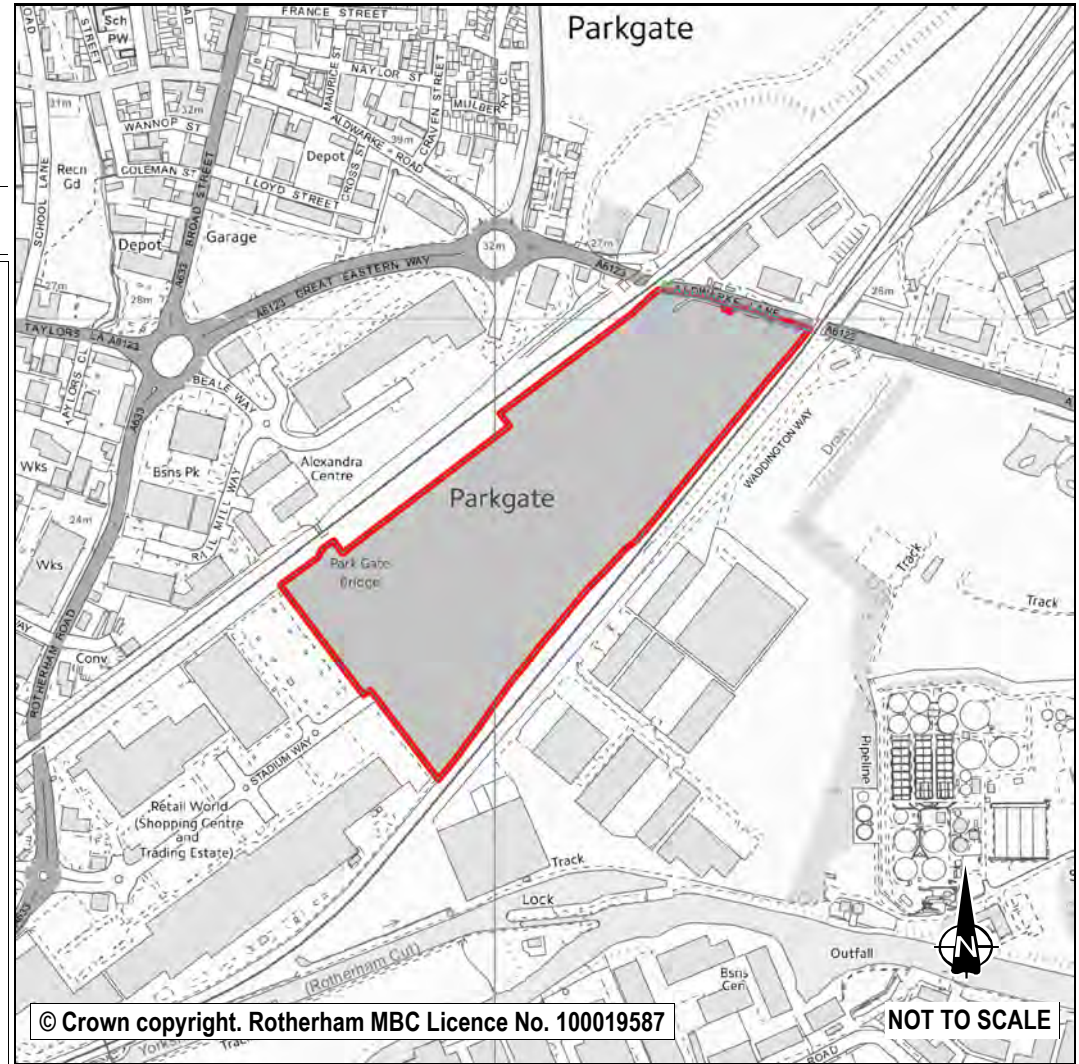
This site is allocated for mixed use in the UDP and identified as an employment development site. In the 2010 Employment Land Review the site (ELR2) scored highly (3), and the recommendation was to retain as an employment development site. The site has major accessibility issues unless a new bridge over the railway can be provided. To enable development it is considered that a new access across the rail lines to Great Eastern Way (via Beale Way) and across the southern rail line to Aldwarke Lane in the east will be required. SYPTE are currently investigating the potential for a new access road which would address site accessibility issues. The site is close to the Tram-Train pilot scheme station, and offers potential for supporting uses, such as a park and ride facility. The site is also within flood Zone 3 and it is most likely that a comprehensive scheme to mitigate flooding will be required and compensatory flood storage provided.

Whilst the site is considered to remain suitable for employment uses (the site was previously proposed as an employment development site), taking account of the site constraints it is acknowledged that other supporting uses may be required to ensure that delivery of the site is viable. It is therefore proposed to allocate the site for mixed use development, with at least 50% of the site being developed for employment uses. Details of the mixed use menu are set out in the Sites and Policies document.

The site boundary has been amended on the Policies Map to extend to the railway line to the north-west and ensure a practical boundary having regard to adjacent land allocations. This results in an overall site area of 15.79 hectares.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



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Rotherham Local Plan : Site Plan

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Hectares: Net Hectares:

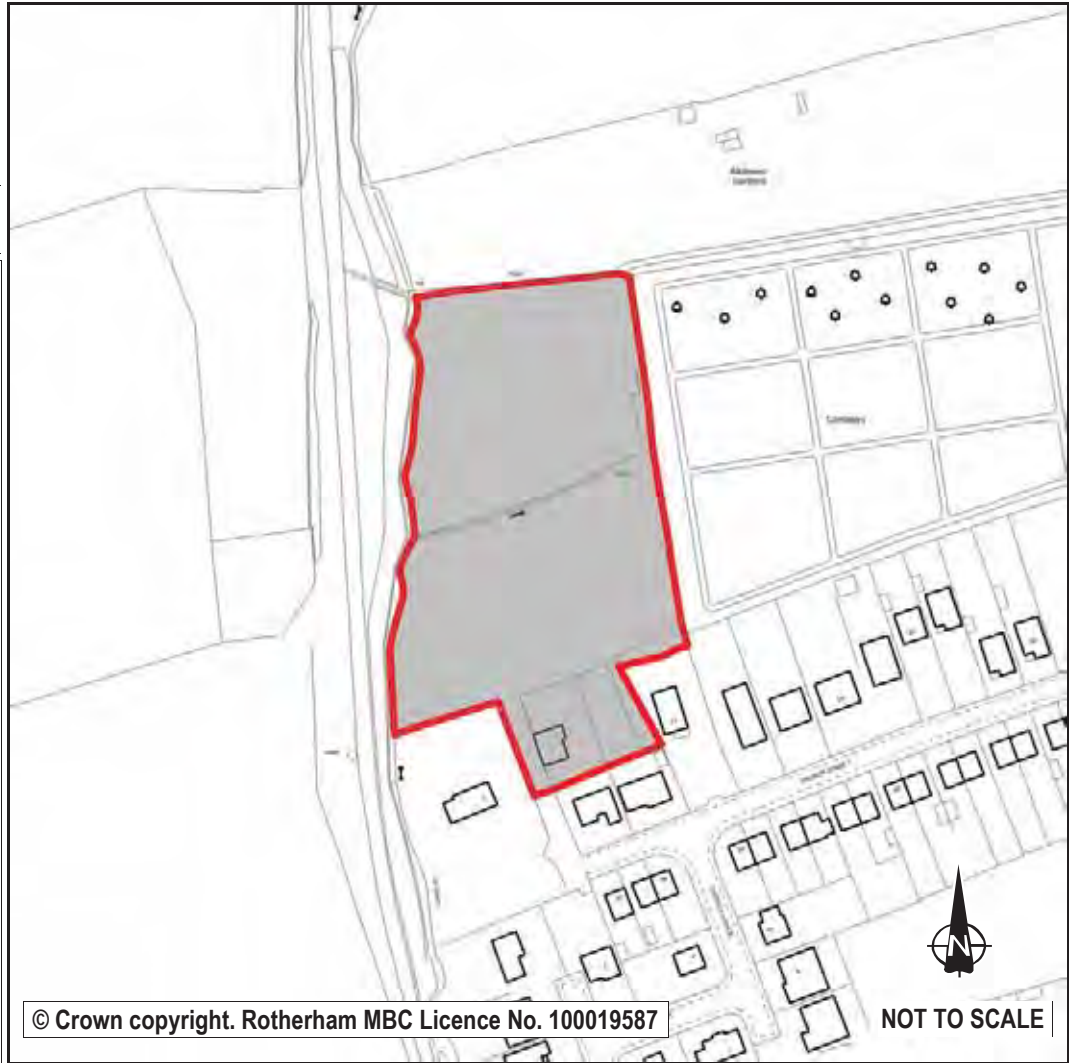
Dwellings: Employment Land:

Development Site? Site Allocation:

The site's western edge forms part of a Local Wildlife Site and it also has significant topographical constraints. Furthermore, it suffers from access difficulties with demolition/other land required to create a suitable route. Accordingly, Transportation rate the site red. Assessment reveals surface water flooding issues on site, assessment score red. Given these issues, it is considered that the site should retain its existing Urban Greenspace allocation.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:

This site is allocated for business use. In the 2010 Employment Land Review (ELR69) it scored moderately (2) with a recommendation to retain the employment allocation.

It is surrounded on all sides by residential development which may suggest that this site's current use could be seen as a bad neighbour. However the businesses continue to provide a useful source of local jobs for local people. There are constraints to its re-development, including the potential for significant archaeological interest within the site, a listed building on site and there are concerns around access from Occupation Road and poor public transport.

It is proposed to retain the site's current business use allocation but it is not promoted as a development site.



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NOT TO SCALE

Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score

Sustainability Appraisal Environment Score

The site is allocated for mixed use in the UDP, and identified as an employment development site (E15). In the 2010 Employment Land Review the site (ELR1) scored highly (3), and the recommendation was to retain as an employment development site. This site has no significant constraints to development although surface water flooding assessment shows that flooding is predicted along south east boundary adjacent to railway line. This would require consideration / mitigation as part of any planning permission.

A previous infrastructure scheme envisaged that some land may be required to ensure suitable access across the rail lines to enable the development of adjacent land; however a new scheme is being considered which would not require this land take.

It is proposed that the site is allocated for business and industrial use and identified as a development site.



Rotherham Local Plan : Site Plan

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Hectares: Net Hectares:

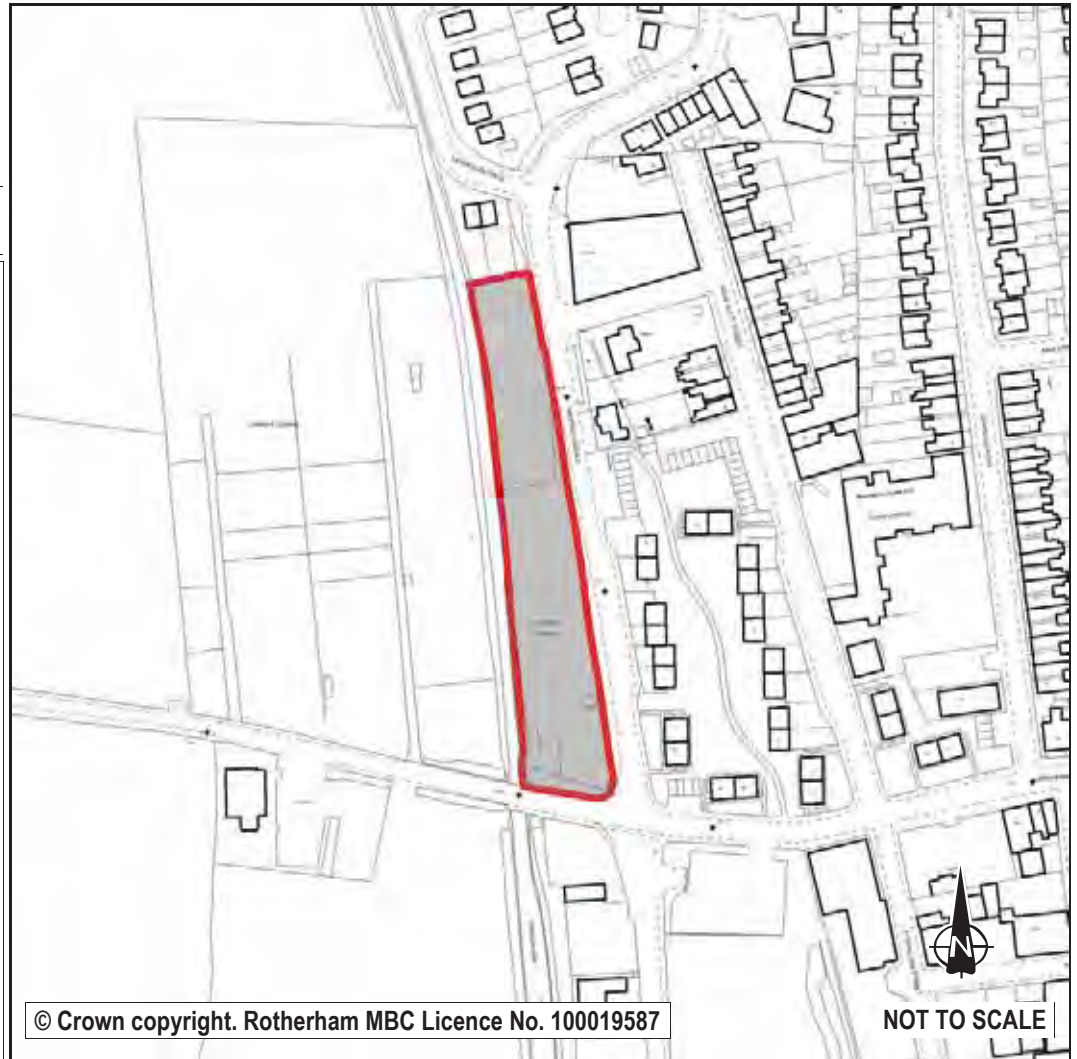
Dwellings: Employment Land:

Development Site? Site Allocation:

In previous rounds of consultation it was proposed that this site be allocated as a residential development site in recognition of its positive attributes such as its relationship to the existing built settlement; the extant planning permission (RB2012/0722 granted 07/2012 for the erection of 14 dwellings) and it meeting the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy). Assessment reveals surface water flooding issues on site particularly to the south of the site, assessment score red. These issues will need to be investigated further and the overall capacity of development on site and the layout will need to carefully consider the extent of any potential surface water flooding and mitigate for this issue. This site is currently allocated as residential in the Unitary Development Plan. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

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Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site Site Allocation:

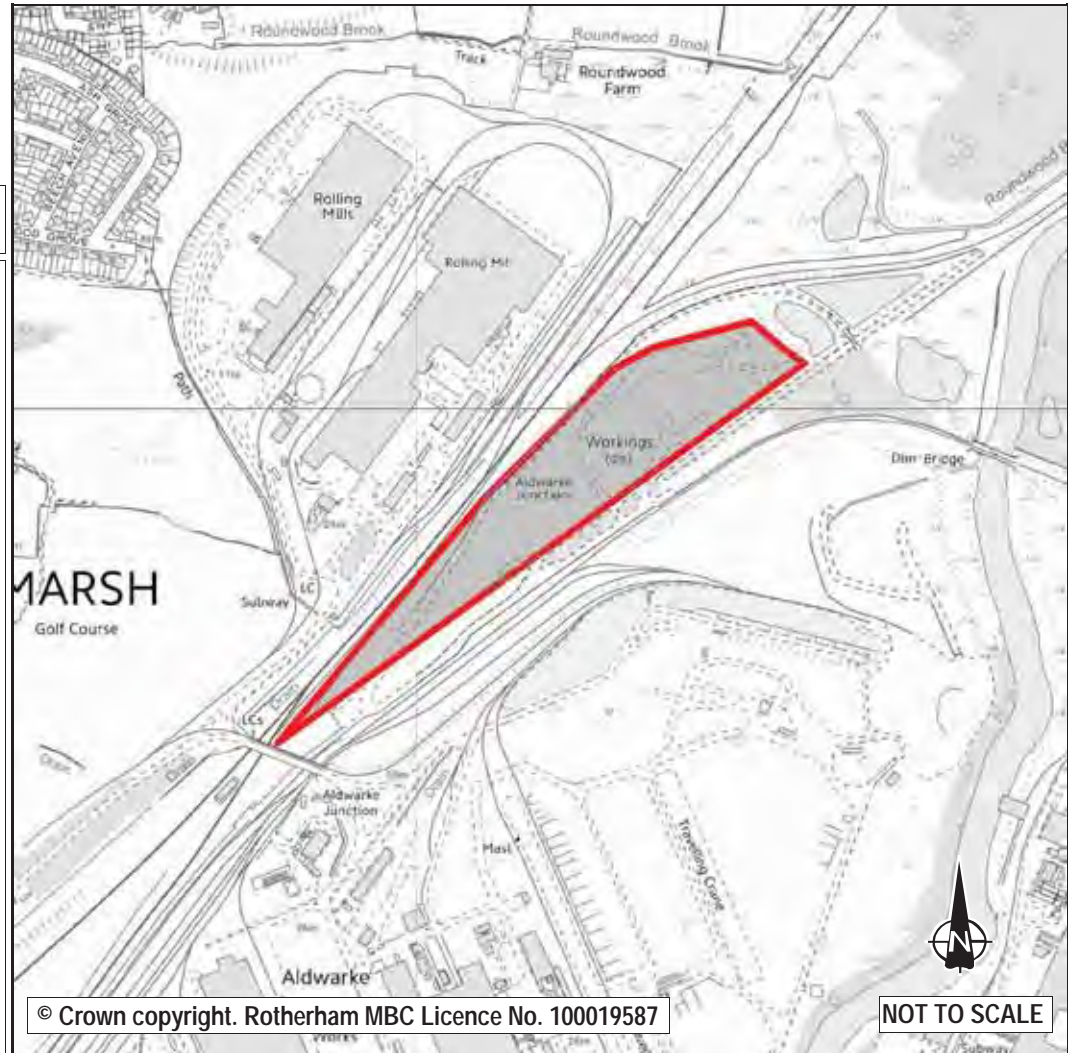
This site is allocated for industry and business. It is currently undergoing reclamation and restoration to enable future development which it is envisaged will be complete by the end of 2015. It is within the steel works and adjacent to a heritage site which any future development would need to take into account. The location of the site and nature of surrounding uses mean that there are access issues and the site has poor public transport accessibility. Assessment reveals surface water flooding issues on site, assessment score amber. Given the current workings on site development ground levels would be different to existing. In the 2010 Employment Land Review the site (ELR140) scored moderately (2) with a recommendation that the employment land allocation be retained and that the site is identified as a development site.

Whilst the site has access issues it is being reclaimed for future development and will be available within the plan period. It is therefore proposed that the site retain its industry and business allocation and that it is also identified as a development site.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-

Sustainability Appraisal Environment Score



Rotherham Local Plan : Site Plan

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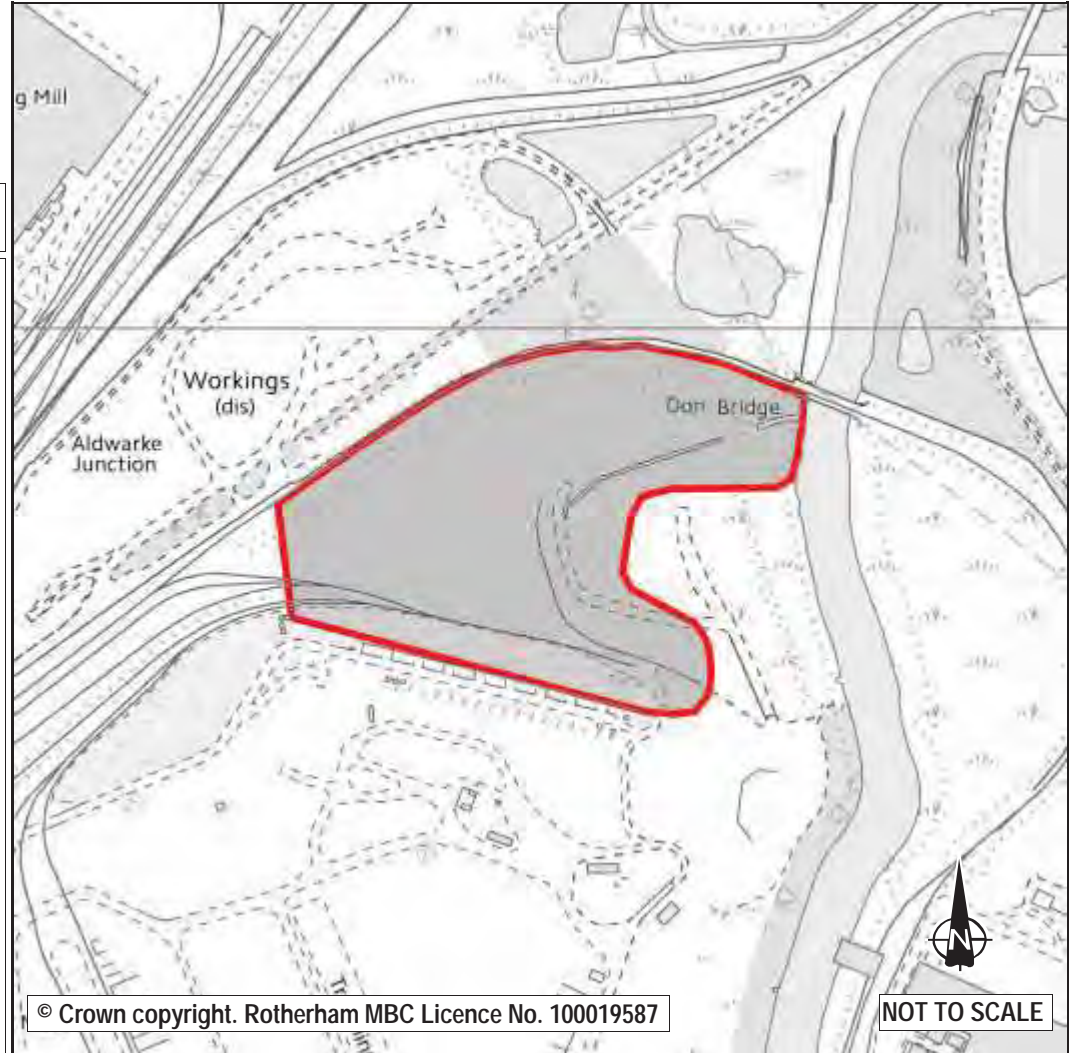
Dwellings Employment Land

Development Site Site Allocation:

The site is allocated for industrial and business use and includes a stockyard and railway sidings for steel workings. Any future development on this site should have specific regard to the adjacent habitats associated with the wetlands created by the Ox Bow. Assessment reveals surface water flooding issues on site, assessment score amber. Existing ponds on site; given the current workings on site development ground levels would be different to existing. Whilst acknowledging its remoteness and issues around accessibility it is considered that employment uses remain most appropriate. It is therefore proposed to retain the industrial and business use allocation and to identify it as a development site.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio- Sustainability Appraisal Environment Score



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

This site is allocated for industry and business, and for urban greenspace. Part of the industrial and business land is in use as a lorry park; the remainder appears to be naturally vegetated land. There are some constraints to the development of this site including pylons crossing the site, significant views into and out of the site, and possible access issues regarding the A630 which may require mitigation. Further work may also be required to determine any biodiversity value of the undeveloped part of this site.

In the 2010 Employment Land Review the site (ELR138) scored moderately (2) with a recommendation to retain the current employment allocation. It is therefore proposed that the site remain allocated for industry and business (but not identified as a development site), and for urban greenspace. As part of the Steelworks site the key constraint to any future development is the availability of the site for alternative occupiers to TATA Steel.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

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Address:

Town:

Hectares: Net Hectares:

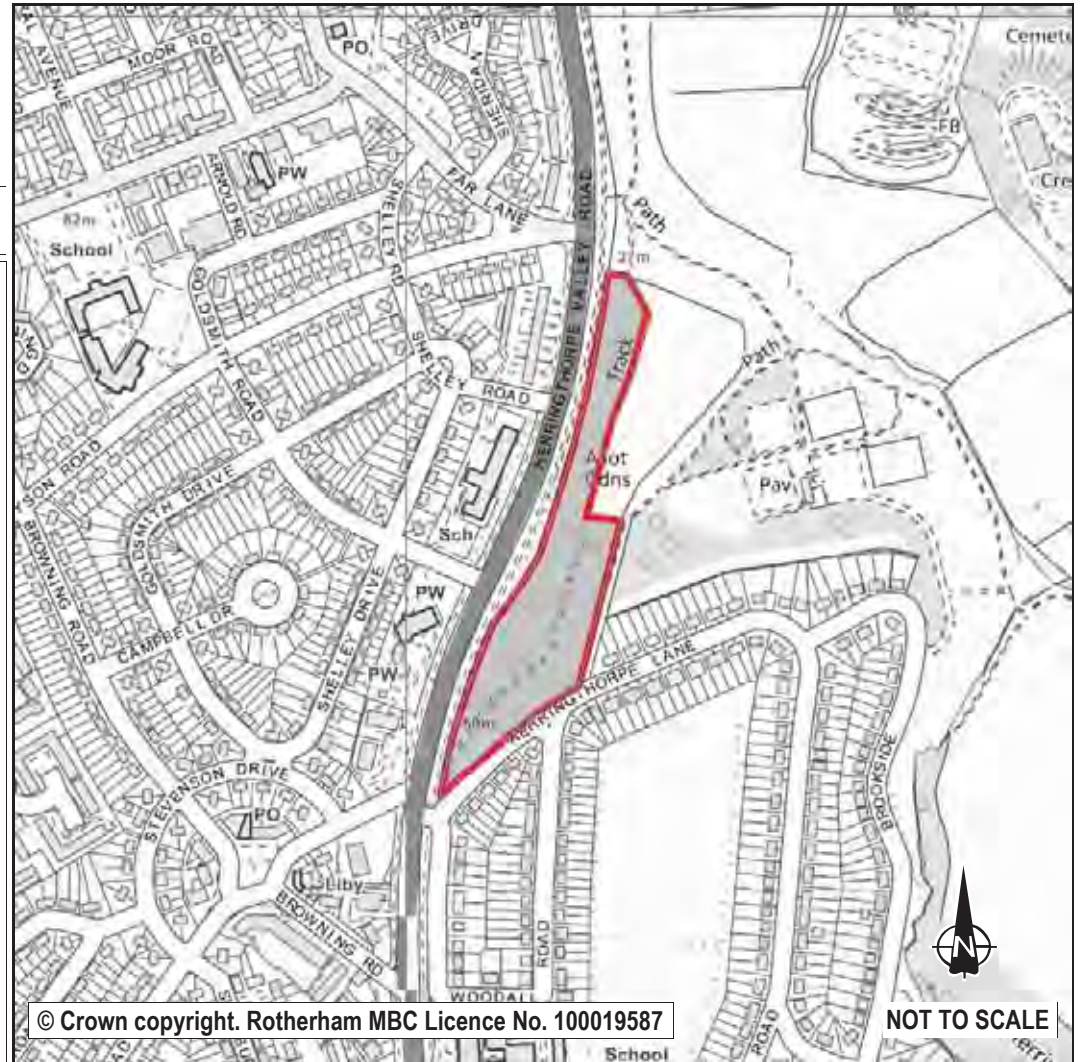
Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score:

Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

This site is allocated partly for industrial and business use, and partly (at its eastern edge) for business use only. It is currently in use as a scrapyard. In the 2010 Employment Land Review the site [ELR62] scored highly (3) with a recommendation to retain the current employment allocation.

The site is in use and it is proposed to allocate the whole site (including that currently identified for business use only) for business and industrial use, recognising the activity taking place at present.

| | | | |
|---|--|--|------------------------------------|
| Stage 1 Exclusion or taken to Sustainability Appraisal stage? | <input type="text" value="Taken to next stage"/> | | |
| Sustainability Appraisal Socio-Economic Score | <input type="text" value="Amber"/> | Sustainability Appraisal Environment Score | <input type="text" value="Green"/> |



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

It is proposed that this site be allocated as a residential development site in recognition of its positive attributes such as its proximity to services, its relationship to the existing built settlement, with the constraining influences of development (defined by Belcourt Road to the south, Brecks Lane to the west, properties on Brecks Crescent to the east- which also help define the building line) establishing a strong green belt boundary, and it meeting the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy). Whilst it is acknowledged that there are identified constraints including its landscape sensitivity and required improvements to Brecks Lane, it is anticipated that these will be suitably mitigated within any future resolutions to grant planning permission. Landscape Character Assessment Studies will be needed to assess and manage the impact of potential new development on the Area of High Landscape Value and the impact of potential new development on natural landscape features such as hedgerows. This site is currently allocated as green belt. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



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Rotherham Local Plan : Site Plan

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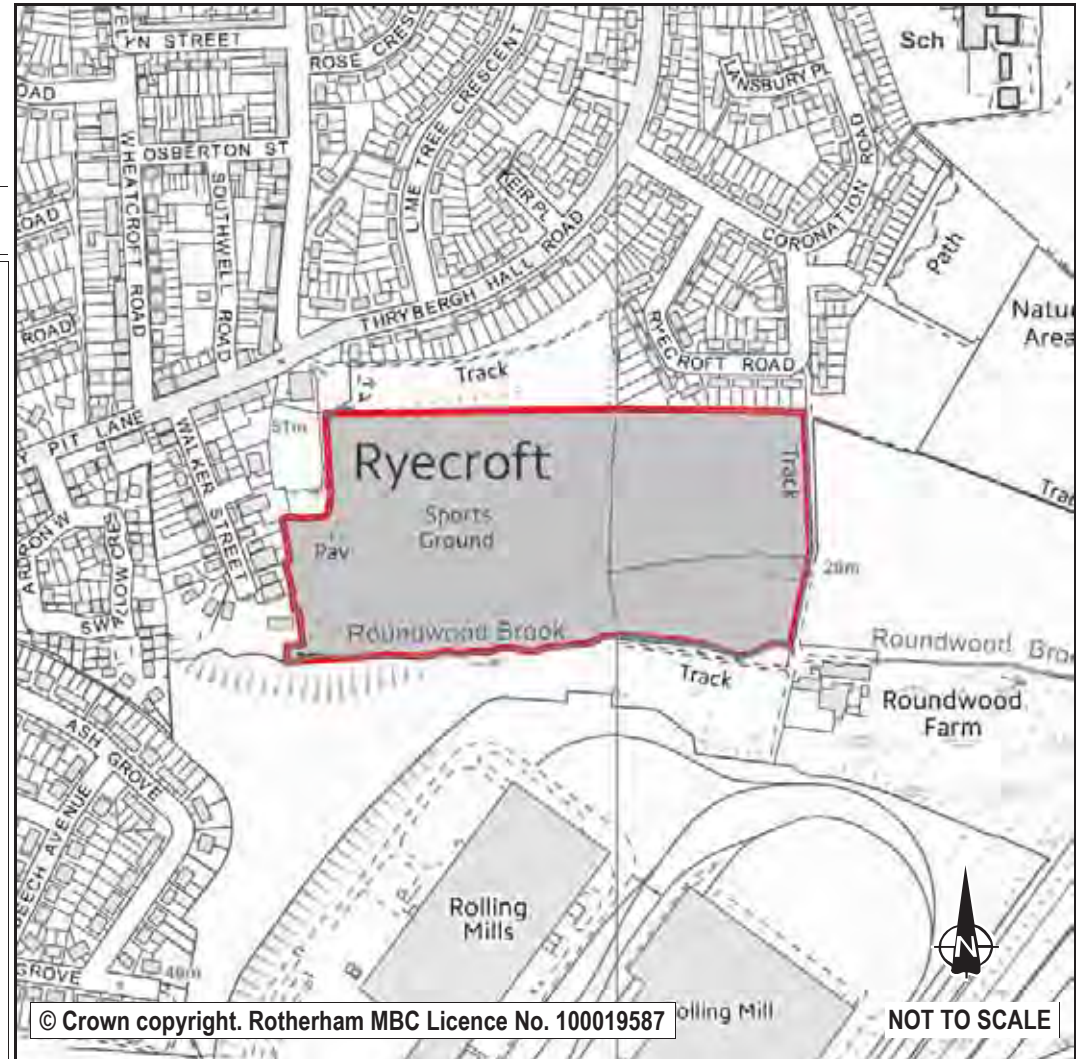
Dwellings: Employment Land:

Development Site? Site Allocation:

The site is currently predominantly allocated as Green Belt with its western half used as sports pitches and eastern half grassed. It would be undesirable to lose the recreational space as the Greenspace Audit assesses the pitches as being of high value. Additional land would be required to enable construction of an appropriate access. However representations have been received from England and Lyle on behalf of one of the landowners in this area, promoting a major urban extension at Rawmarsh North, on land to the south and east (LDF0692 and LDF0693) and proposing the allocation of this site and adjacent sites. The development of these three sites for residential development and social, community and green infrastructure (including the management of the candidate local wildlife site ID201 Kilnhurst Flash) may enable any issues regarding future development to be overcome. It is considered appropriate, given that the Council's preferred site allocations for Rotherham Urban Area meet the need identified within Core Strategy Policy CS1, to retain the existing green belt and greenspace allocations on this site.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

This site is allocated as a local centre and has been redeveloped to provide a new supermarket. It is proposed that the site remains allocated as a local centre.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score:

Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

This site, with access from Brecks Crescent, Toll Bar Road and Gibbing Greaves Road, slopes down towards Brecks Plantation. The Brecks Community Centre appears to be unused but is to be retained for community uses at this stage. It is proposed to change the allocation of this land currently allocated residential in the adopted Unitary Development Plan, to Urban Greenspace. This decision reflects the extent of the deciduous woodland designated by Natural England and the Local Wildlife Site ID63 Listerdale Wood. It recognises the potential impact any new development would have on Listerdale Woodland.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

| | | | |
|-------------------|--|------------------|---------------------------------|
| Ref: | LDF0115 | | |
| Name: | STEEL MILLS SHAKESPEARE ROAD | | |
| Address: | LAND OFF FITZWILLIAM ROAD / SHAKESPEARE RD / ADJACENT TO EASTWOOD TRADING ESTATE | | |
| Town: | ROTHERHAM | | |
| Hectares: | 1.64 | Net Hectares: | |
| Dwellings: | 0 | Employment Land | 1.64 |
| Development Site? | <input type="checkbox"/> | Site Allocation: | No - retain existing allocation |

This site is allocated for industry and business and part of the Eastwood Industrial Estate. It is part of a site surveyed in the 2010 Employment Land Review (ELR55) which scored highly (3) with a recommendation to retain the current employment allocation.

Whilst noting the adjacent housing there is an existing employment use of this site and it is understood that the current owners of the steel rolling mills have expressed the view that they do not want to relocate and redevelop the site for alternative uses. It is therefore proposed that the site remain allocated for industry and business use.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

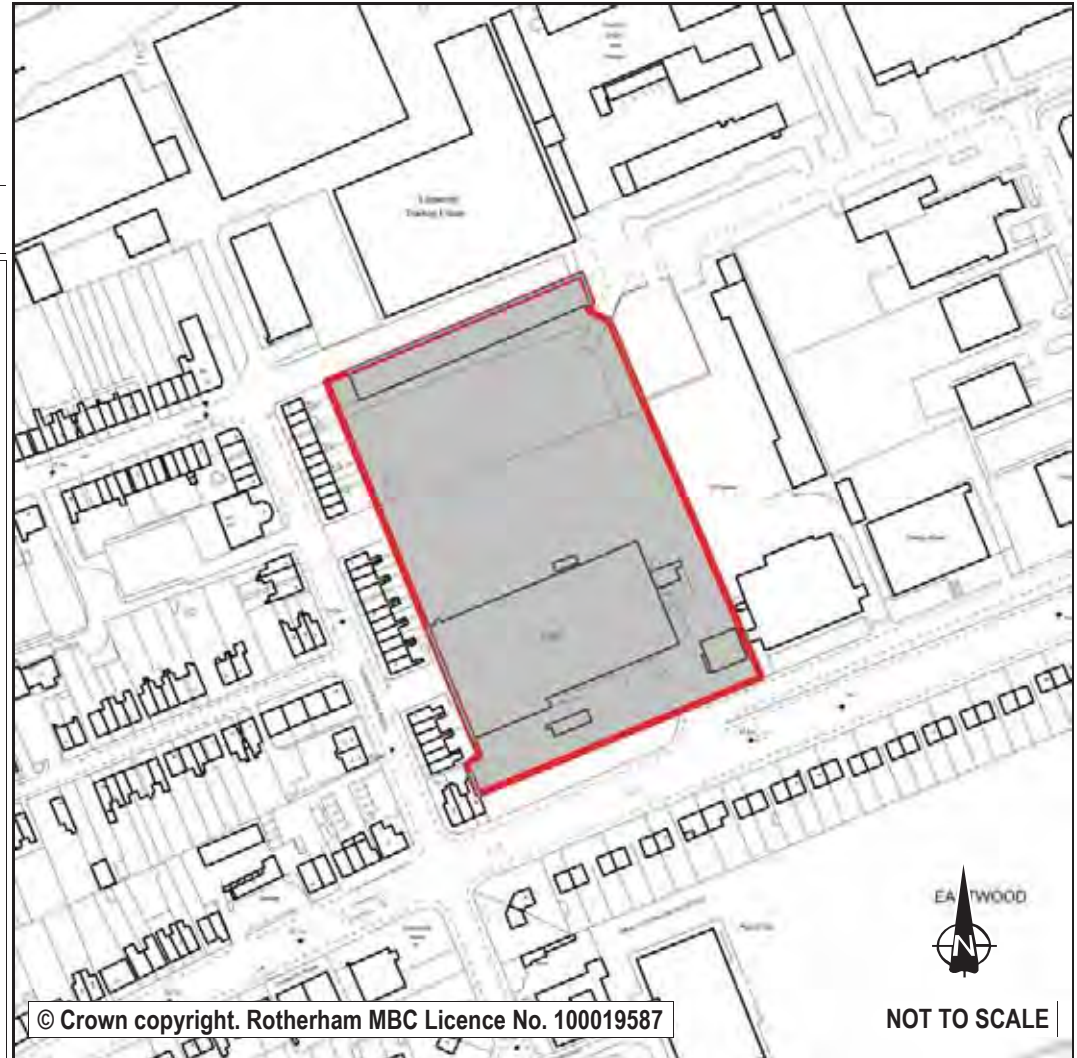
Taken to next stage

Sustainability Appraisal Socio-Economic Score

Green

Sustainability Appraisal Environment Score

Red



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

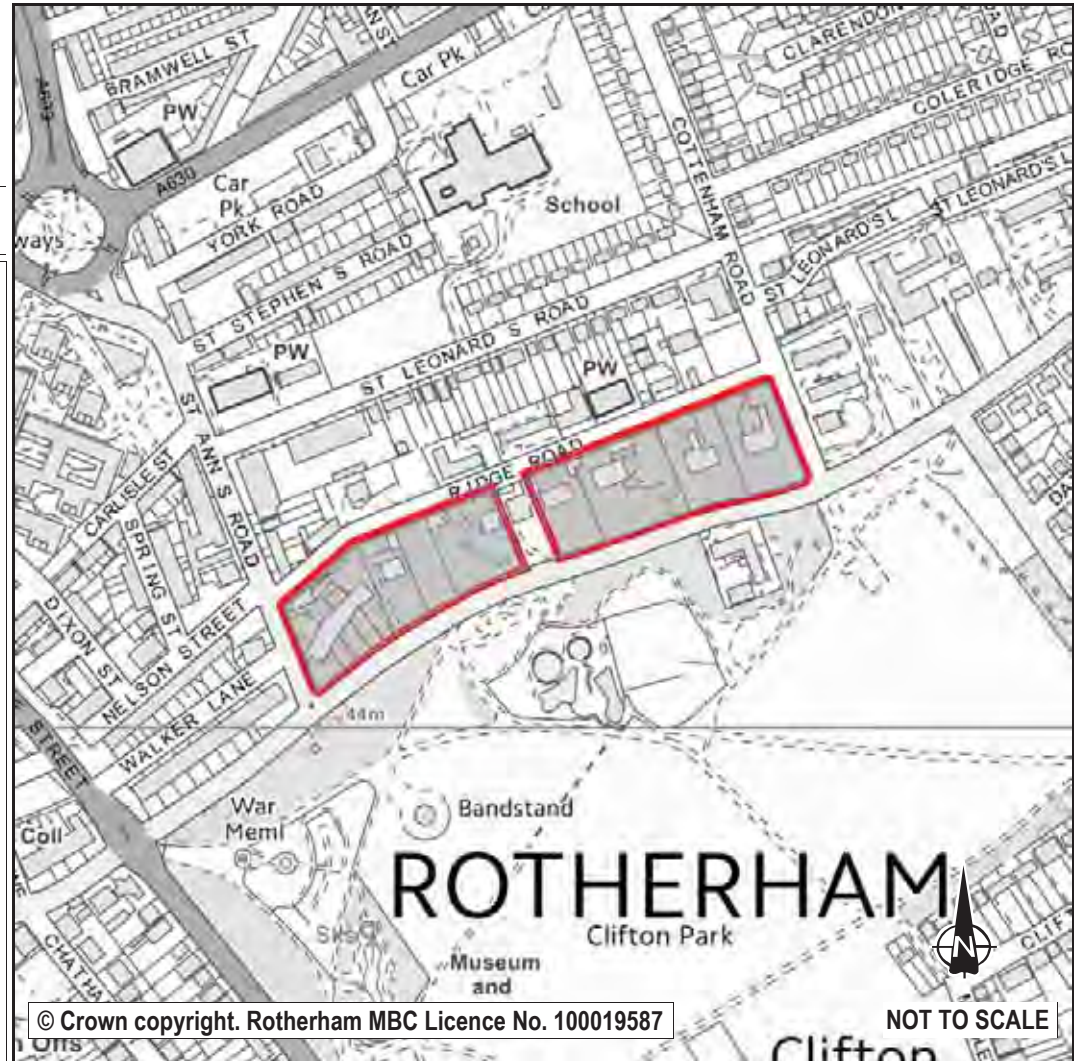
Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:

This site is allocated for business use. The area is characterised by large villas set in extensive grounds, fronting onto Clifton Park. There are no major constraints to development, although the area is designated as a Conservation Area. In the 2010 Employment Land Review the site (ELR78) scored moderately (2) with a recommendation to consider re-allocation to other uses. This reflects the fact that in line with national planning policy new office uses should be directed in the first instance to the town centre, and that in recent years there have been a number of conversions back to residential use. Residential and B1 uses can co-exist together and therefore it is proposed that the site is re-allocated to residential use.



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Maintain existing allocation as Green Belt. Poor accessibility with substantial works required to enable acceptable vehicle access and not well related to existing settlement.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



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NOT TO SCALE

Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score:

Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref: LDF0119

Name: OFF HALISBURY ROAD

Address: EASTWOOD

Town: ROTHERHAM

Hectares: 0.39 Net Hectares: 0.31

Dwellings: 0 Employment Land: 0.00

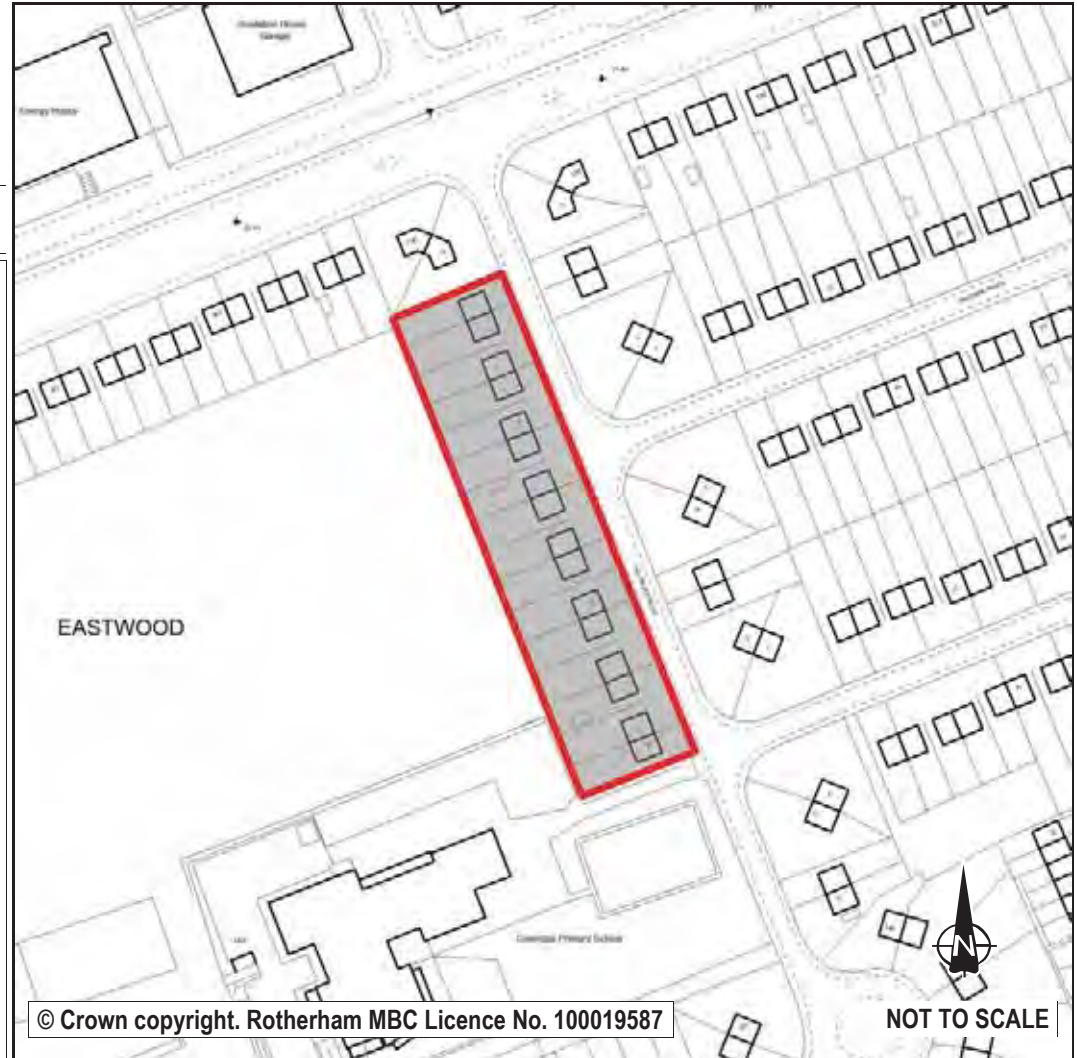
Development Site? Site Allocation: n/a

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Existing residential - not now being re-developed

Sustainability Appraisal Socio-Economic Score

Sustainability Appraisal Environment Score



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

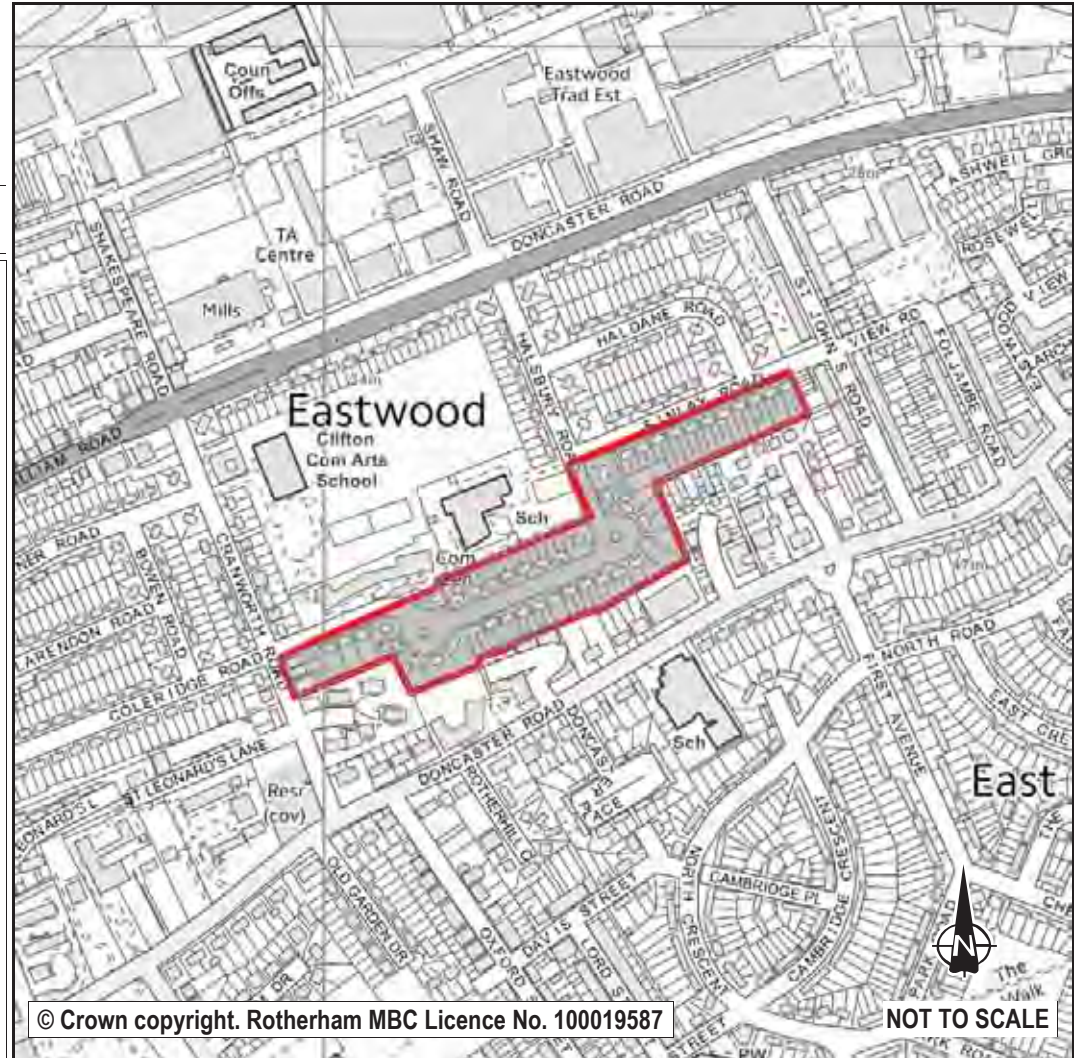
Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Existing residential - not now being re-developed

Sustainability Appraisal Socio-Economic Score

Sustainability Appraisal Environment Score



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NOT TO SCALE

Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



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NOT TO SCALE

Rotherham Local Plan : Site Plan

Ref: LDF0122

Name: SITE OFF LADY OAK ROAD

Address: DALTON

Town: ROTHERHAM

Hectares: 2.52 Net Hectares: 2.01

Dwellings: 26 Employment Land: 0.00

Development Site? Site Allocation: No - retain existing allocation

Stage 1 Exclusion or taken to Sustainability Appraisal stage? Taken to next stage

Sustainability Appraisal Socio-Economic Score: Amber Sustainability Appraisal Environment Score: Amber

This site was considered for redevelopment in the Housing Market Renewal Masterplan proposals. There are existing occupied dwellings within the site, and it is highly unlikely in the current climate that redevelopment of this site will occur. Given the current density of development there will not be a significant net increase in housing numbers should any development take place in the future. Taking account of these arguments the existing residential allocation should be maintained but the site is not promoted as a development site. Any completions on site will be monitored.



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Existing residential - not now being re-developed

Sustainability Appraisal Socio-Economic Score

Sustainability Appraisal Environment Score



Rotherham Local Plan : Site Plan

Ref: LDF0124

Name: LAND OFF BRADSTONE ROAD

Address: EAST HERRINGTHORPE

Town: ROTHERHAM

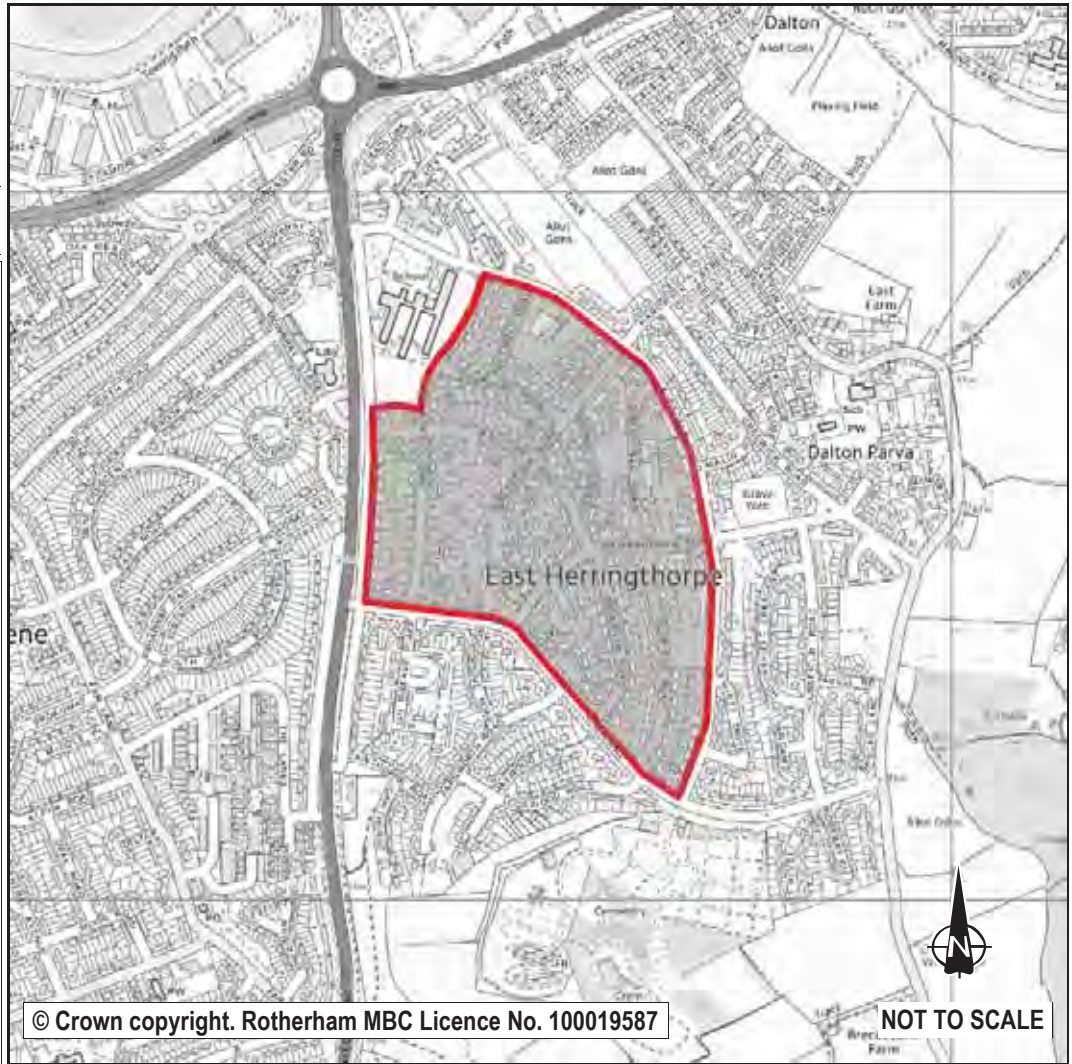
Hectares: 21.78 Net Hectares: 6.23

Dwellings: 0 Employment Land: 0.00

Development Site? Site Allocation: n/a

Stage 1 Exclusion or taken to Sustainability Appraisal stage? Existing residential - not now being re-developed

Sustainability Appraisal Socio-Economic Score Sustainability Appraisal Environment Score



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

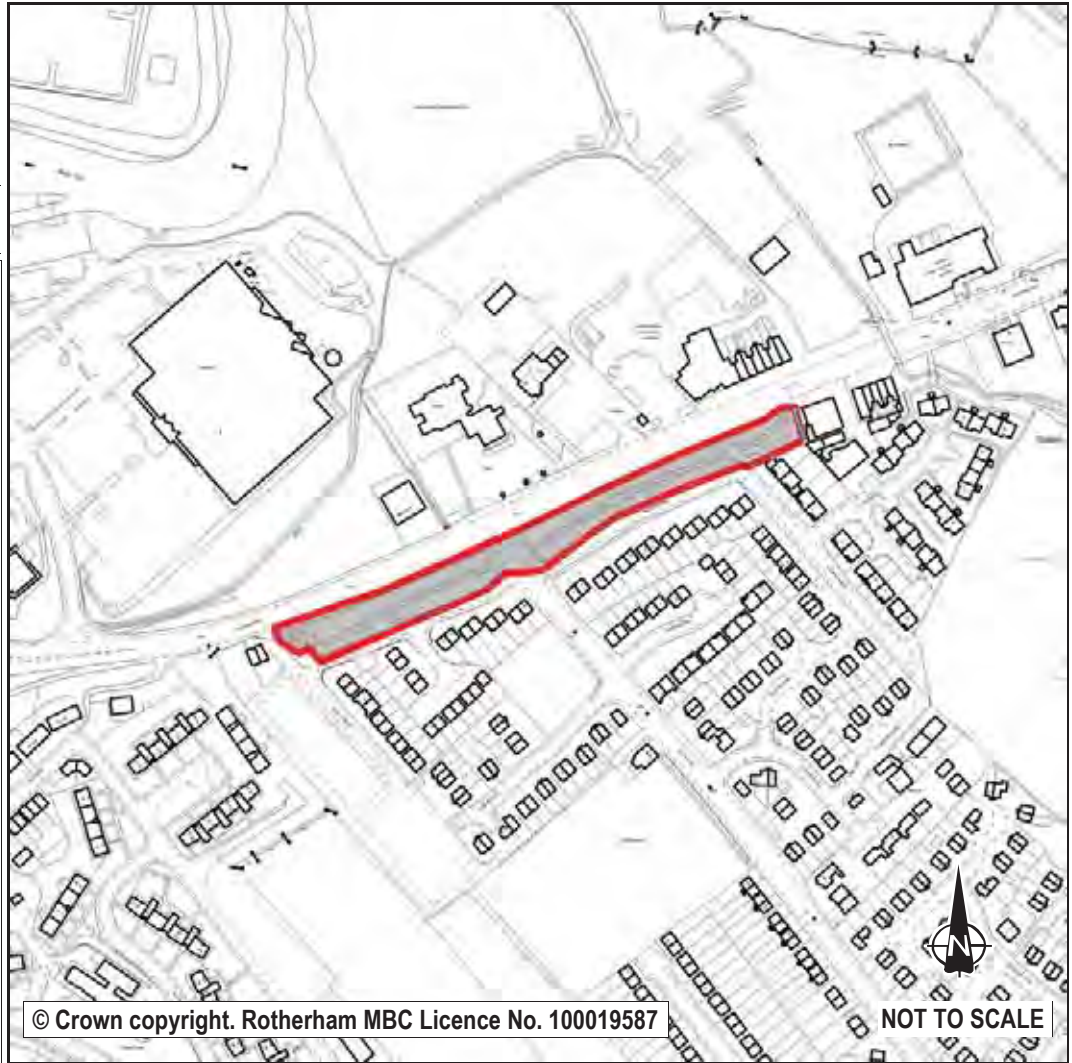
Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score:

Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

It is considered appropriate to retain the site's existing residential allocation recognising that the site functions as incidental greenspace forming a landscaped area on the approach to the crematorium which is high quality and high value according to the Greenspace Audit.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

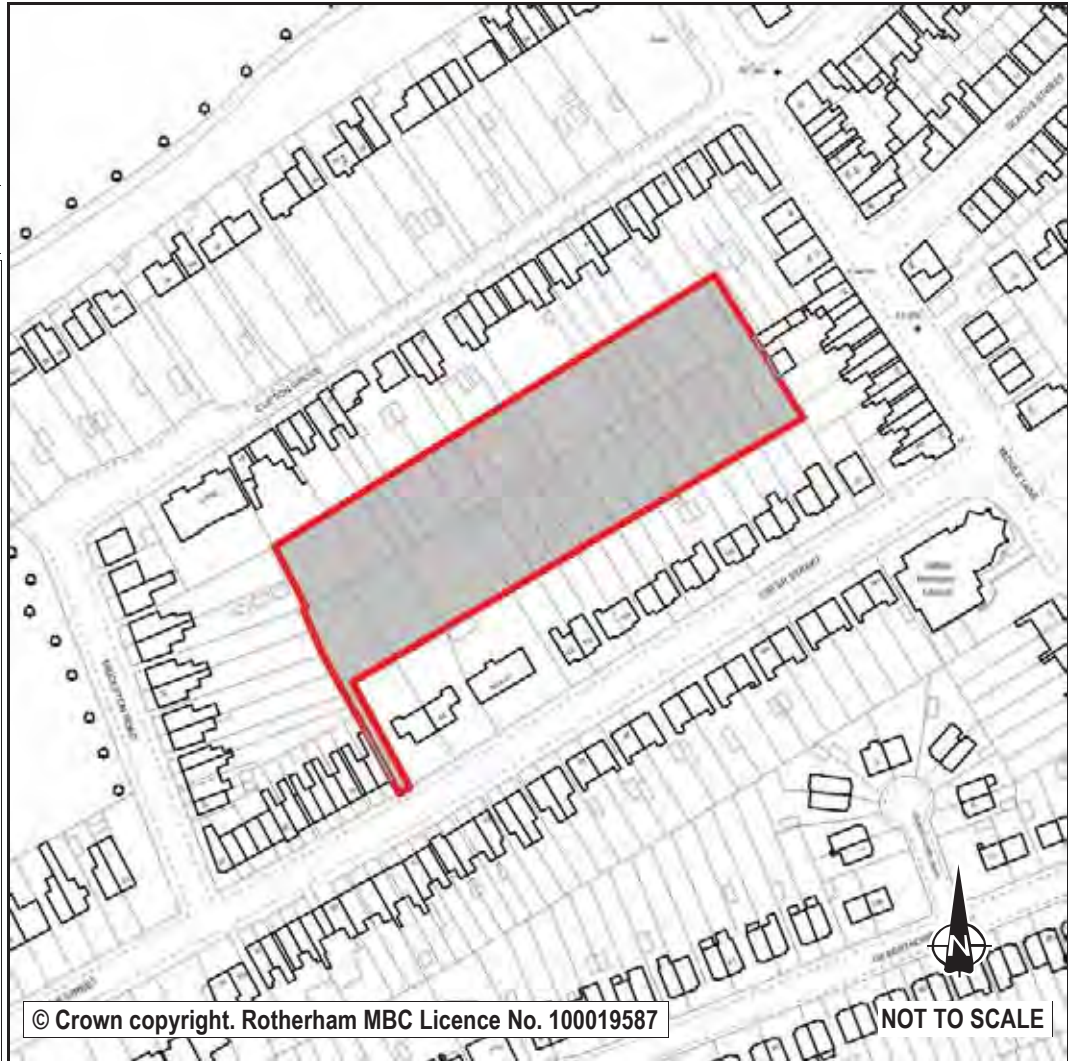
Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score:

Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

It is considered appropriate to retain the site's existing residential allocation recognising that the site functions as incidental greenspace. Access difficulties are also significant which prejudice against development. It is not proposed to reflect its function on the policies map as the site is too small (<0.4ha) to allocate as such.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:

This site is currently allocated as green belt. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish its potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment. The best performing sites when assessed against these criteria and based on current knowledge of constraints have been recommended for allocation for future development, subject to reaching the targets set out for each settlement grouping within the Core Strategy. As part of this process, consideration has also been given to designating Safeguarded Land.

In accordance with Central Government advice and policy CS5 of the Core Strategy, Safeguarded Land is removed from the Green Belt and set aside to be considered for the next Local Plan. The purpose of Safeguarded Land is to ensure that having reviewed the Green Belt boundary as part of this Local Plan we do not have to do so again before the end of the Plan period or immediately after. During this plan period (2013-2028) the land set aside as Safeguarded Land is not allocated for development nor will it be released.



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:

It is proposed that this site be allocated as a residential development site in recognition of its positive attributes, such as its relationship to the existing built settlement, its accessibility & it being a low quality, low value amenity greenspace (as established within the Greenspace Audit) and it meeting the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy). No significant constraints to development have been identified. This site is currently allocated as residential. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.

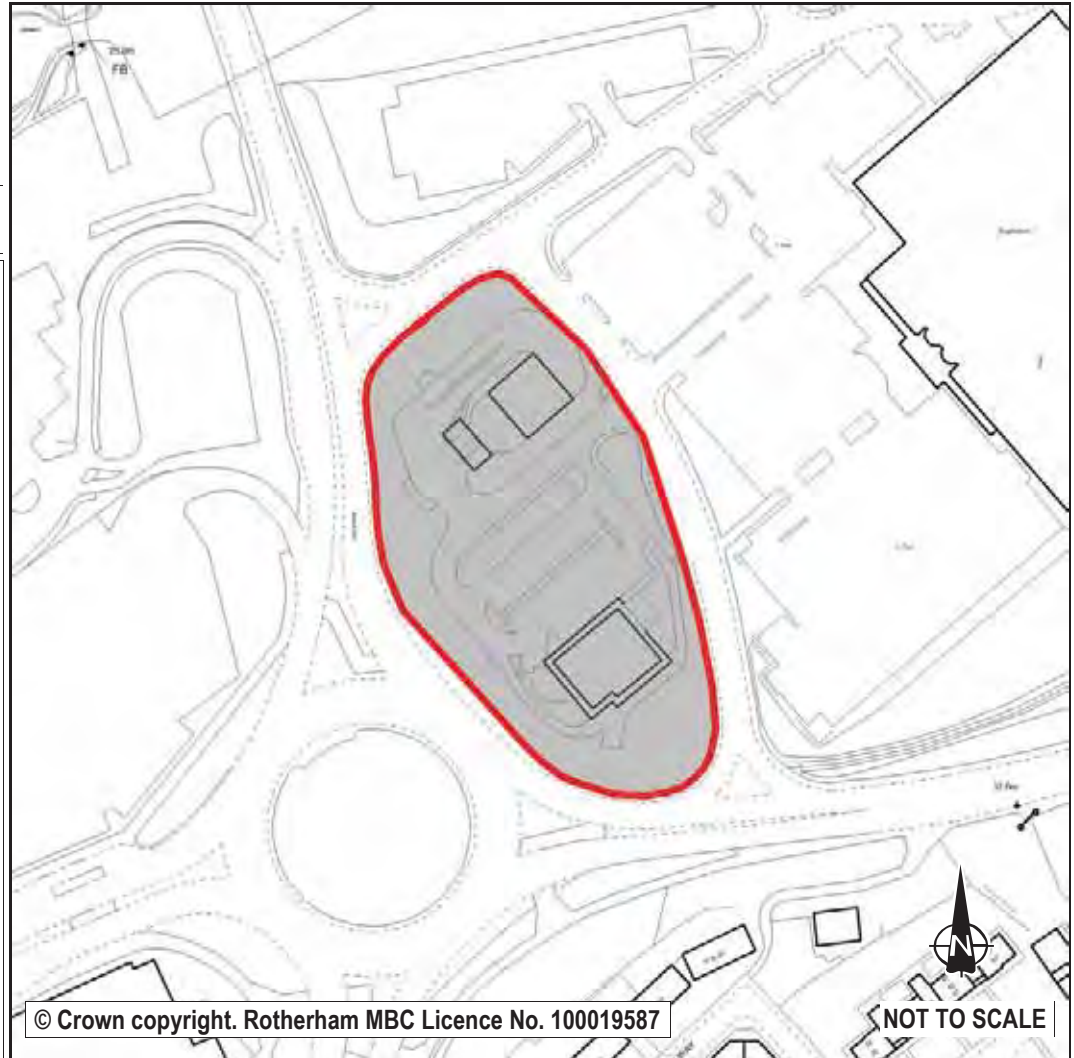


Rotherham Local Plan : Site Plan

| | | | |
|-------------------|---------------------------------|------------------|------|
| Ref: | LDF0131 | | |
| Name: | MCDONALDS AND PFS AT ASDA | | |
| Address: | ASDA SUPERMARKET DONCASTER ROAD | | |
| Town: | ROTHERHAM | | |
| Hectares: | 0.86 | Net Hectares: | |
| Dwellings: | 0 | Employment Land | 0.00 |
| Development Site? | <input type="checkbox"/> | Site Allocation: | n/a |

The site forms part of a wider retail outlet, designated a local centre in the Unitary Development Plan, however it has very limited linkages with the rest of this area. The 2011 Retail and Leisure Study did not consider that a 'local centre' designation is appropriate, since the Asda superstore clearly performs much more than a local function (paragraph 9.86). For the same reason, the Asda (and McDonalds and petrol filling station) in isolation would not merit such a designation. The eastern part of the existing centre has been identified for retention as a local centre, however in view of the above appraisal this site is identified for B1 business use, which is considered appropriate should any redevelopment come forward in future.

| | | | |
|---|----------------------|--|--|
| Stage 1 Exclusion or taken to Sustainability Appraisal stage? | Site fully developed | | |
| Sustainability Appraisal Socio-Economic Score | | Sustainability Appraisal Environment Score | |



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NOT TO SCALE

Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

It is proposed that this site be allocated as a residential development site in recognition of its positive attributes, such as its relationship to the existing built settlement, its accessibility and it meeting the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy). No significant constraints to development have been identified. The current allocation of the site is Community Facility - Education. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:

There are major reservations regarding the development of this site given its majority designation as Urban Greenspace with retail on the frontage. The Urban Greenspace is recognised as being of High Value in the Greenspace Audit. Assessment reveals surface water flooding issues on site, assessment score amber. It is therefore considered appropriate to re-allocate the undeveloped area of the existing UDP retail allocation to Urban Greenspace to reflect the broader function of the site.



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

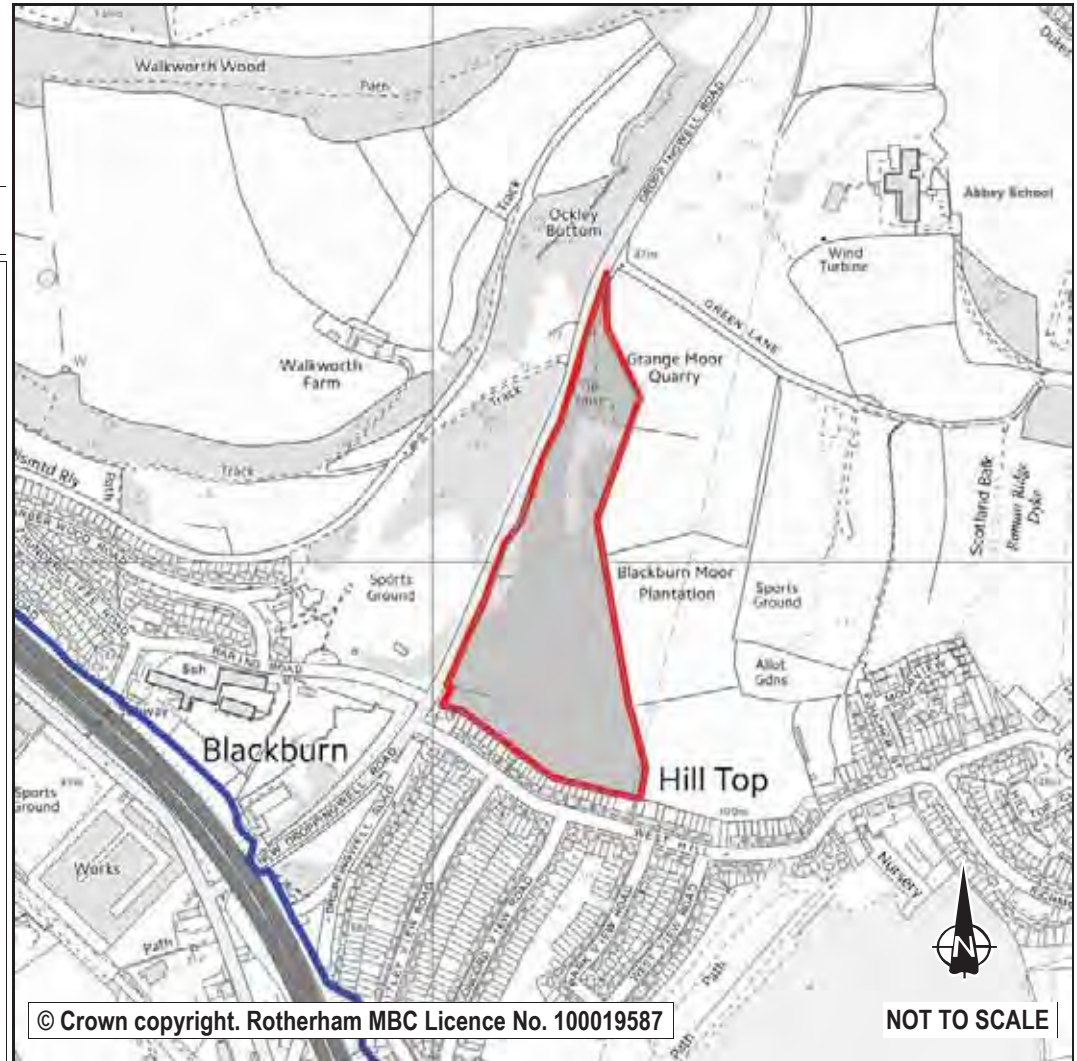
Dwellings: Employment Land:

Development Site? Site Allocation:

The site is not well located in terms of access to services and employment, there are also major topographical issues and known ecological and geo-diversity (RIGS) value on part of the site (in particular LDF0137 covers all but a small part of RIGS R12 Grange Moor Quarry). Development would result in incoherent urban form. Propose to maintain the existing Green Belt allocation.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Maintain the existing Green Belt allocation. There is an issue regarding access into the site, it is not well located in terms of access to services, topography, and employment. It is located within 250m of a scheduled ancient monument, there are significant views in and out of site; there are geodiversity concerns with impact on RIGS: R102 Blackburn Moor.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref: LDF0139

Name: LAND ADJACENT MEADOWHALL ROAD AND RICHMOND PARK AVE

Address: ROMAN RIDGE, MEADOWHALL RD, KIMBERWORTH

Town: ROTHERHAM

Hectares: 1.97 Net Hectares: 1.58

Dwellings: 63 Employment Land: 0.00

Development Site? Site Allocation: No - retain existing allocation

Retain as green belt. This site is within 250 metres of a Scheduled Ancient Monument and comments have been received from Statutory Consultee English Heritage regarding the Roman Ridge in this location and the potential negative impact new residential development in this location could have upon the SAM.

Stage 1 Exclusion or taken to Sustainability Appraisal stage? Taken to next stage

Sustainability Appraisal Socio-Economic Score: Amber Sustainability Appraisal Environment Score: Red



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:

An objection from Yorkshire Water to the allocation of this site for residential development given its proximity to the Blackburn Meadows Waste Water Treatment Works. The site is within a 400 metre cordon sanitaire. The site assessment identifies further constraints including topography, and proximity to a scheduled ancient monument. Retain within Green Belt.



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Maintain the existing Residential allocation. Frontage built - remainder of site vacant - planning permission RB2011/0773 granted for 28 apartments on 08/08/2011.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

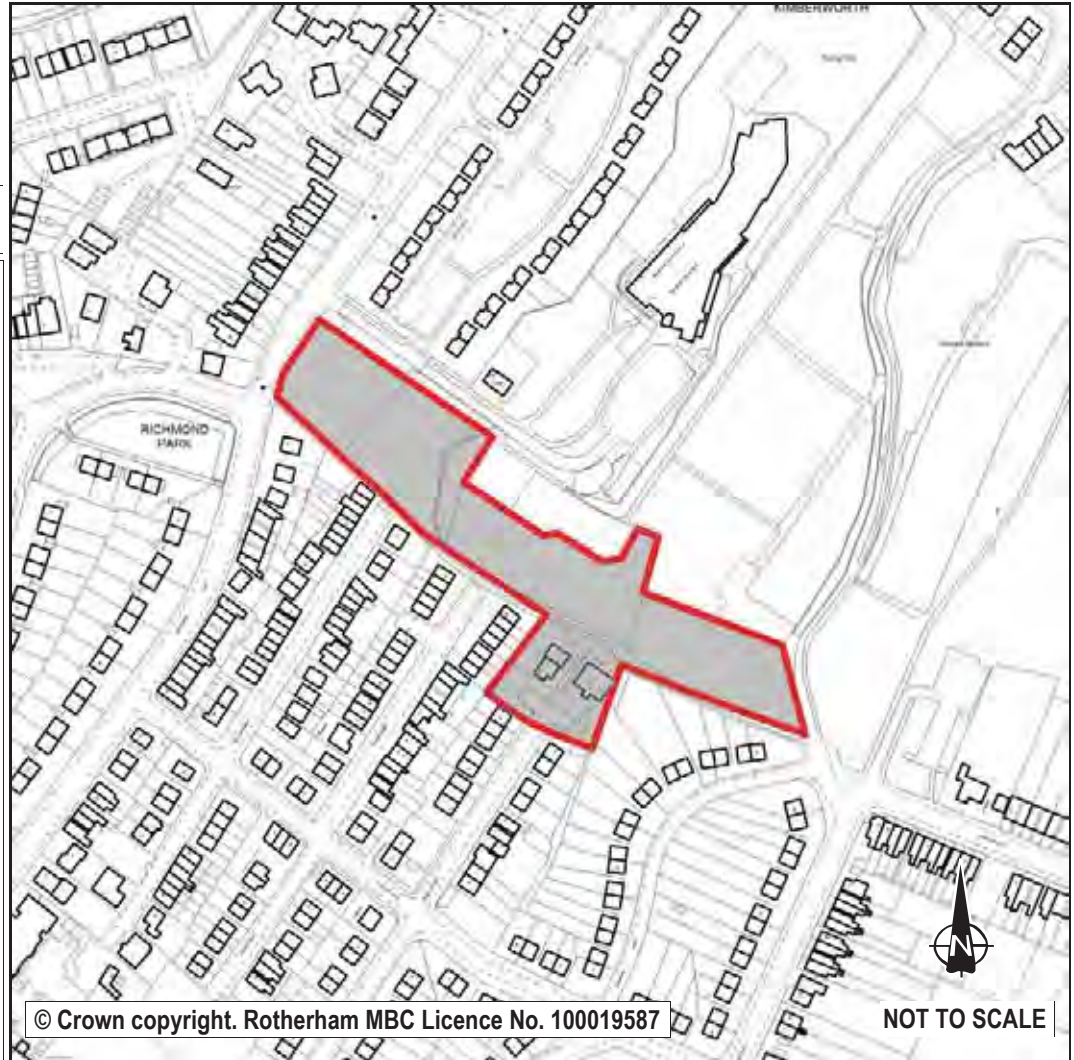
Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score:

Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref: LDF0143

Name: LAND SOUTH OF JUNCTION OF CHURCH ST AND HIGH ST

Address: CHURCH ST, KIMBERWORTH

Town: ROTHERHAM

Hectares: 0.49 Net Hectares: 0.39

Dwellings: 16 Employment Land: 0.00

Development Site? Site Allocation: n/a

Stage 1 Exclusion or taken to Sustainability Appraisal stage? 17 units built

Sustainability Appraisal Socio-Economic Score Sustainability Appraisal Environment Score



Rotherham Local Plan : Site Plan

Ref: LDF0144

Name: LAND ADJOINING EWERS RD AND KIMBERWORTH PRIMARY SCHOOL

Address: EWERS RD, KIMBERWORTH

Town: ROTHERHAM

Hectares: 0.62 Net Hectares: 0.49

Dwellings: 0 Employment Land: 0.00

Development Site? Site Allocation: n/a

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Developed (school) and playing field + remainder retained as Urban Greenspace (sliver of open space)

Sustainability Appraisal Socio-Economic Score

Sustainability Appraisal Environment Score



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score:

Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score:

Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

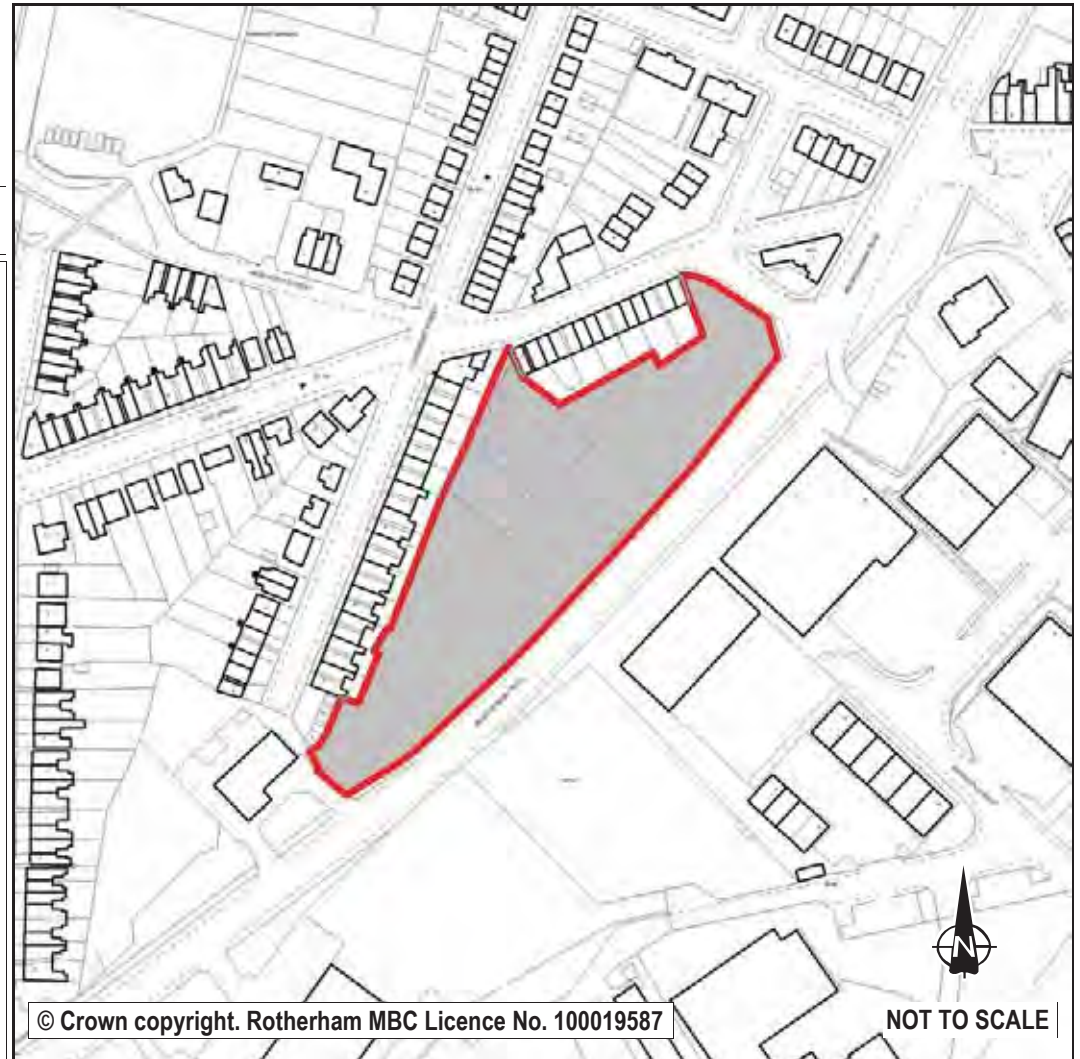
Dwellings: Employment Land:

Development Site? Site Allocation: No - retain existing urban greenspace and residential allocations

Maintain the existing allocation as Urban Greenspace and Residential. The site is currently low quality/high value green space, there may be scope to re-develop some of the site but this performs a buffer function to heavy industry to south of Meadowbank Road.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

This site is occupied by a number of employment uses. In the 2010 Employment Land Review this site (ELR89) scored moderately (2) with a recommendation to change to an employment allocation. There is a risk of ground contamination due to historical and present industrial uses which, if more sensitive uses were developed within the area, will have to be dealt with. The site is adjacent to an Air Quality Management Area to the west. There are several bus services, and within good walking and cycling distance to local schools and facilities. If redevelopment of this area were proposed it would need to relocate existing businesses. Any redevelopment would need to ensure the continued viability and amenity of existing and future users in the area.

Having regard to the above it is proposed that the site changes its mixed use allocation to light industrial.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

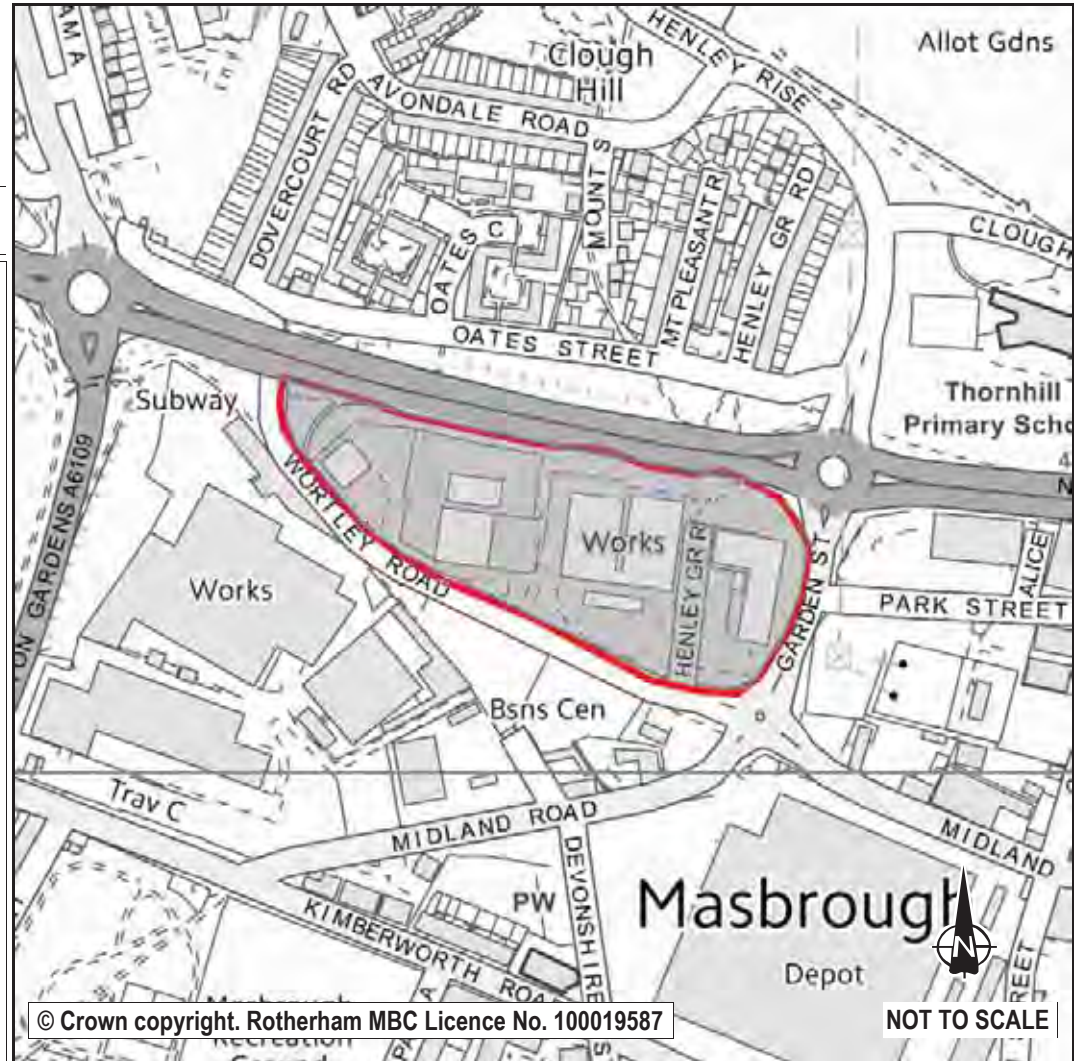
Development Site? Site Allocation:

This site is occupied by a number of employment uses. There is a risk of ground contamination due to historical and present industrial uses which, if more sensitive uses were developed within the area, will have to be dealt with. The site is adjacent to an Air Quality Management Area to the west. There are several bus services, and within good walking and cycling distance to local schools and facilities. If redevelopment of this area were proposed it would need to relocate existing businesses. Any redevelopment would need to ensure the continued amenity and viability of existing and future users in the area.

Having regard to the above it is proposed that the site changes its mixed use allocation to light industrial.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



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NOT TO SCALE

Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

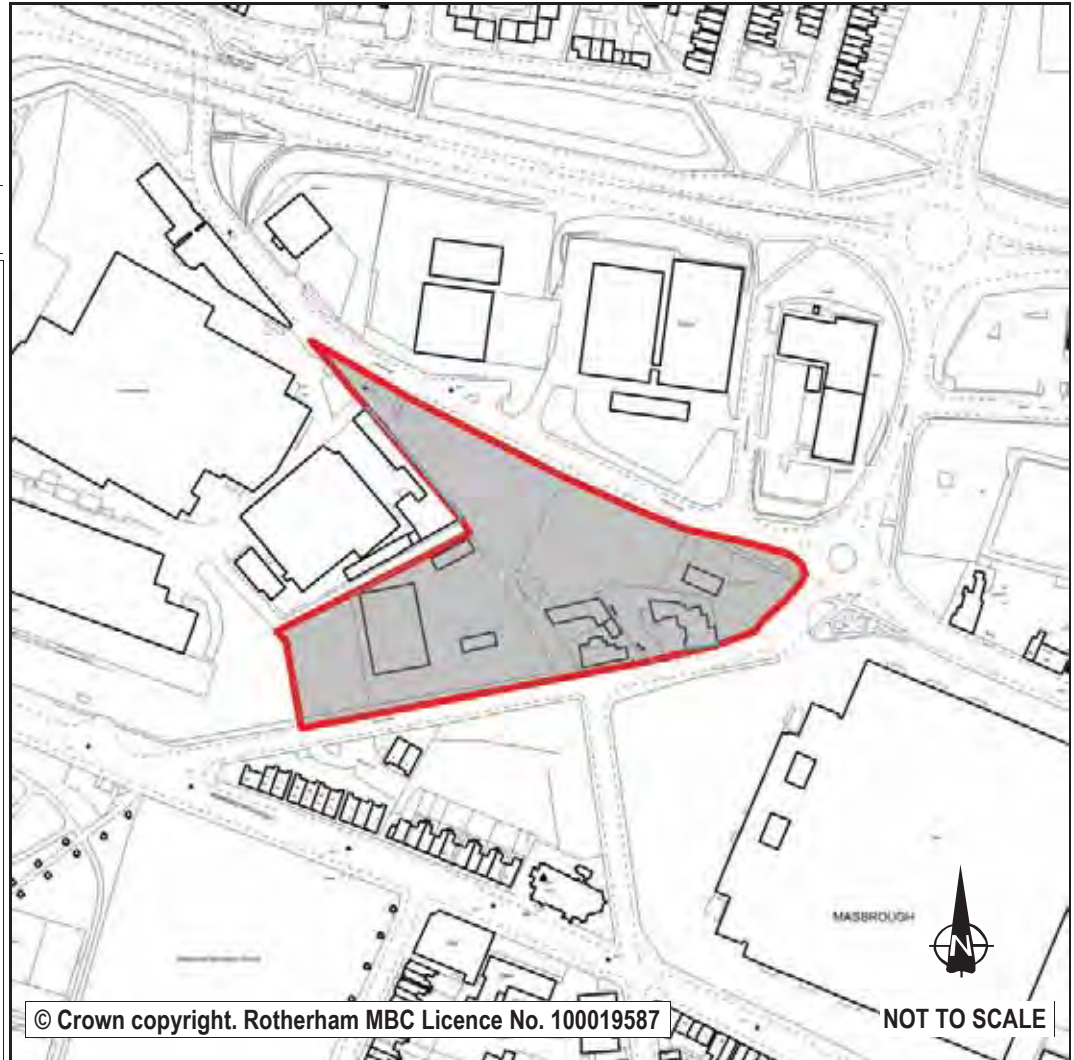
Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:

This site is occupied by a number of employment uses. There is a risk of ground contamination due to historical and present industrial uses which, if more sensitive uses were developed within the area, will have to be dealt with. Assessment reveals surface water flooding issues on site, assessment score amber. There are several bus services, and within good walking and cycling distance to local schools and facilities. If redevelopment of this area were proposed it would need to relocate existing businesses. Any redevelopment would need to ensure the continued viability and amenity of existing and future users in the area.

Having regard to the above it is proposed that the site changes its mixed use allocation to light industrial.



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

The site remains operational as a bus depot. There is a risk of ground contamination due to historical and present industrial uses which, if more sensitive uses were developed within the area, will have to be dealt with. Assessment reveals surface water flooding issues on site, assessment score amber. There are several bus services, and within good walking and cycling distance to local schools and facilities. If redevelopment of this area were proposed it would need to relocate the existing business. Any redevelopment would need to ensure the continued viability and amenity of existing and future users in the area.

Having regard to the above it is proposed that the site changes its mixed use allocation to light industrial.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

It is proposed that this site be allocated as a residential development site in recognition of its positive attributes (it being a Vacant, former school and scoring well in the Stage 3 Site Prioritisation stage) and it meeting the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy). It is anticipated that constraints will be suitably mitigated within any future resolutions to grant planning permission. This site is currently allocated as community facilities. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

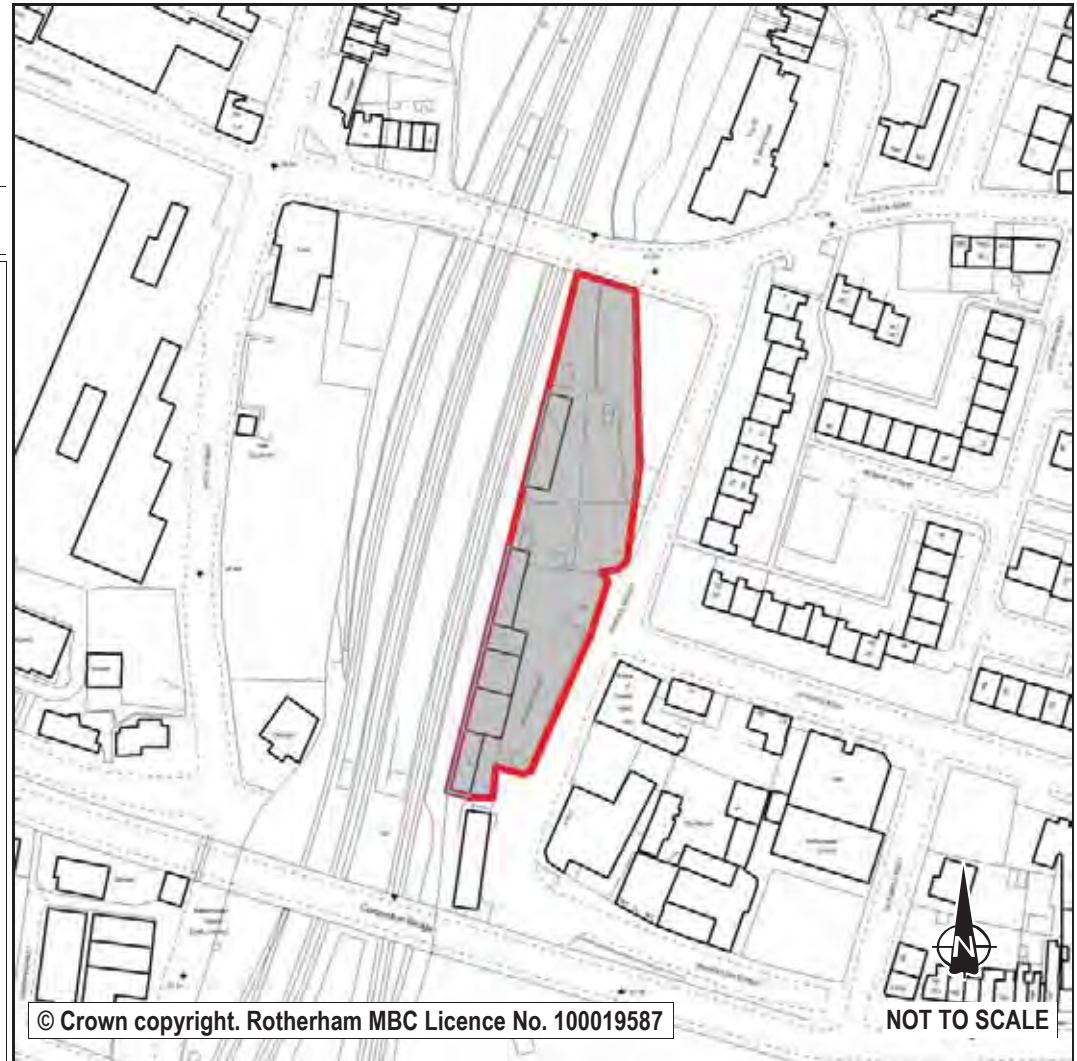
Dwellings: Employment Land:

Development Site? Site Allocation:

This site is currently within a mixed use allocation. It is proposed that the site remains within a mixed use allocation - MU07 - see Sites and Policies document and background paper for further details on the menu of appropriate uses.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

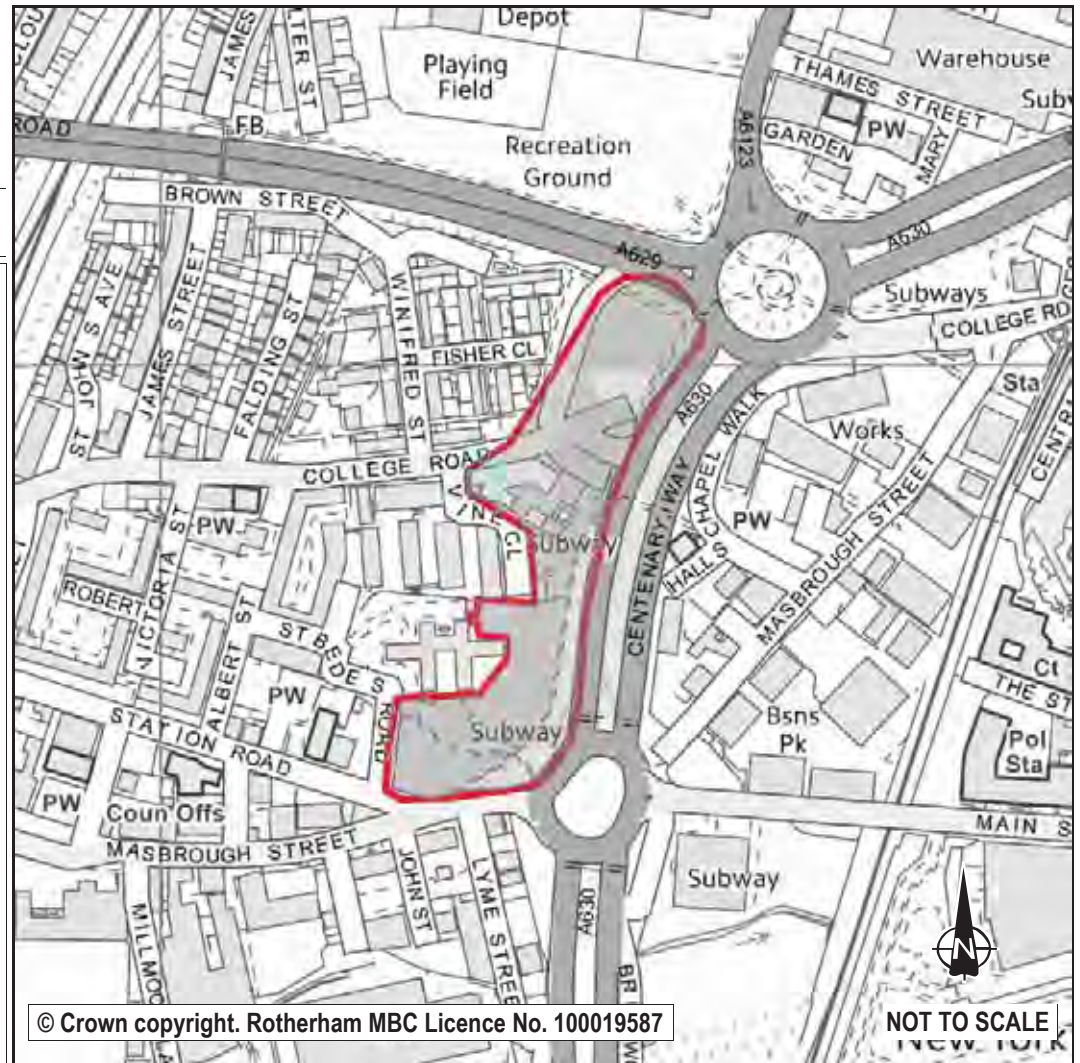
Dwellings: Employment Land:

Development Site? Site Allocation:

Maintain the existing Urban Greenspace/Business Use/Residential allocations as in the adopted UDP. The green space is recorded as high quality, high value urban greenspace in the Greenspace Audit and it forms a strong landscaped buffer between a major highway and existing residential development at Masbrough.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



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Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:

Retained as urban greenspace - children's play area recently developed on site.



Rotherham Local Plan : Site Plan

| | | | |
|-------------------|--|------------------|------------------------------|
| Ref: | LDF0156 | | |
| Name: | LAND BETWEEN FENTON RD AND HENLEY LANE | | |
| Address: | FENTON RD | | |
| Town: | ROTHERHAM | | |
| Hectares: | 2.96 | Net Hectares: | 2.37 |
| Dwellings: | 71 | Employment Land: | 0.00 |
| Development Site? | <input checked="" type="checkbox"/> | Site Allocation: | Residential Development Site |

It is proposed to allocate this site as a residential development site in recognition of its positive attributes: its proximity to Rotherham Urban Area and existing services; and being within a popular residential area. There are a number of identified constraints to developing this site relating to the sites proximity to an SSSI, and Regionally Important Geological Site, and a Local Wildlife Site and access. Natural England has issued detailed advice regarding minimisation of impact on the adjacent SSSI. Mitigation for local site impact considerations includes provision of a buffer zone, documentation of temporary exposures, management considerations. It is anticipated that these will be suitably mitigated within any future resolutions to grant planning permission. This site is currently allocated as Residential/Urban Greenspace. Planning permission RB2012/1409 was granted on 19/06/2013 for 90 dwellings. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.

| | | | |
|---|---------------------|--|-------|
| Stage 1 Exclusion or taken to Sustainability Appraisal stage? | Taken to next stage | | |
| Sustainability Appraisal Socio-Economic Score | Amber | Sustainability Appraisal Environment Score | Amber |



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

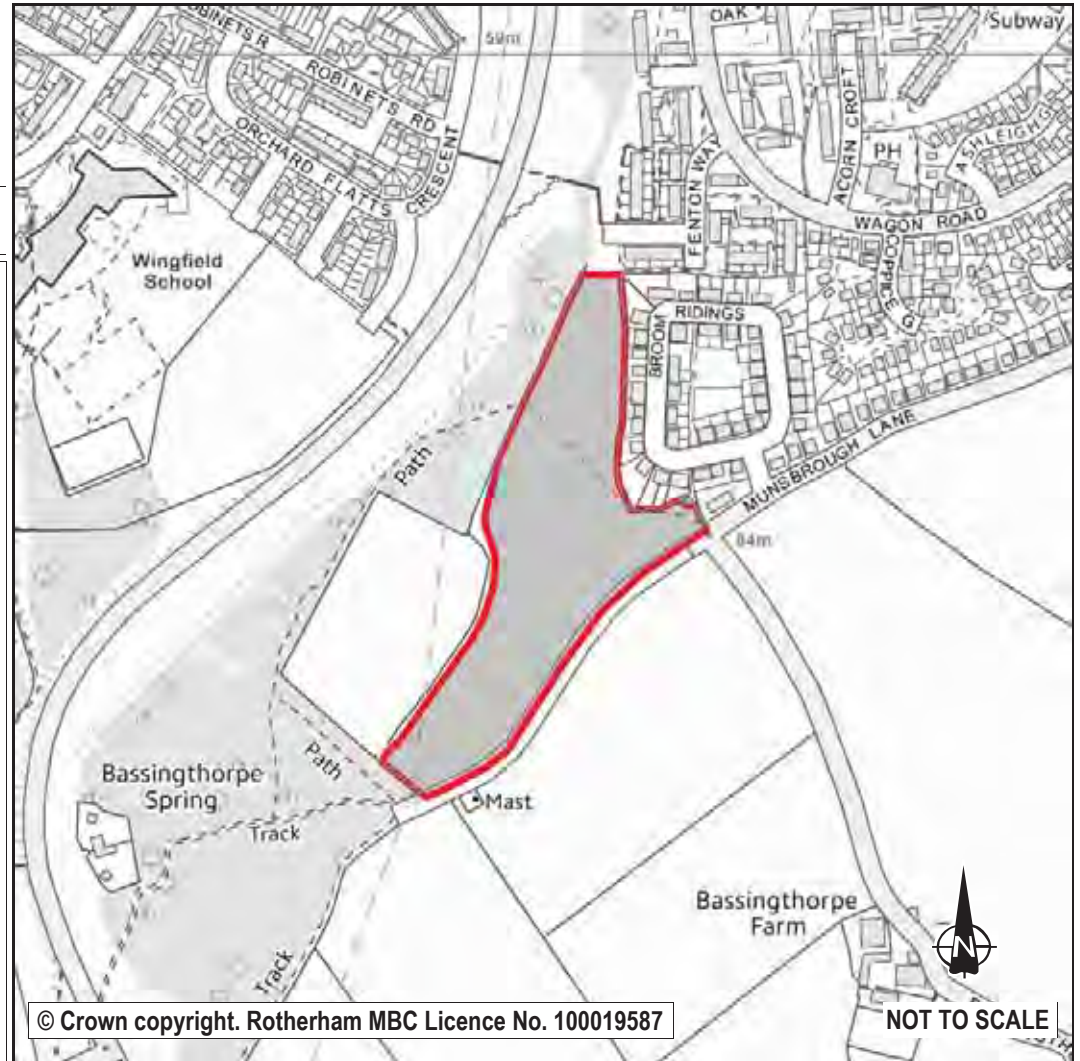
Dwellings: Employment Land:

Development Site? Site Allocation:

This site is currently allocated as residential and it is proposed to retain the allocation of this site as a residential site in recognition of its positive attributes: its proximity to Rotherham Urban Area and existing services; it is a popular residential area and it meets the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy). There are a number of identified constraints to developing this site relating to the site's proximity to a Local Wildlife Site and ancient woodland. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

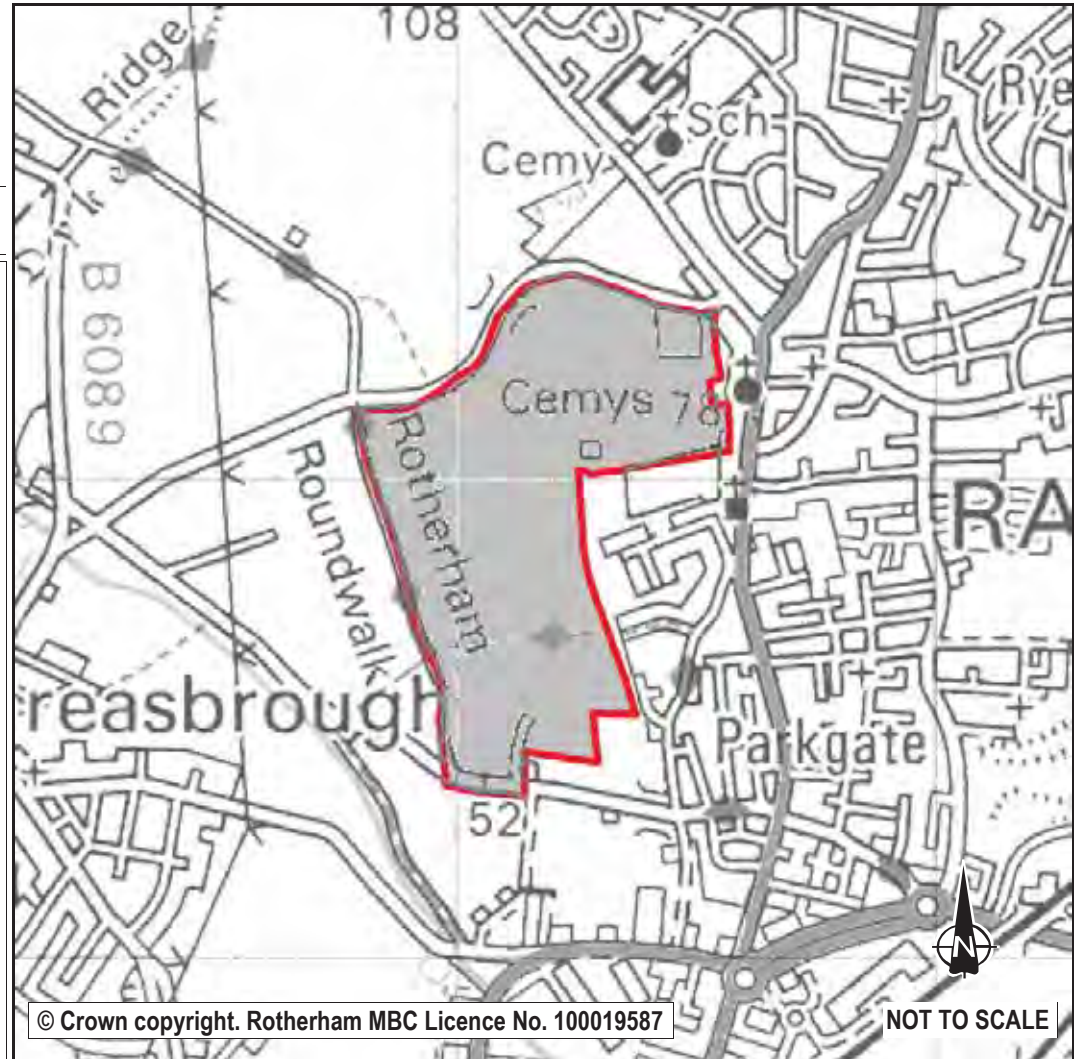
Dwellings: Employment Land:

Development Site? Site Allocation:

The site's reallocation is not being advocated as development would result in substantial development within an open countryside setting. Furthermore, Haugh Road to the north of this site follows a ridge line and as such the development of any sites to the south of this road will be highly visible from a wide area including, as English Heritage identify, the Grade II* Registered Parks and Gardens at Wentworth Woodhouse. The site's immediate proximity to LSW75: New Stubbin Colliery and its steeply sloping nature, further justifies retention of the site's Green Belt allocation. As noted above, English Heritage observe that this site lies in close proximity to the Grade II* Registered Park and Garden of Wentworth Woodhouse on a hillside which is prominent from the designed landscape. Consequently, they would support it remaining in the Green Belt. Assessment reveals surface water flooding issues on site, assessment score amber. This site does not form part of the Strategic Allocation in the adopted Core Strategy.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score:

Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

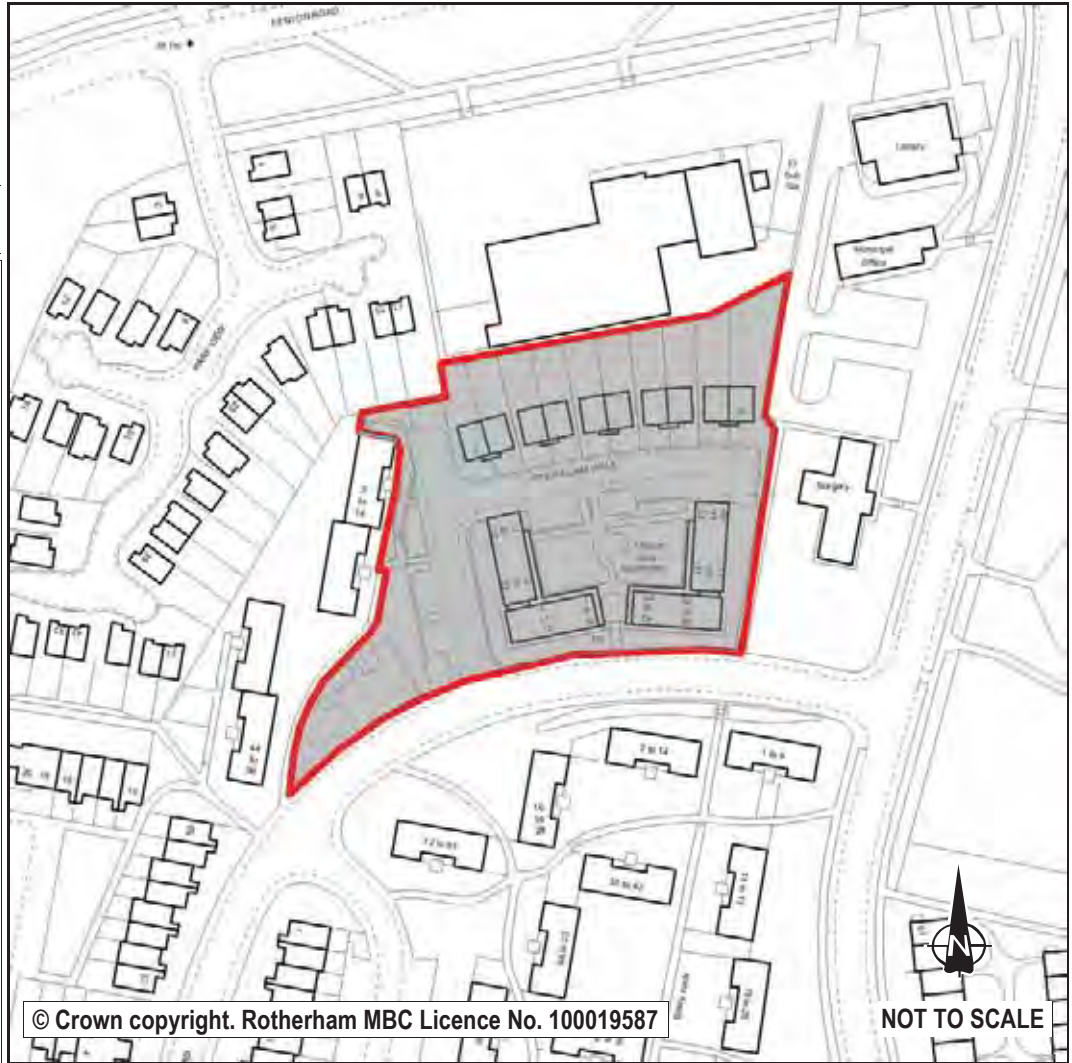
Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score:

Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref: LDF0168

Name: LAND AT JUNCTION OF PARK VIEW AND FENTON RD

Address: PARK VIEW, MUNSBROUGH

Town: ROTHERHAM

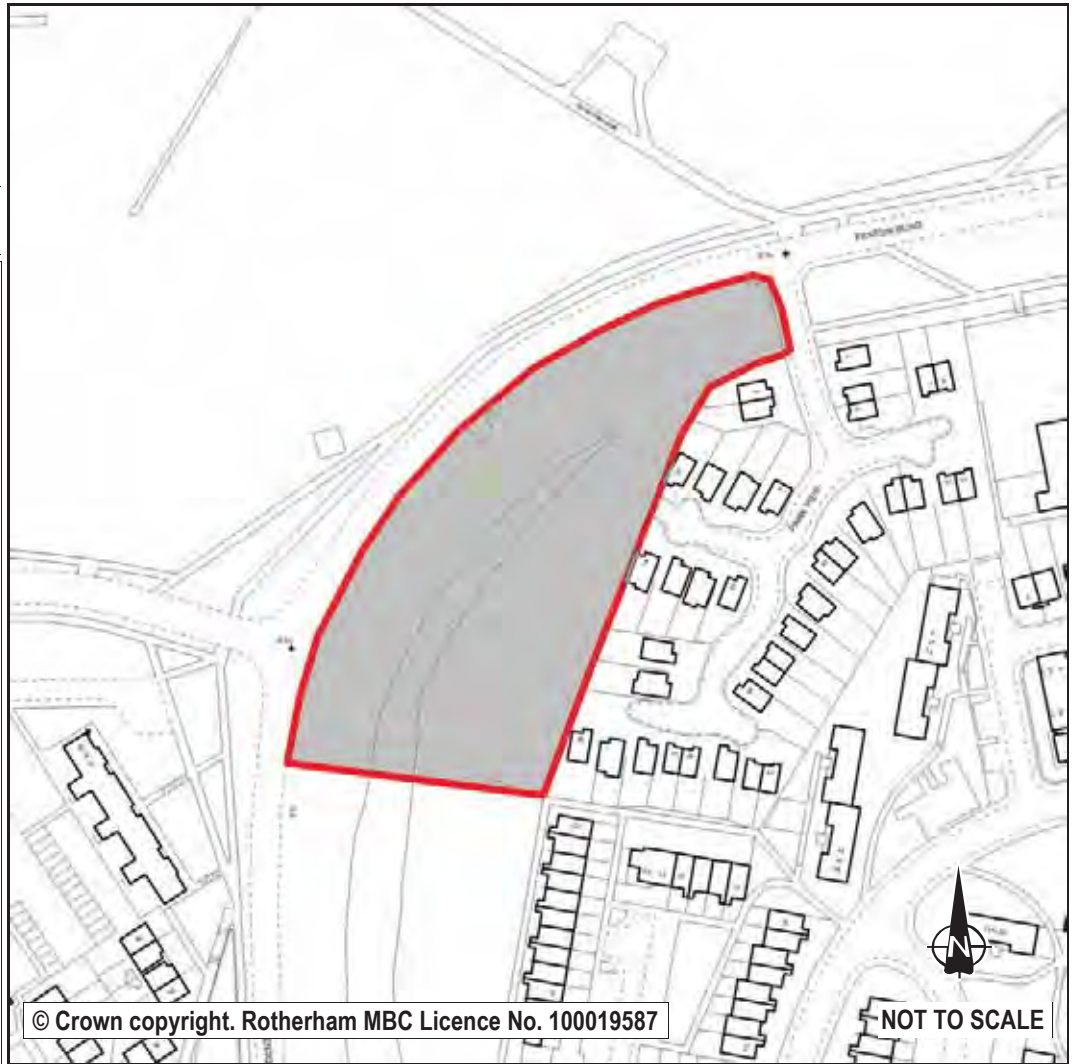
Hectares: 0.91 Net Hectares: 0.00

Dwellings: 0 Employment Land: 0.00

Development Site? Site Allocation: n/a

Stage 1 Exclusion or taken to Sustainability Appraisal stage? Retained Urban Greenspace

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

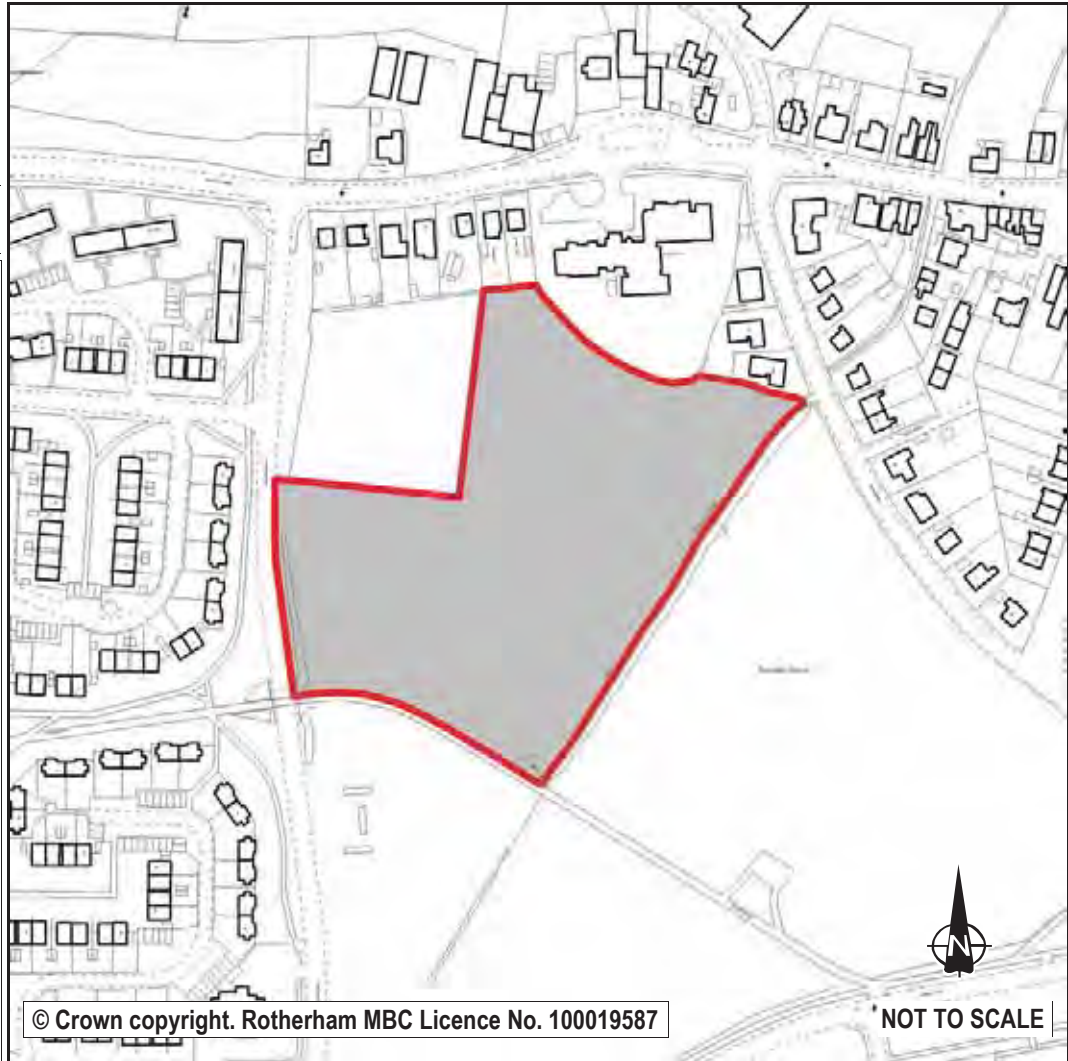
Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score:

Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

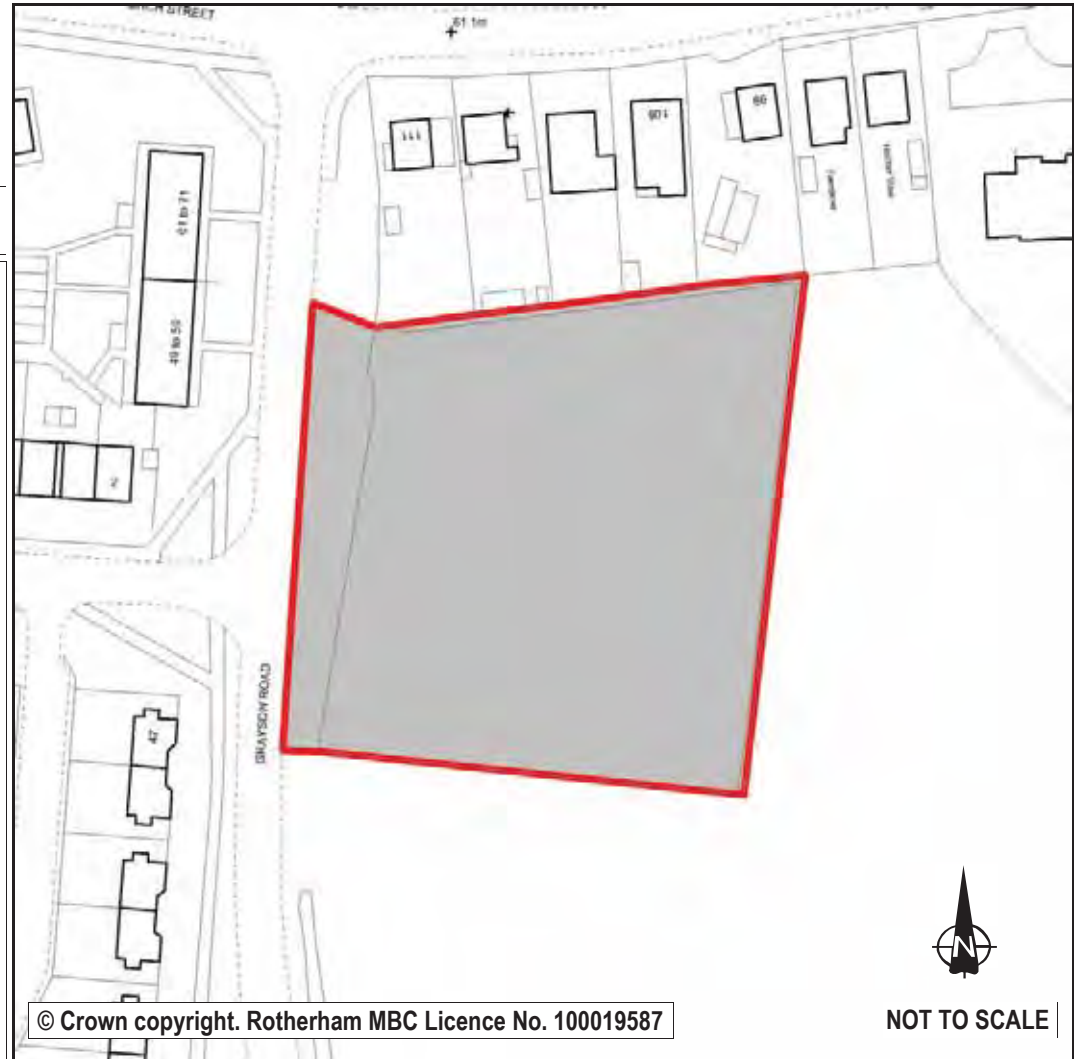
Dwellings: Employment Land:

Development Site? Site Allocation:

This site is a depot for RMBC and is not used as Urban Greenspace. Future development of this site for residential purposes will need to be sensitively designed to limit the impact of any future development on the surrounding Urban Greenspace.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



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NOT TO SCALE

Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score:

Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref: LDF0173

Name: LAND EAST OF SIMMONITE RD, WEST OF FENTON RD

Address: SIMMONITE RD, KIMBERWORTH PARK

Town: ROTHERHAM

Hectares: 0.61 Net Hectares: 0.48

Dwellings: 19 Employment Land: 0.00

Development Site? Site Allocation: No - retain existing allocation

Retain existing allocation as Urban Greenspace. This incidental greenspace is part of a continuous swathe of greenspace that runs along the western side of Fenton Road. These green swathes are characteristic of the area. Landscape sensitivity to development is high.

Stage 1 Exclusion or taken to Sustainability Appraisal stage? Taken to next stage

Sustainability Appraisal Socio-Economic Score: Amber Sustainability Appraisal Environment Score: Amber



Rotherham Local Plan : Site Plan

Ref: LDF0174

Name: LAND SOUTH OF WINGFIELD RD AND ROUGHWOOD RD

Address: WINGFIELD RD, WINGFIELD

Town: ROTHERHAM

Hectares: 5.74 Net Hectares: 4.02

Dwellings: 0 Employment Land: 0.00

Development Site? Site Allocation: n/a

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Retained Urban Greenspace

Sustainability Appraisal Socio-Economic Score

Sustainability Appraisal Environment Score



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score:

Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

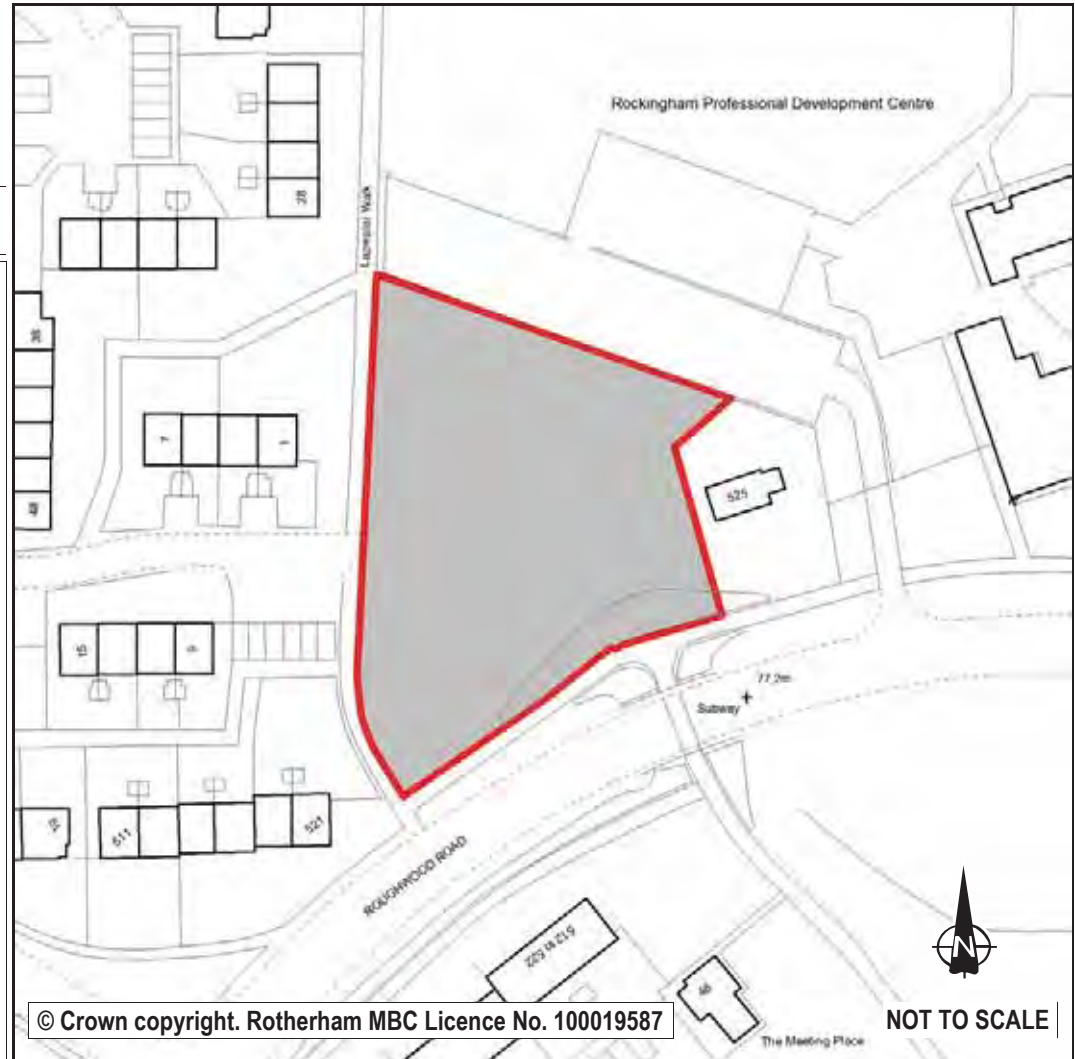
Dwellings: Employment Land:

Development Site? Site Allocation:

This site is currently allocated as residential and it is proposed that this site be retained as a residential site in recognition of its positive attributes (being well located next to an existing residential area and school, there is alternative access to greenspace within 280m) and it meeting the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy). Whilst it is acknowledged that there are identified constraints (including loss of Urban Greenspace) and surface water flooding issues on site, assessment score amber; however it is anticipated that constraints will be suitably mitigated within any future resolutions to grant planning permission. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score Sustainability Appraisal Environment Score



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:

Maintain the existing Green Belt allocation. Development in this locality would have a significant impact on features of environmental and historic interest and there is no apparent means of vehicular access. Overall a poorly performing site. Considerations of impact of any potential development on landscape; intrusion into open countryside; impact on Wentworth Woodhouse Grade 2* listed Historic Park and Gardens. Within 250m of a Scheduled Ancient Monument (SAM).



Rotherham Local Plan : Site Plan

Ref: LDF0179

Name: LAND BETWEEN DEVONSHIRE ST AND SARAH ST, HOLMES

Address: SARAH ST, HOLMES

Town: ROTHERHAM

Hectares: 0.55 Net Hectares: 0.44

Dwellings: 0 Employment Land: 0.00

Development Site? Site Allocation: n/a

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Retained as Community Facilities / playing fields for primary school

Sustainability Appraisal Socio-Economic Score

Sustainability Appraisal Environment Score



NOT TO SCALE

Rotherham Local Plan : Site Plan

Ref: LDF0180

Name: LAND SOUTH OF DEEPDALE RD, KIMBERWORTH

Address: DEEPDALE RD, KIMBERWORTH

Town: ROTHERHAM

Hectares: 0.38 Net Hectares: 0.38

Dwellings: 15 Employment Land: 0.00

Development Site? Site Allocation: No - retain existing allocation

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. Any completions on site will be monitored.

Stage 1 Exclusion or taken to Sustainability Appraisal stage? Taken to next stage

Sustainability Appraisal Socio-Economic Score Amber Sustainability Appraisal Environment Score Green

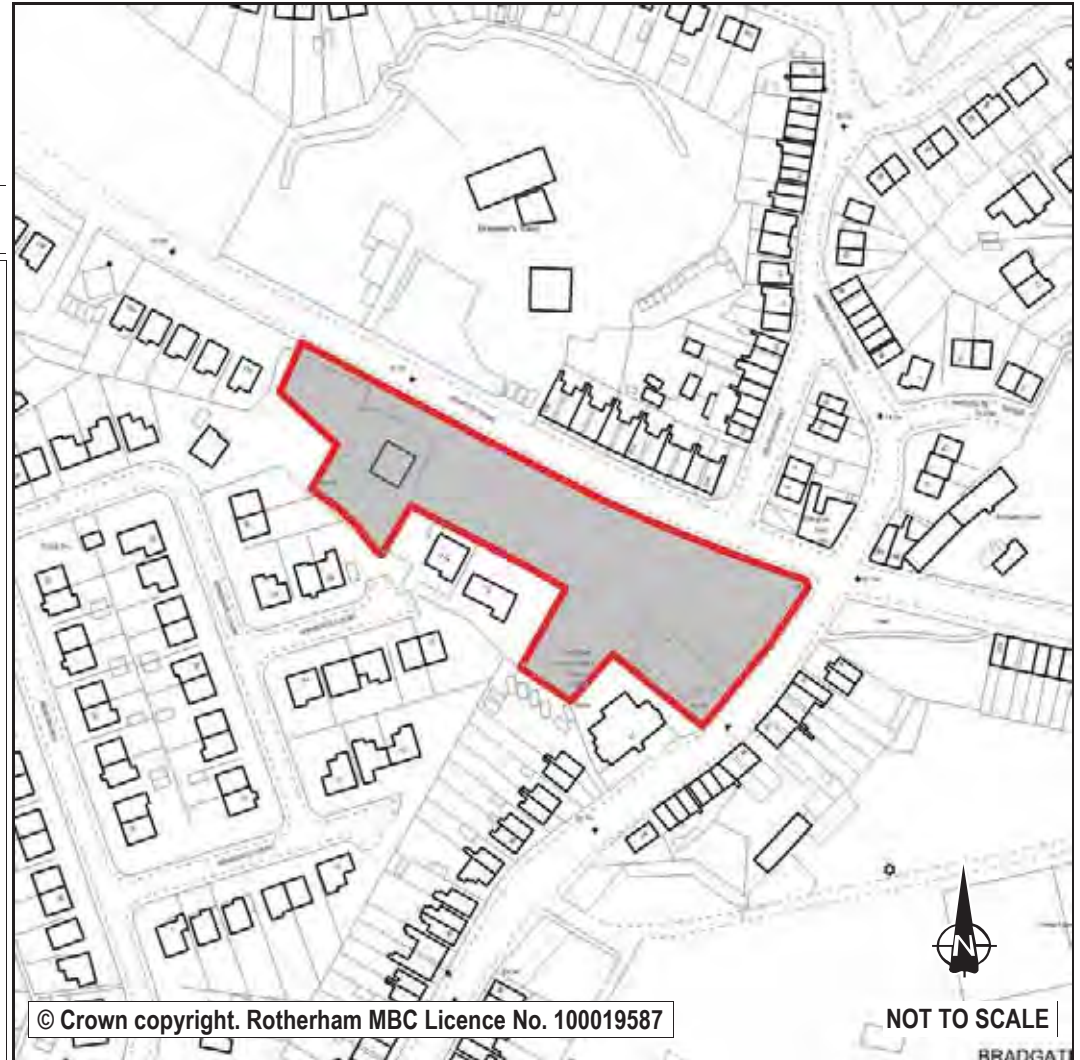


Rotherham Local Plan : Site Plan

| | | | |
|-------------------|-------------------------------------|------------------|------------------------------|
| Ref: | LDF0181 | | |
| Name: | LAND BEHIND BRADGATE CLUB | | |
| Address: | BRADGATE LA, BRADGATE | | |
| Town: | ROTHERHAM | | |
| Hectares: | 0.59 | Net Hectares: | 0.47 |
| Dwellings: | 15 | Employment Land: | 0.00 |
| Development Site? | <input checked="" type="checkbox"/> | Site Allocation: | Residential Development Site |

This site is currently allocated as Urban Greenspace but it is proposed that this site be allocated as a residential development site in recognition of its positive attributes (including its location within a residential area, and it meeting the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy). This site is currently allocated in the UDP as Urban Greenspace. Although it is well maintained with some planting it has been assessed as low quality / low value in the Greenspace Audit. Assessment reveals surface water flooding issues on site, assessment score amber; there is a risk of surface water runoff from the highway in times of heavy rainfall. Layout, floor, and ground levels need careful consideration. As such it is proposed that the site is allocated for residential use in the future. There are no major accessibility problems although access from the A629 should be avoided. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.

| | | | |
|---|---------------------|--|-----|
| Stage 1 Exclusion or taken to Sustainability Appraisal stage? | Taken to next stage | | |
| Sustainability Appraisal Socio-Economic Score | Amber | Sustainability Appraisal Environment Score | Red |



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:

It is considered appropriate to retain the site's existing residential allocation recognising that the site functions as incidental greenspace, forming a landscaped area which is integral to the settlement form of the surrounding area.



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

The site is in a very prominent position on the top of a gentle hill. The site is in a predominantly rural setting on land allocated as Green Belt. It is adjacent to the Area of High Landscape Value and is visually prominent within the wider landscape. This site has been tipped with industrial waste in the past and could be contaminated. Release of this land would be encroachment onto open countryside and would detrimentally impact on the current settlement form, the AHLV and on the open countryside. Retain as Green Belt.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

| | | | |
|-------------------|---|------------------|------------------------------|
| Ref: | LDF0185 | | |
| Name: | WHINNEY HILL SITE A | | |
| Address: | WHINNEY HILL OFF DONCASTER ROAD THRYBERGH | | |
| Town: | THRYBERGH | | |
| Hectares: | 2.08 | Net Hectares: | 1.66 |
| Dwellings: | 66 | Employment Land: | 0.00 |
| Development Site? | <input checked="" type="checkbox"/> | Site Allocation: | Residential Development Site |

This site is allocated for residential use. The site was previously cleared of older terraced properties and has been left vacant and grassed over for many years a planning application has been submitted for residential development but has not been determined. The greenspace has been assessed as low quality / low value. A transport improvement scheme to create a quality bus corridor has been undertaken in the locality. Whilst consideration in the future will need to be given to ensuring that the area has sufficient greenspace provision, this former housing site has no constraints to development and is in an accessible location. It is therefore proposed that the site remains allocated for residential use.

| | | | |
|---|---------------------|--|-------|
| Stage 1 Exclusion or taken to Sustainability Appraisal stage? | Taken to next stage | | |
| Sustainability Appraisal Socio-Economic Score | Amber | Sustainability Appraisal Environment Score | Green |



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score

Sustainability Appraisal Environment Score



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

This site is in a predominantly rural setting on land designated as Green Belt there would be no defenceable Green Belt boundary to this site. It is within the Area of High Landscape Value and the landscape is particularly sensitive in this location. Release of this land would be encroachment onto open countryside and would detrimentally impact on the current settlement form and on the wider open countryside. Retain as Green Belt.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref: LDF0189

Name: MILBURN HOUSE

Address: OLD PUB SITE HOLLING'S LANE, THRYBERGH

Town: ROTHERHAM

Hectares: 0.41

Net Hectares:

Dwellings: 0

Employment Land: 0.00

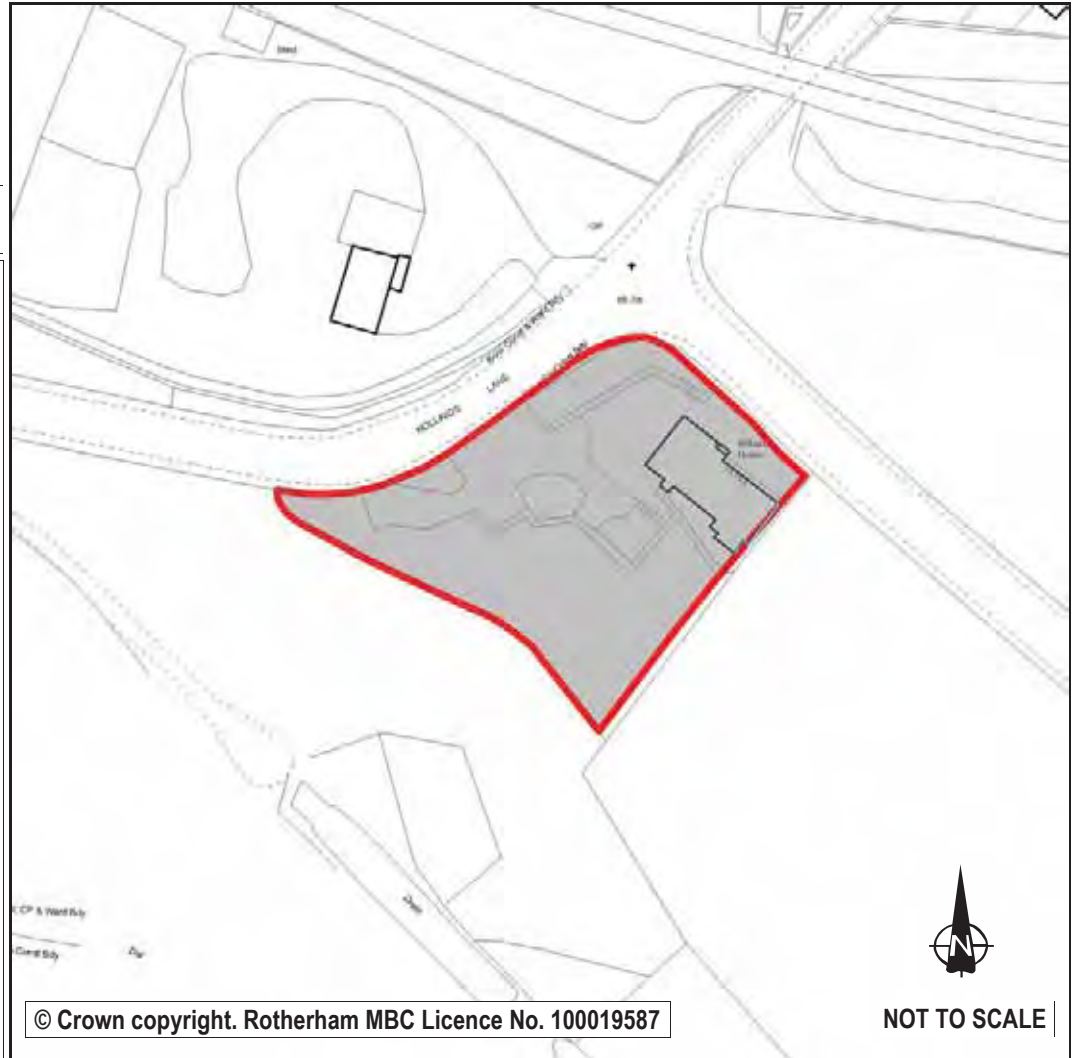
Development Site? Site Allocation: n/a

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Site remote from settlement

Sustainability Appraisal Socio-Economic Score

Sustainability Appraisal Environment Score



Rotherham Local Plan : Site Plan

Ref: LDF0190

Name: ALLOTMENT GARDENS NORTH OF HOLLING'S LANE / AND FORMER SCRAP YARD

Address: ALLOTMENT GARDENS NORTH OF HOLLING'S LANE, THRYBERGH

Town: ROTHERHAM

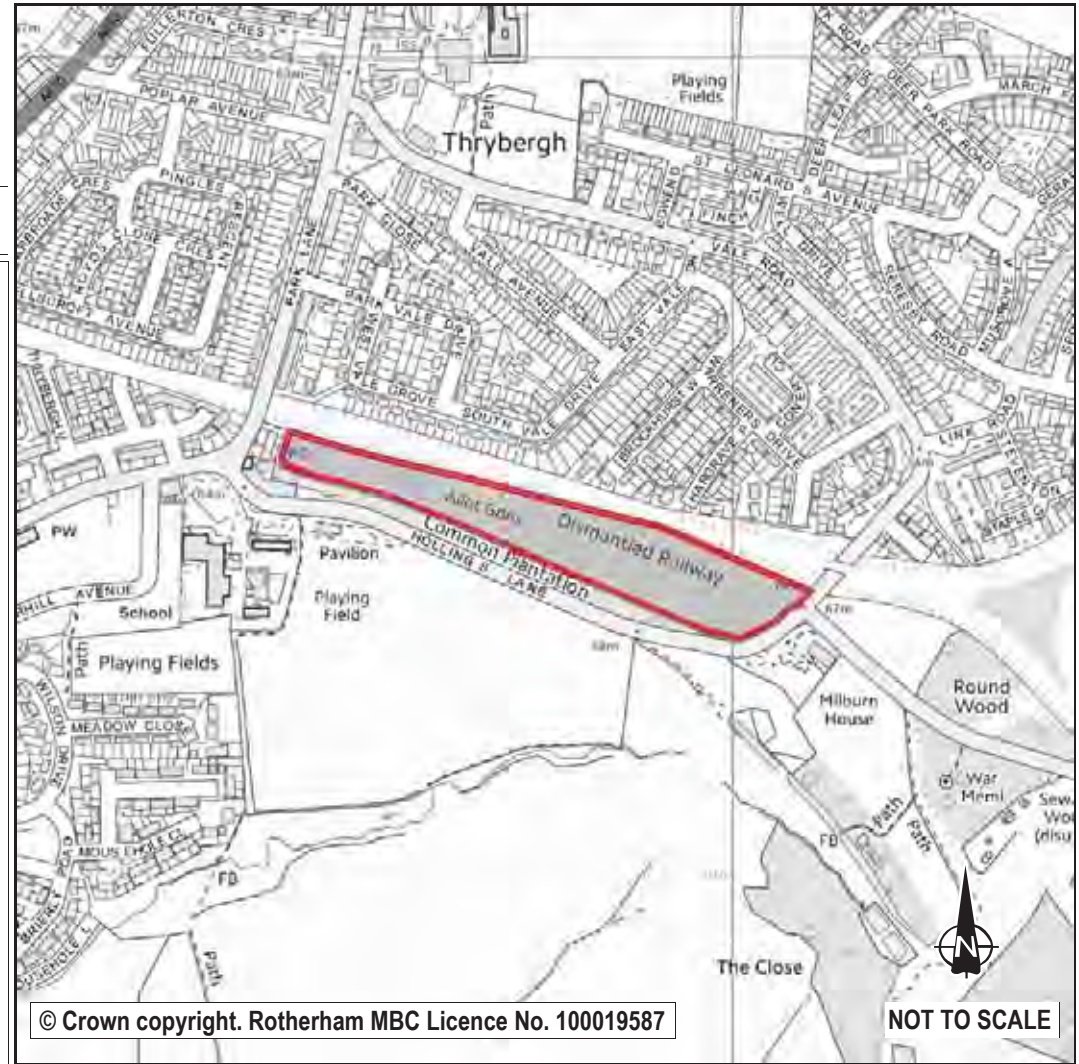
Hectares: 2.82 Net Hectares:

Dwellings: 0 Employment Land: 0.00

Development Site? Site Allocation: n/a

Stage 1 Exclusion or taken to Sustainability Appraisal stage? Retained Urban Greenspace (allotments)

Sustainability Appraisal Socio-Economic Score Sustainability Appraisal Environment Score



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

| | | | |
|-------------------|---|------------------|------------------------------|
| Ref: | LDF0192 | | |
| Name: | LAND TO NORTH OF ST GERARD'S CATHOLIC PRIMARY SCHOOL | | |
| Address: | LAND TO NORTH OF ST GERARD'S CATHOLIC PRIMARY SCHOOL WEST OF DONCASTER ROAD, DALTON | | |
| Town: | ROTHERHAM | | |
| Hectares: | 16.73 | Net Hectares: | 11.71 |
| Dwellings: | 351 | Employment Land | 0.00 |
| Development Site? | <input checked="" type="checkbox"/> | Site Allocation: | Residential Development Site |

This site is currently allocated as Green Belt. It is proposed that this site be allocated as a residential development site in recognition of its positive attributes such as its relationship to the existing built settlement and it meeting the settlement's role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy). Whilst it is acknowledged that there are identified constraints including access and its proximity to a Local Wildlife Site (LWS79 Thrybergh Tip), it is anticipated that these will be suitably mitigated within any future resolutions to grant planning permission. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

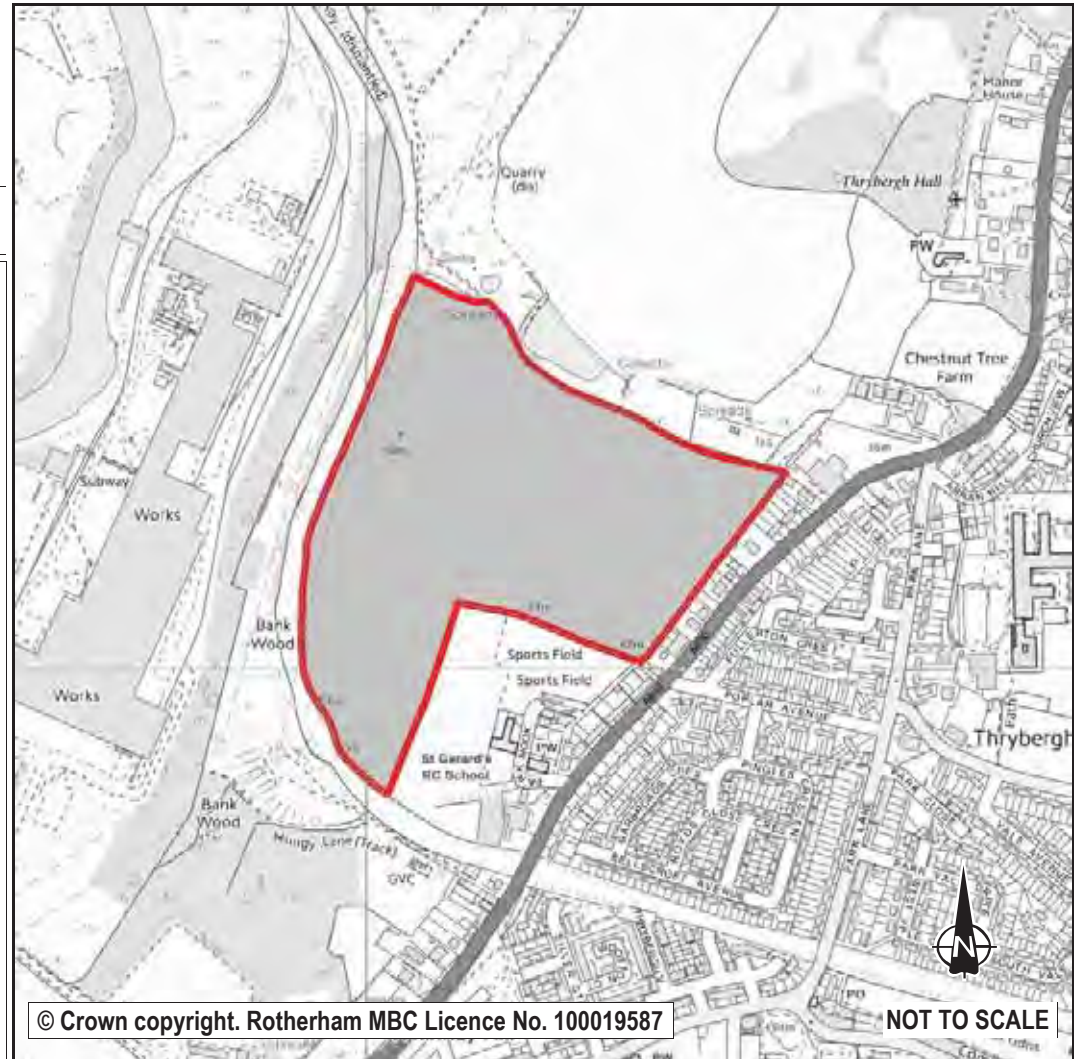
Taken to next stage

Sustainability Appraisal Socio-Economic Score

Amber

Sustainability Appraisal Environment Score

Red



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:

Release of this Green Belt land for future development would detrimentally impact on settlement form of Thrybergh and on the open countryside. Given the potential impact future development would have on: the trees, hedgerows, listed buildings and the local wildlife site (located within the site); and the noted surface water flooding issues on site, assessment score amber; release of this site for development is not supported. The adopted Unitary Development Plan paragraph 7.5.17 recognises that Thrybergh church and rectory and the adjacent meadow land to the south (Thrybergh Glebe Land) is afforded Green Belt status. The designation of a conservation area at Thrybergh is proposed. This would probably include the Church of St Leonard (Gradell*) and its environs, Chestnut Tree Farm and the site of Thrybergh Hall; the Thrybergh Glebe land would also form a vital part of any conservation area. It is considered that development of this land would negatively impact on the setting of the Church and Rectory.



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

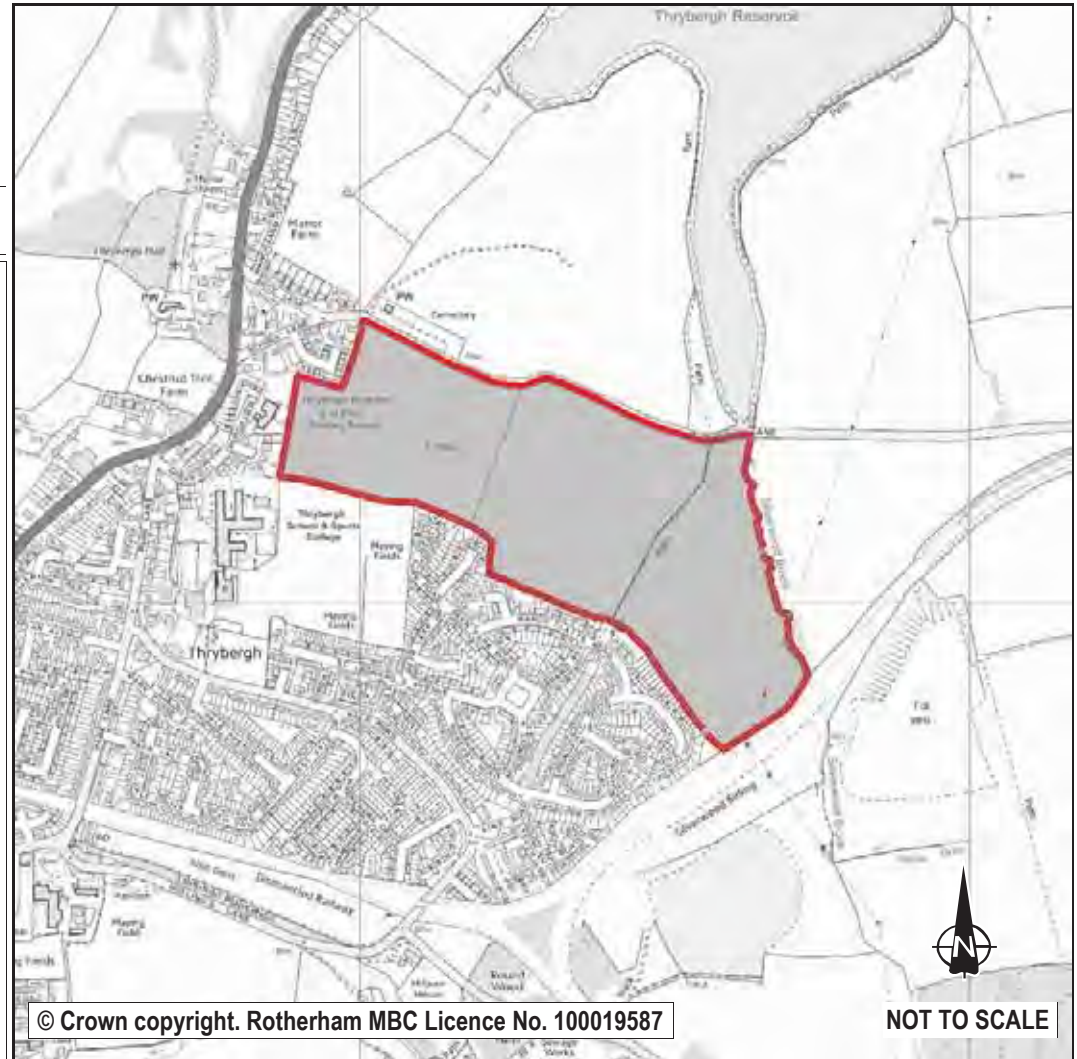
Dwellings: Employment Land:

Development Site? Site Allocation:

Release of this Green Belt land for future development would detrimentally impact on the settlement form, on open countryside and on the setting of Thrybergh Country Park affecting its remoteness. There are severe concerns regarding the release of this site given it's potential impact on the country park and adjacent hedgerows. The Country Park has been designated using appropriate statutory legislation. The site is perceived to be remote from the existing settlement of Thrybergh. The site is within 250m of a listed building - there is concern regarding any potential future development on the heritage impact of the Grade II* listed St Leonards Church. There is no realistic access into the site from March Flatts Road. School Lane and Thrybergh Lane are also unsuitable for significant increases in vehicular traffic. Significant accessibility issues envisaged. There is currently a strong Green Belt boundary and it is proposed that this site be retained as Green Belt.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

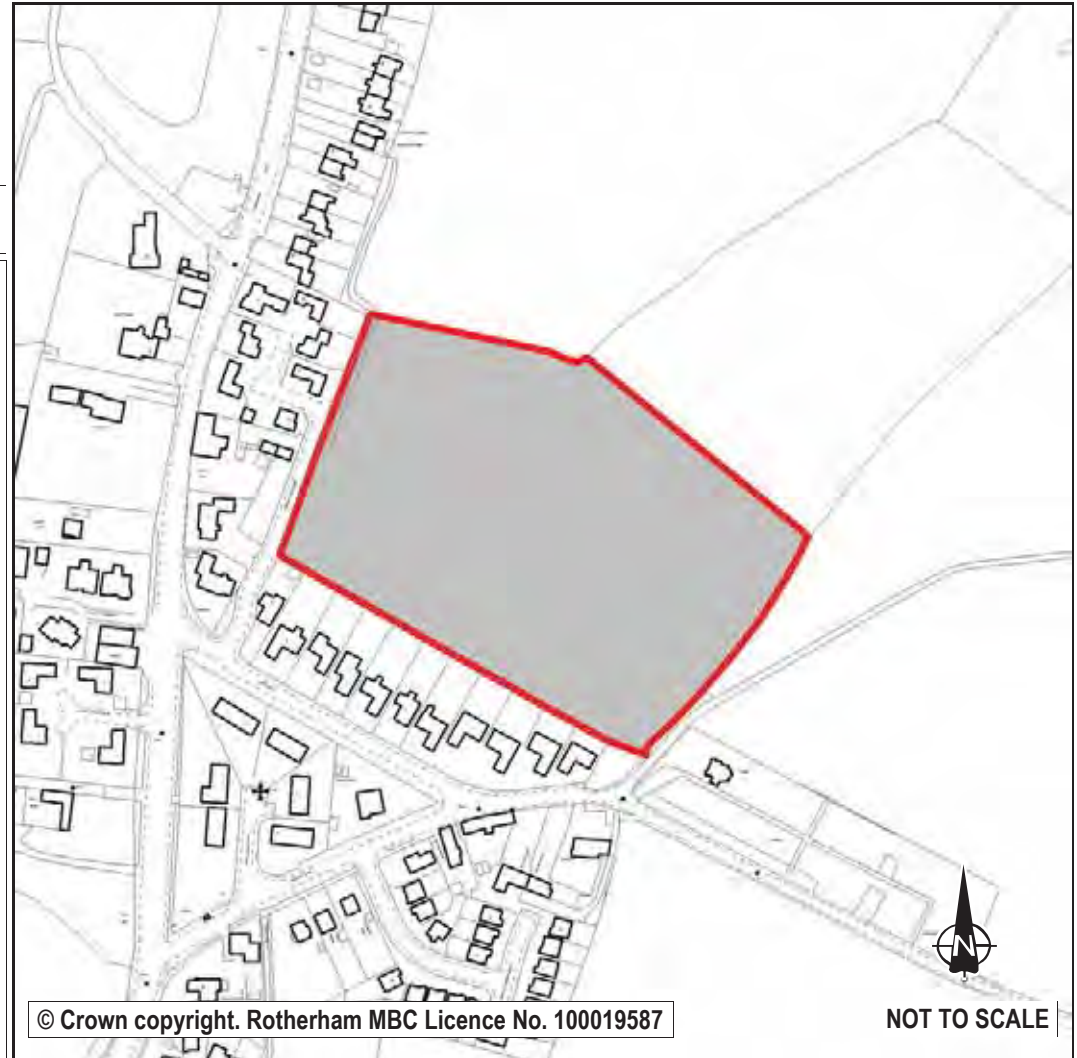
Dwellings: Employment Land:

Development Site? Site Allocation:

This site is allocated as Green Belt and within an Area of High Landscape Value. It is currently in agricultural use. This site is in a predominantly rural setting and any potential hard development in the future is likely to be highly visible from the adjacent Country Park. It is considered that the release of this Green Belt land for future development would be encroachment onto open countryside and would detrimentally impact on the settlement and on the setting of Thrybergh Country Park affecting its remoteness. The site is within 250m of alisted building and there is concern regarding any potential future development on the heritage impact of the Grade II* listed St Leonards church. There is currently a strong Green Belt boundary and it is proposed that this site be retained as Green Belt.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

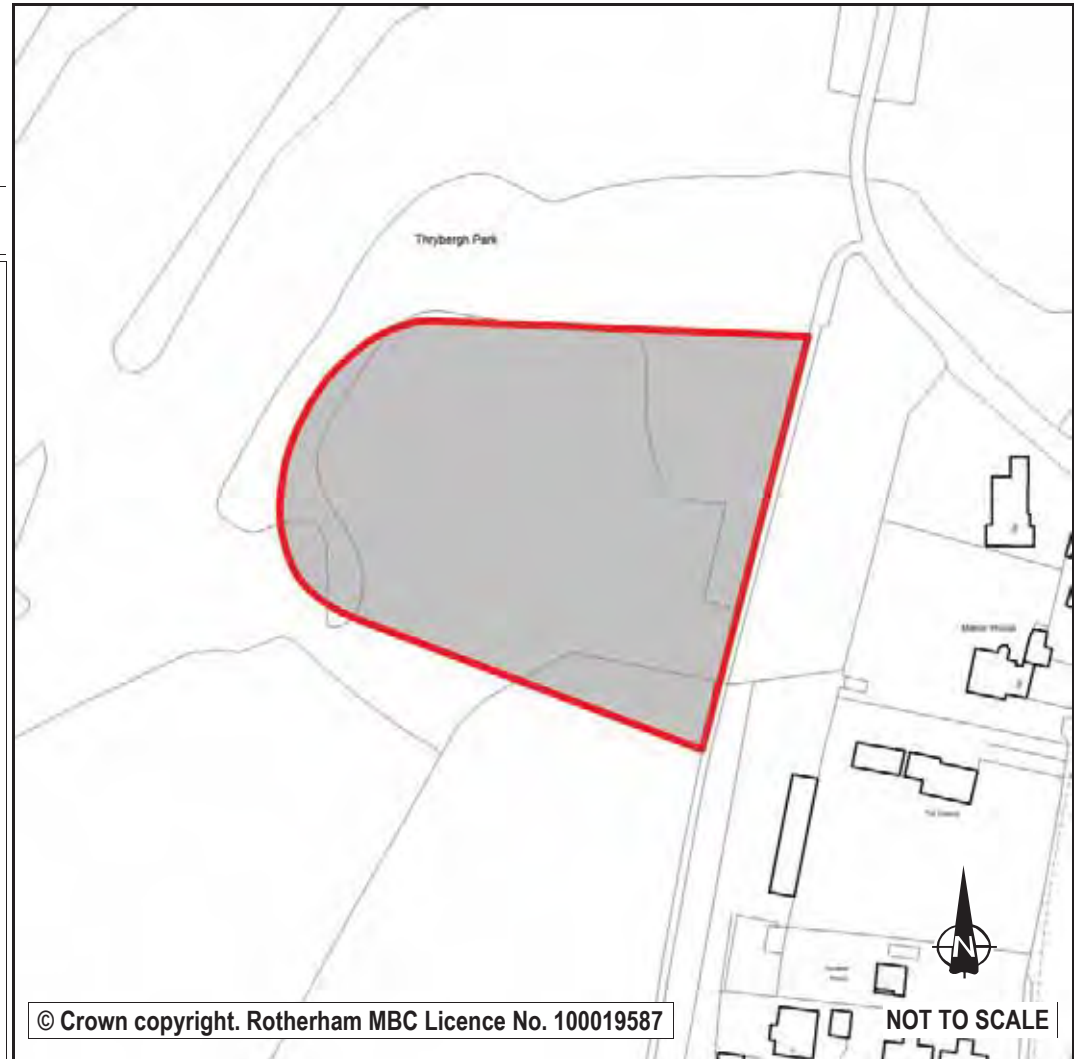
Dwellings: Employment Land:

Development Site? Site Allocation:

This site is allocated as Green Belt, there is an Area of High Landscape Value to the north incorporating the golf course. This former cricket ground is informal grassland and woodland. Given the landscaping and tree cover in this locality, this site is remote from the main settlement of Thrybergh. The site is within 250m of the grade II* listed St Leonards Church. The site is adjacent to the proposed Conservation Area. Access may also be a problem as additional land may be required to enable construction of a suitable access. Release of this Green Belt land for future development would detrimentally impact on settlement form and on the open countryside. The site is effectively isolated from the main facilities of Thrybergh by the A630. Retain current allocation as Green Belt.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



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Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

This site is allocated partly for residential and partly for business use. In the 2010 Employment Land Review the business site (ELR53) scored moderately (2) with a recommendation to consider re-allocation to alternative uses including employment. It is part of the wider Chesterhill redevelopment scheme and therefore it is proposed that the whole site is allocated for residential use and identified as a development site. Consideration will need to be given to the drainage of surface water through the site.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:

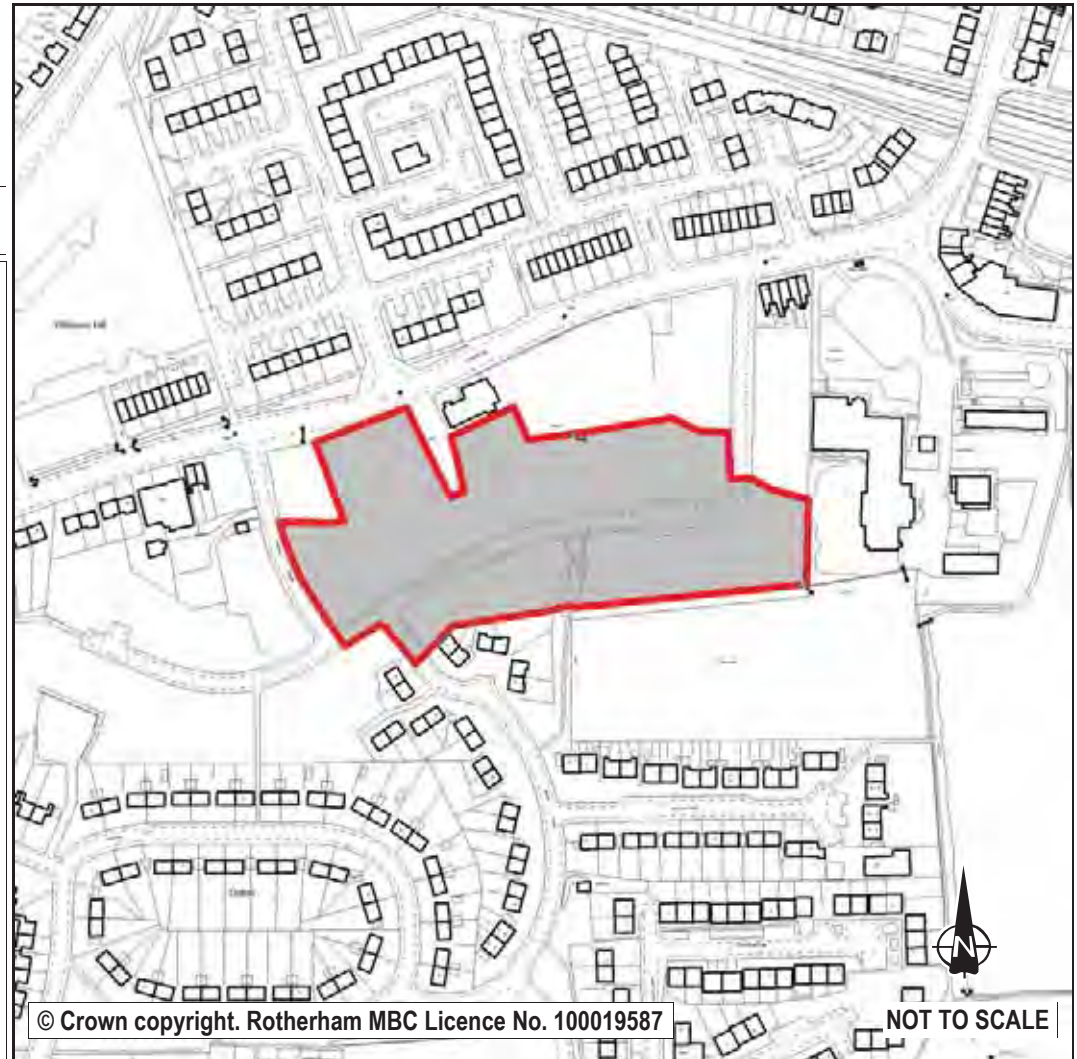


Rotherham Local Plan : Site Plan

| | | | |
|-------------------|---|------------------|------------------------------|
| Ref: | LDF0199 | | |
| Name: | CHESTERHILL AVENUE (EAST), THRYBERGH | | |
| Address: | DALTON / EAST HERRINGTHORPE HMR MP SITE NO.38 | | |
| Town: | THRYBERGH | | |
| Hectares: | 1.73 | Net Hectares: | 1.38 |
| Dwellings: | 55 | Employment Land: | 0.00 |
| Development Site? | <input checked="" type="checkbox"/> | Site Allocation: | Residential Development Site |

This site is allocated partly for residential and partly for business use. In the 2010 Employment Land Review the business site (ELR53) scored moderately (2) with a recommendation to consider re-allocation to alternative uses including employment. It is part of the wider Chesterhill redevelopment scheme and therefore it is proposed that the whole site is allocated for residential use and identified as a development site. Consideration will need to be given to the drainage of surface water through the site.

| | | | |
|---|---------------------|--|-------|
| Stage 1 Exclusion or taken to Sustainability Appraisal stage? | Taken to next stage | | |
| Sustainability Appraisal Socio-Economic Score | Amber | Sustainability Appraisal Environment Score | Green |



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Re-development of this site should aim to retain the equivalent designated Urban Greenspace of 0.3 hectares within the new proposals. In preparing future planning applications consideration will need to be given to re-configuring this Urban Greenspace within the site boundary of H31, to enable an appropriate scheme to be delivered and to compensate for the loss of existing Green Space. The capacity of the site reflects a high density of development at 60 dwellings per hectare but the actual development site area has been reduced to reflect the need to retain urban greenspace within the site.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref: LDF0201

Name: FOLJAMBE DRIVE / WILSON DRIVE

Address: DALTON / EAST HERRINGTHORPE HMR MP SITE NO.42

Town: THRYBERGH

Hectares: 0.40 Net Hectares: 0.40

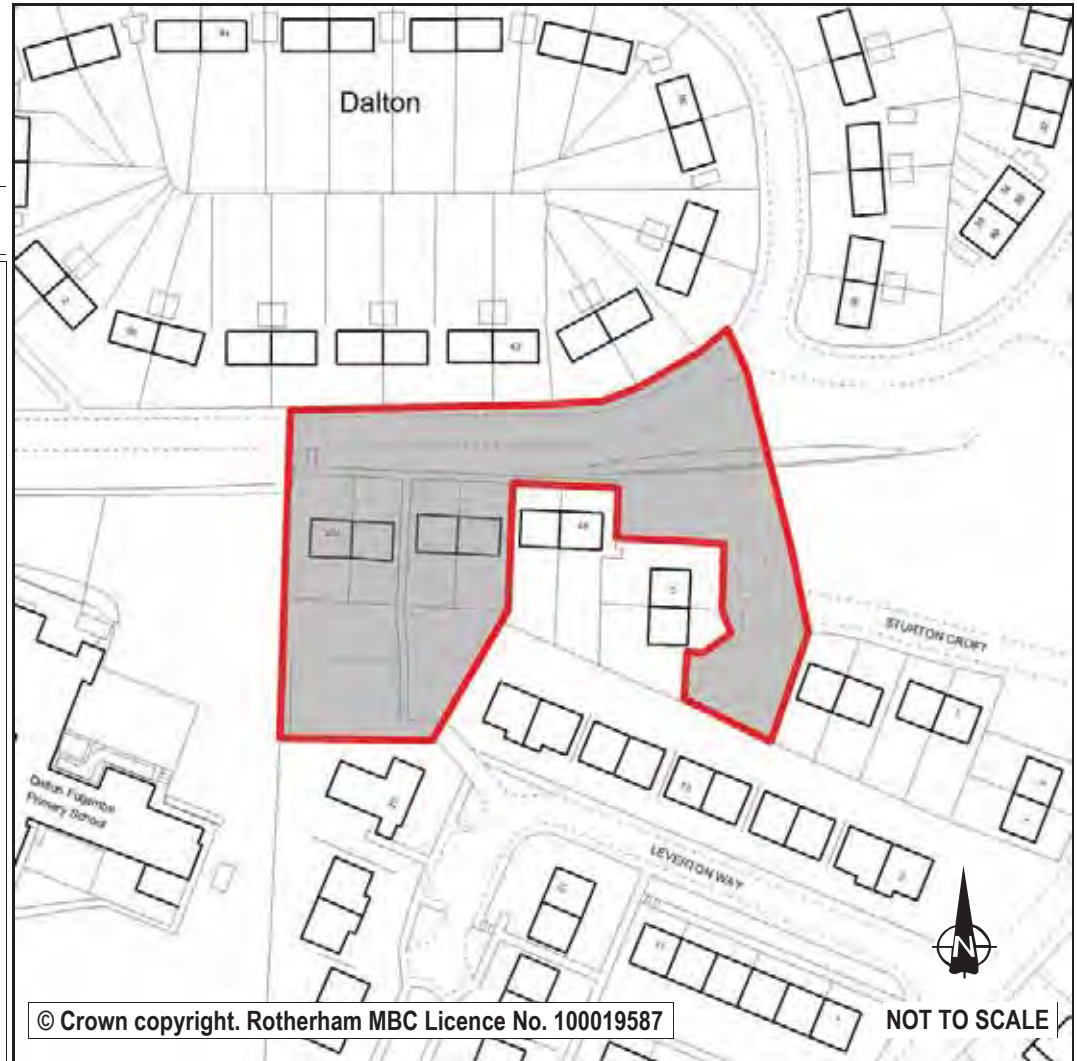
Dwellings: 12 Employment Land: 0.00

Development Site? Site Allocation: No - retain residential allocation

Retain current residential allocation but site too small to identify as a development site. Re-development following recent demolition will yield a small number of new dwellings to be counted as windfalls when exact number known.

Stage 1 Exclusion or taken to Sustainability Appraisal stage? Taken to next stage

Sustainability Appraisal Socio-Economic Score Amber Sustainability Appraisal Environment Score Green



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Retain existing allocation - community use for school playing field.

| | | |
|---|--|---|
| Stage 1 Exclusion or taken to Sustainability Appraisal stage? | <input type="text" value="Taken to next stage"/> | |
| Sustainability Appraisal Socio-Economic Score | <input type="text" value="Amber"/> | Sustainability Appraisal Environment Score <input type="text" value="Amber"/> |



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NOT TO SCALE

Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Retain current residential allocation - site too small to allocate but redevelopment following recent demolition will yield a small number of new dwellings to be counted as windfalls when exact number known.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

This site is allocated for industrial and business use. There are no constraints to development and the site, consisting of railway sidings, enjoys both road and rail access within an industrial part of Rotherham. It is proposed that the site remains allocated for industrial and business use. It is also identified as having potential to support transport of minerals and is therefore also identified as a Mineral Safeguarded Site.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

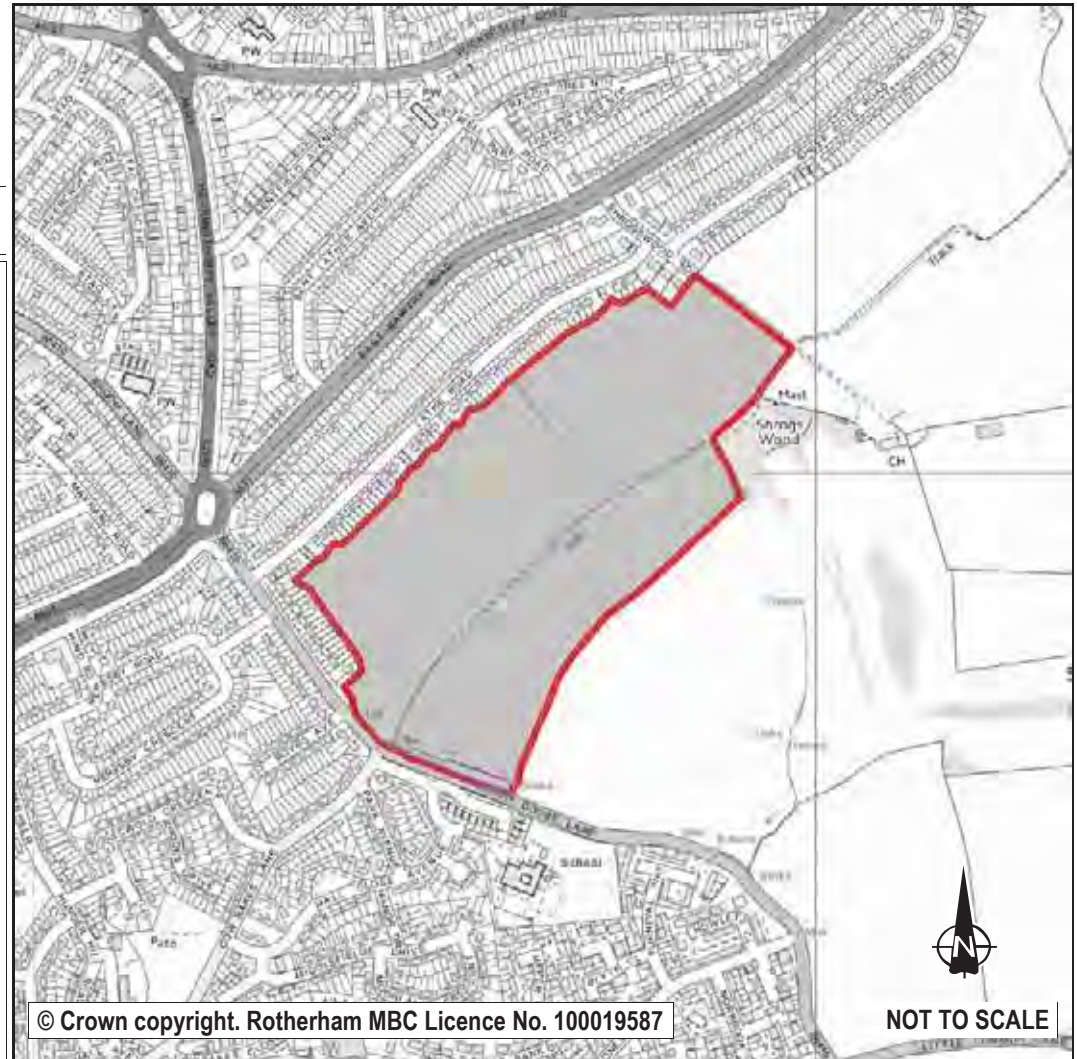
Dwellings: Employment Land:

Development Site? Site Allocation:

This site is currently allocated as Green Belt. It is proposed that this site be allocated as a residential development site in recognition of its positive attributes: its proximity to Rotherham Urban Area and close to existing services and facilities; it is a popular residential area and it meets the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy). Whilst it is acknowledged that there are identified constraints including Public Rights of Way; Area of High Landscape Value(AHLV) and landscape sensitivity including hedgerow considerations; it is anticipated that these will be suitably mitigated within any future resolutions to grant planning permission. There are opportunities to fund the management, protection and enhancement of a Green Infrastructure Corridor and possible additional habitat and greenspace creation as part of any potential future development. The preparation of a detailed Masterplan incorporating suitable design measures will be essential. Landscape Character Assessment Studies will be needed to assess and manage the impact of potential new development on the Area of High Landscape Value and the impact of potential new development on natural landscape features such as hedgerows. To the south of the site is a candidate Regionally Important Geological site and consideration will need to be given to this in any future proposals. The boundary of the Area of High Landscape Value will be redrawn to be excluded from the development site. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town

Hectares: Net Hectares:

Dwellings: Employment Land

Development Site? Site Allocation:

This site is currently allocated as Green Belt. It is proposed that this site be allocated as a residential development site in recognition of its positive attributes: its proximity to Rotherham Urban Area and close to existing services and facilities; it is a popular residential area and it meets the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy). Whilst it is acknowledged that there are identified constraints including Public Rights of Way; Area of High Landscape Value AHLV and landscape sensitivity including hedgerow considerations; it is anticipated that these will be suitably mitigated within any future resolutions to grant planning permission. There are opportunities to fund the management, protection and enhancement of a Green Infrastructure Corridor and possible additional habitat and greenspace creation as part of any potential future development. The preparation of a detailed Masterplan incorporating suitable design measures will be essential. Landscape Character Assessment Studies will be needed to assess and manage the impact of potential new development on the Area of High Landscape Value and the impact of potential new development on natural landscape features such as hedgerows. The boundary of the Area of High Landscape Value will be redrawn to be excluded from the development site. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score Sustainability Appraisal Environment Score



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

It is proposed to retain the existing residential designation – but this site is not considered a potential development site allocation as there is no suitable means of vehicular access without additional land. Any completions on site will be monitored. There are concerns on site deliverability; to north-east and north-west the Green Belt is designated as Area of High Landscape Value. In close proximity to Wentworth Woodhouse Grade II* Scheduled Parks and Garden. If re-development of the site proceeds these issues and constraints will need to be dealt with.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

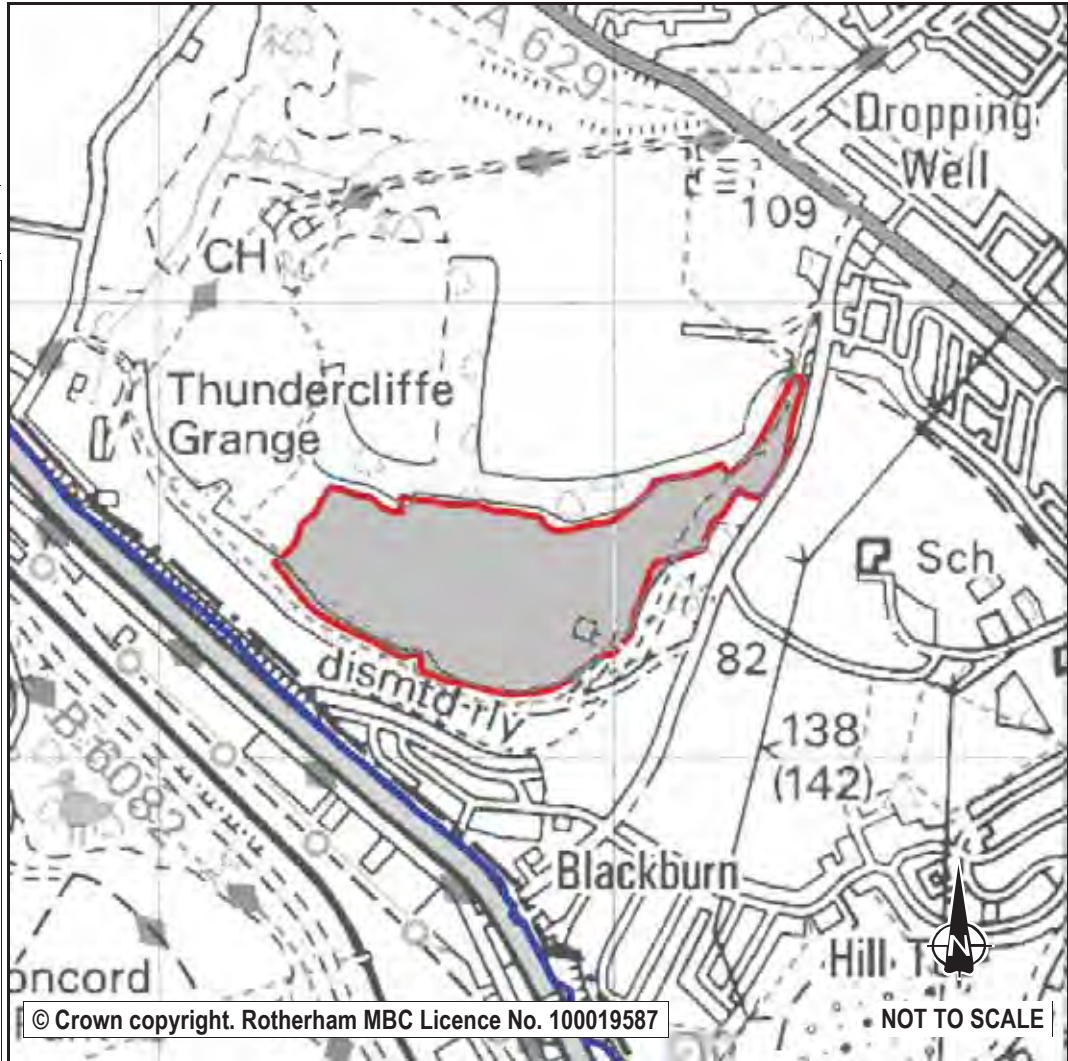
Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score:

Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

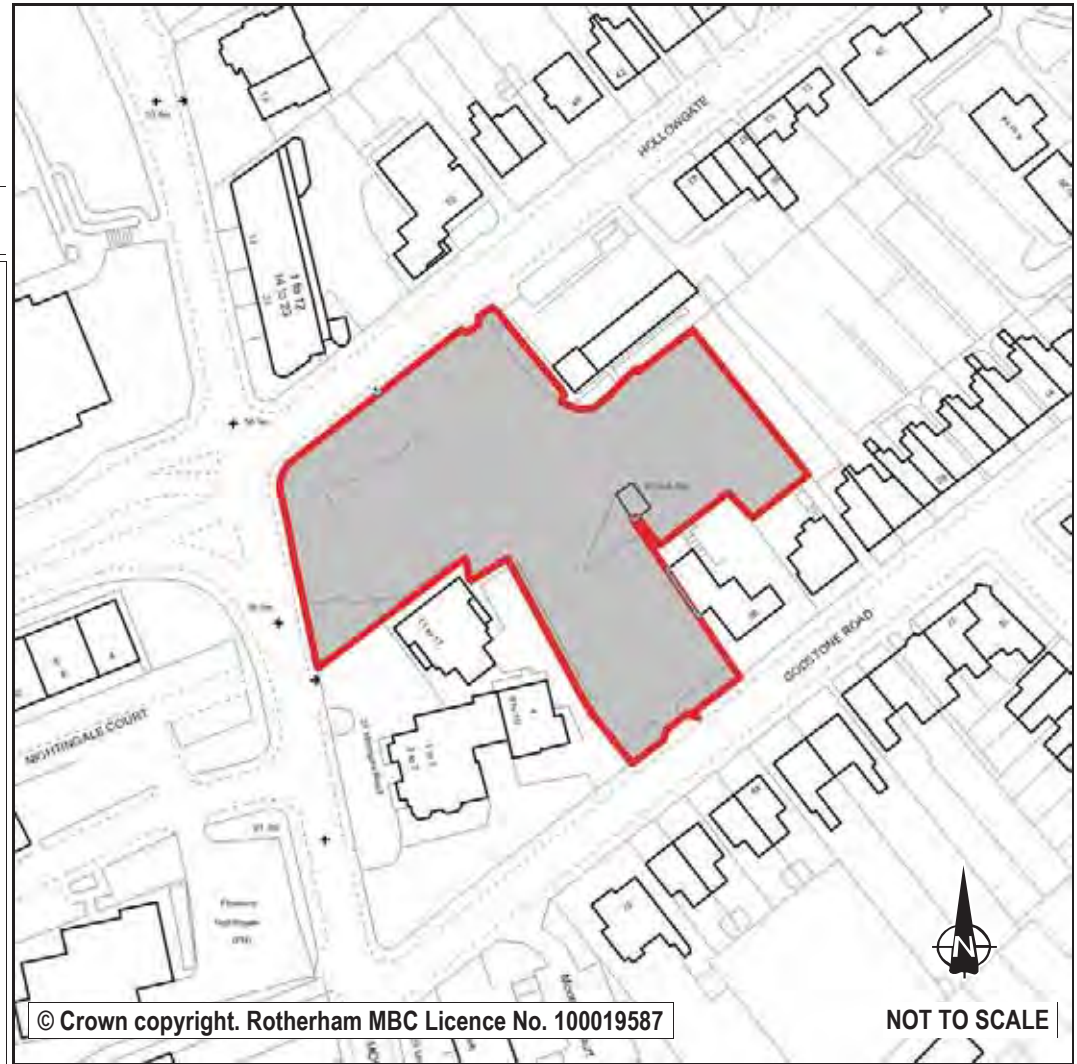
Dwellings: Employment Land:

Development Site? Site Allocation:

The site is allocated for mixed use in the Unitary Development Plan but previously had permission for development for 60 dwellings, which has now lapsed. In view of the previous permission and its appropriateness for residential development it is proposed to allocate this land as a residential development site. Within a Conservation Area and Tree Preservation Orders on site. Previous grant of permission proposed to retain the north and west facades.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

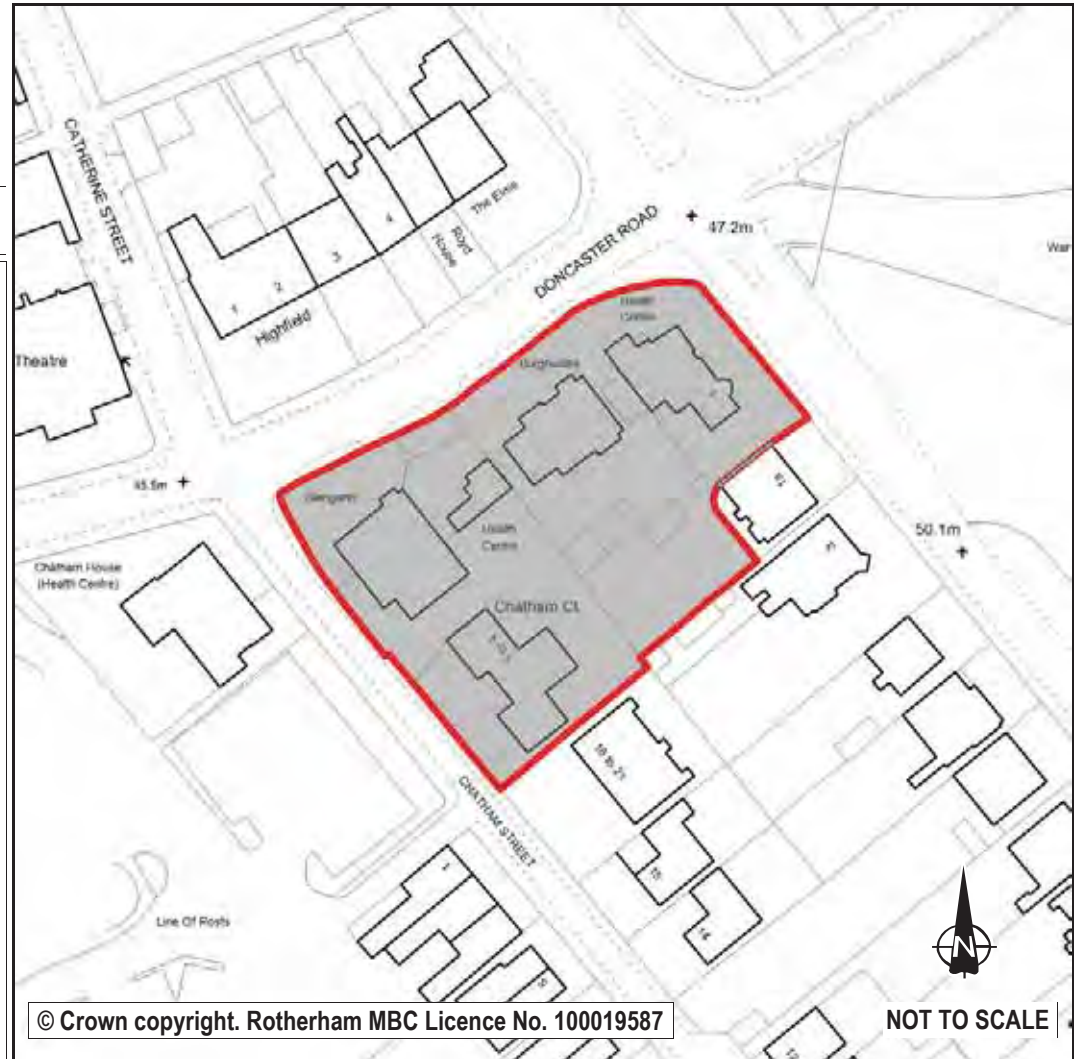
Dwellings: Employment Land:

Development Site? Site Allocation:

This site is allocated for business use in the Unitary Development Plan. The site is outside of Rotherham town centre, which is the preferred location for B1 office uses (in line with national planning policy). The site consists of former residential properties converted to business uses. The site is considered suitable for a range of uses alongside the adjacent former Doncaster Gate hospital site. It is therefore proposed that the site be allocated for mixed use - MU13 - the menu of acceptable uses is set out in the Sites and Policies document and accompanying mixed use areas background paper.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

This site is allocated for mixed use in the Unitary Development Plan. Although vacant the site previously had permission for housing and retail development. The site is close to Rotherham town centre and adjacent to a Grade 2 Listed Building - Wellgate Hall. Whilst acknowledging that the site is within an Air Quality Management Area it is proposed that the site is allocated as a residential development site which would contribute towards the town centre's Renaissance aspirations in meeting housing requirements in a sustainable urban location. In the Surface Water Flood Assessment the site is rated amber, the eastern corner is known to be at risk of flooding and Wellgate is known to flood. Floor and ground levels need careful consideration in any drainage attenuation scheme.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

| | | | |
|-------------------|--------------------------|------------------|----------------------------------|
| Ref: | LDF0566 | | |
| Name: | DONCASTER GATE HOSPITAL | | |
| Address: | DONCASTER GATE | | |
| Town: | ROTHERHAM | | |
| Hectares: | 1.47 | Net Hectares: | 1.18 |
| Dwellings: | 47 | Employment Land: | 0.00 |
| Development Site? | <input type="checkbox"/> | Site Allocation: | No amend allocation to mixed use |

The former Doncaster Gate Hospital, is allocated for Community Facilities in the Unitary Development Plan and most recently used by the Council for civic offices, but has now been demolished; however part of the site continues in use as a medical centre / GP services and these facilities are to remain on site. The site is suitable for other community facilities, given its location near to the town centre. It is also suitable for residential development which would contribute towards the Renaissance aspirations for the town centre in meeting housing requirements in a sustainable urban location.

The site is considered suitable for a range of uses and therefore it is proposed that the site be allocated for mixed use - MU13 - the menu of acceptable uses is set out in the Sites and Policies document and accompanying mixed use areas background paper.

| | | | |
|---|---------------------|--|-------|
| Stage 1 Exclusion or taken to Sustainability Appraisal stage? | Taken to next stage | | |
| Sustainability Appraisal Socio-Economic Score | Green | Sustainability Appraisal Environment Score | Amber |



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

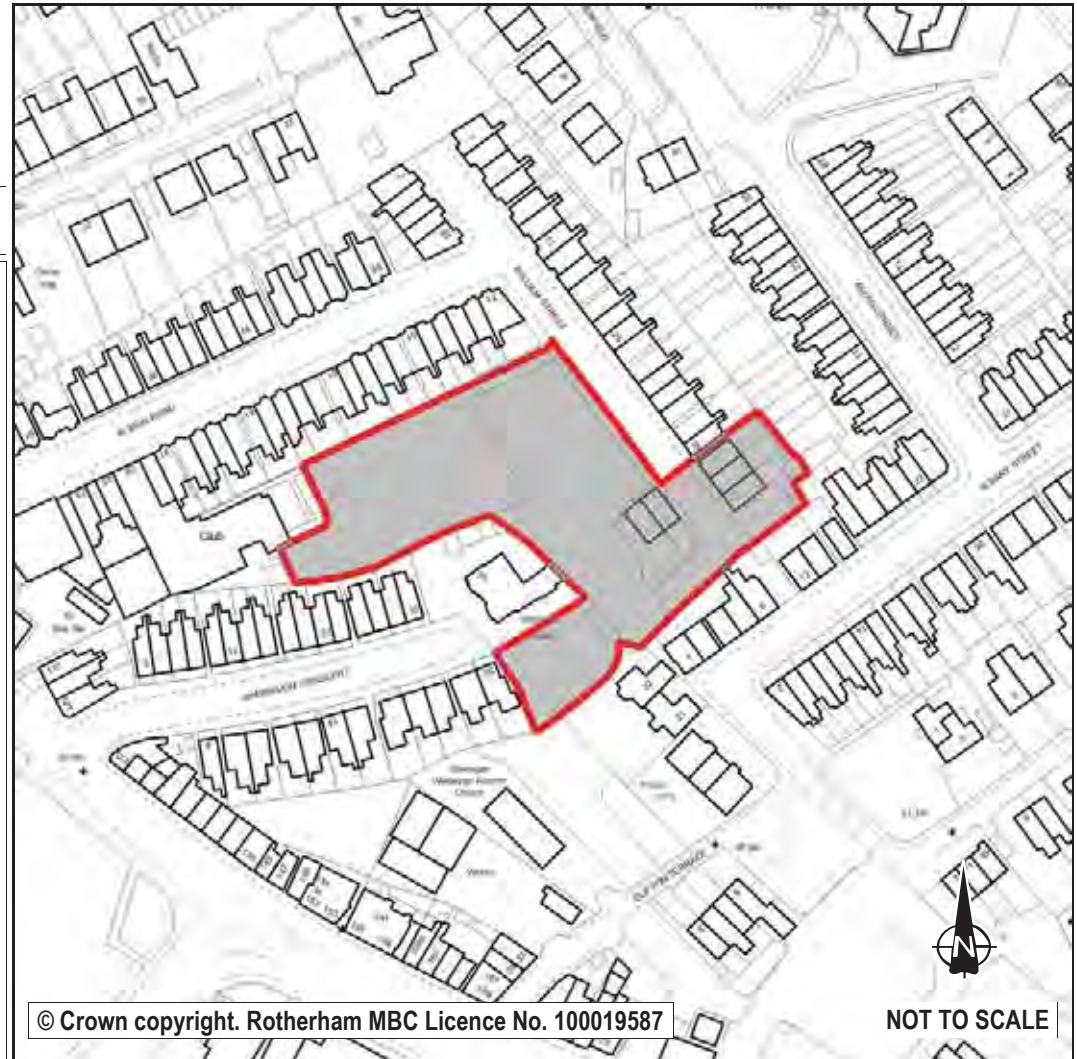
Dwellings: Employment Land:

Development Site? Site Allocation:

This site is allocated for residential use and is currently an area of parking and greenspace. Although the site is within an Air Quality Management Area, and within 250m of a listed building there are no other significant constraints to development and it is proposed that the site remain allocated for residential allocation but not promoted as a development site. Any completions on site will be monitored.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

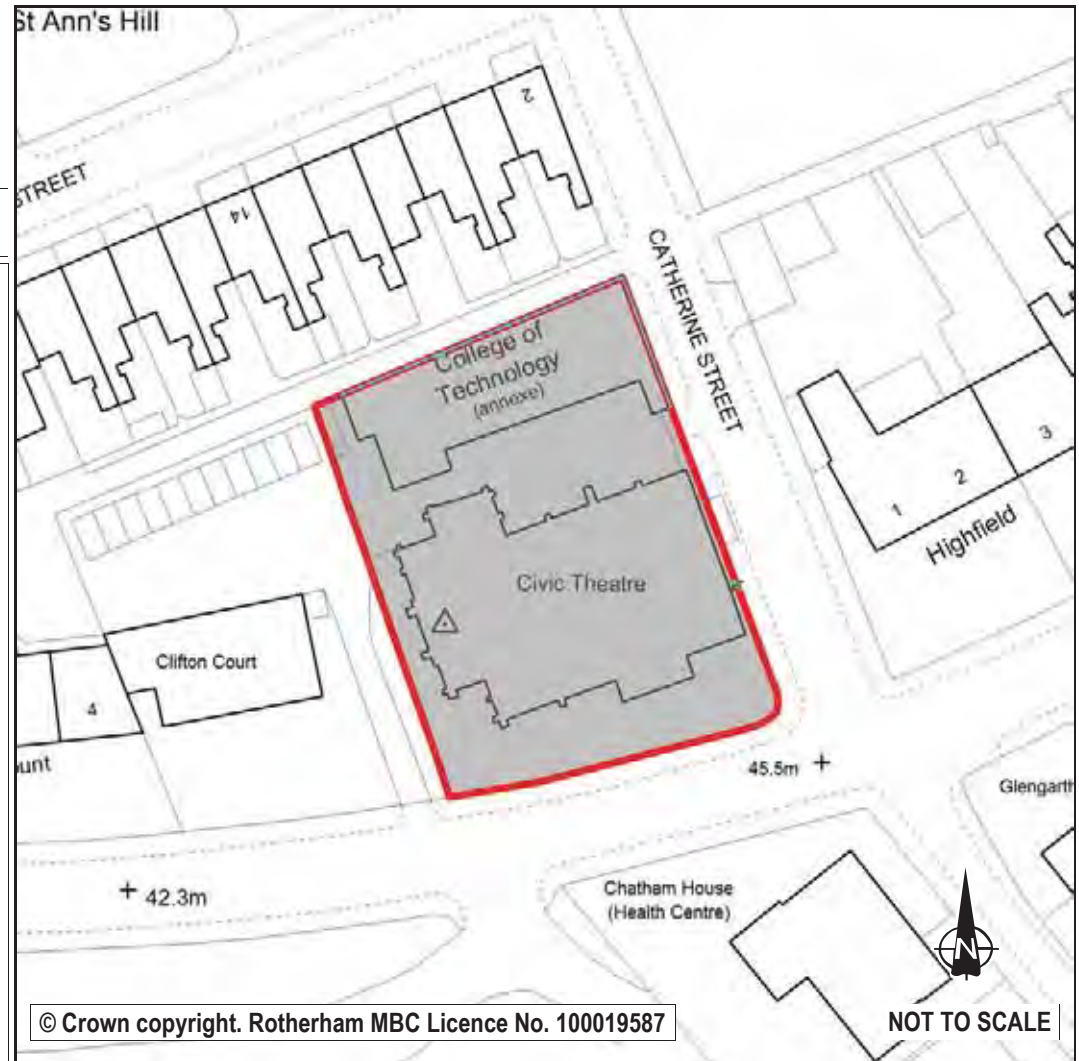
Dwellings: Employment Land:

Development Site? Site Allocation:

This site is allocated for mixed use 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 remains part of a mixed use allocation - MU12 - see Sites and Policies document and background paper for further details on the menu of appropriate uses.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

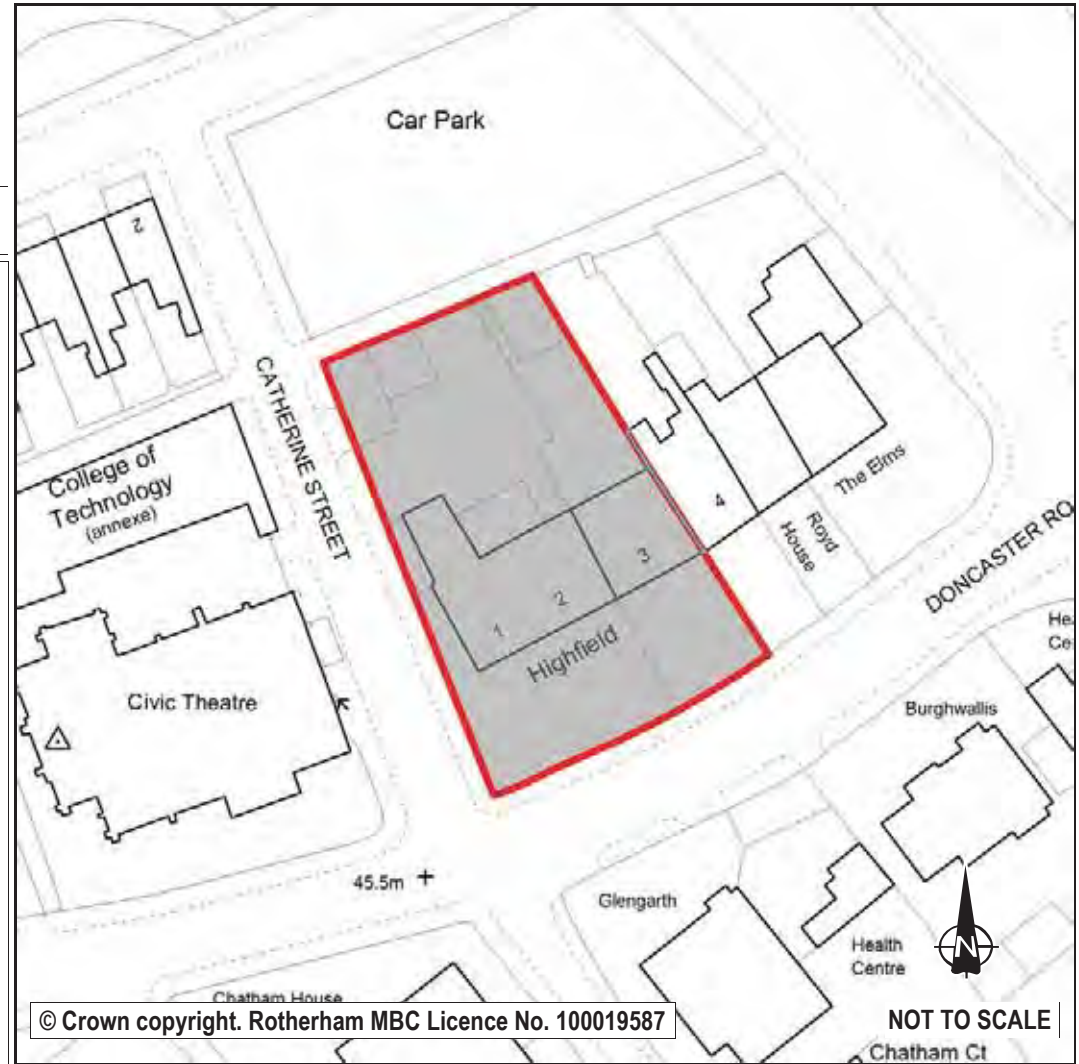
Dwellings: Employment Land:

Development Site? Site Allocation:

This site is allocated for mixed use. The site continues to be in use and remains suitable for a mix of uses. It is proposed that the site remains part of a mixed use allocation - MU12 - see Sites and Policies document and background paper for further details on the menu of appropriate uses.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:

This site is allocated for a mix of uses in the UDP, and also as a development site (E69). It was reviewed as part of the 2010 Employment Land Review (ELR36) and scored highly (3) with a recommendation to retain as a development site.

The site is suitable for a mix of uses, however given its proximity to Rotherham Interchange and the need to accommodate future floorspace for town centre uses, it is proposed to re-allocate the site for retail or other town centre uses as part of an extension to Rotherham town centre and identify it as a development site. This is in conjunction with an extension of the boundary to include the former civic area at Walker Place which has been redeveloped by Tesco. Any future redevelopment would need to ensure that the site was well integrated with the existing town centre and had regard to the amenity of neighbouring residential areas. The site is currently a strategically important car park for the town centre, and any future redevelopment would require the Council to consider the implications for parking provision; however the adjacent tesco is expected to reduce demand for short stay parking.



NOT TO SCALE

Rotherham Local Plan : Site Plan

| | | | |
|-------------------|--------------------------|------------------|------|
| Ref: | LDF0571 | | |
| Name: | CIVIC OFFICES | | |
| Address: | DRUMMOND STREET | | |
| Town: | ROTHERHAM | | |
| Hectares: | 2.37 | Net Hectares: | 0.00 |
| Dwellings: | 0 | Employment Land: | 0.00 |
| Development Site? | <input type="checkbox"/> | Site Allocation: | No |

This site is allocated for community use in the Unitary Development Plan and was formerly used as Council offices, civic buildings, car parking and greenspace. The site is on the edge of the allocated town centre and close to public transport interchanges. Construction of a Tesco store and petrol filling station has been completed and these are now trading. It is proposed that the site is allocated for retail and other main town centre uses by its inclusion within a revised town centre boundary.

| | | | |
|---|---------------------|--|-------|
| Stage 1 Exclusion or taken to Sustainability Appraisal stage? | Taken to next stage | | |
| Sustainability Appraisal Socio-Economic Score | Amber | Sustainability Appraisal Environment Score | Amber |



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

This site is allocated for community use in the Unitary Development Plan and was formerly used as Council offices. The site is on the edge of the allocated town centre and close to public transport interchange. Construction of a Tesco store and petrol filling station is complete and this site forms part of the highway access into the Tesco Store.

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. It is therefore proposed to retain the site within Rotherham town centre.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



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Rotherham Local Plan : Site Plan

| | | | |
|-------------------|--------------------------|------------------|------|
| Ref: | LDF0573 | | |
| Name: | FORGE ISLAND | | |
| Address: | OFF MARKET STREET | | |
| Town: | ROTHERHAM | | |
| Hectares: | 1.75 | Net Hectares: | 0.00 |
| Dwellings: | 0 | Employment Land: | 1.75 |
| Development Site? | <input type="checkbox"/> | Site Allocation: | No |

This site is allocated for retail use as part of Rotherham town centre. It was previously in use as a Tesco supermarket and car park, however the store is now vacant following the relocation of Tesco to their new premises on the former civic office site. The car park is currently in use as a public car park.

The site is close to a number of listed buildings and a Scheduled Ancient Monument. The site is within Flood Zone 3 and would benefit from the Rotherham Flood Alleviation Scheme along the river. The Council's longer term aspirations for the site are for office use as part of a 'public sector hub', drawing on the proximity of the adjacent Police Station and Council offices. The site also remains suitable for built leisure and associated uses (such as a cinema). The site is close to the bus and train stations and its current allocation would allow development of a range of town centre uses including those mentioned above. It is therefore proposed that the site remain within the town centre boundary but it is not identified as a retail development site.

| | | | |
|---|---------------------|--|-----|
| Stage 1 Exclusion or taken to Sustainability Appraisal stage? | Taken to next stage | | |
| Sustainability Appraisal Socio-Economic Score | Green | Sustainability Appraisal Environment Score | Red |



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

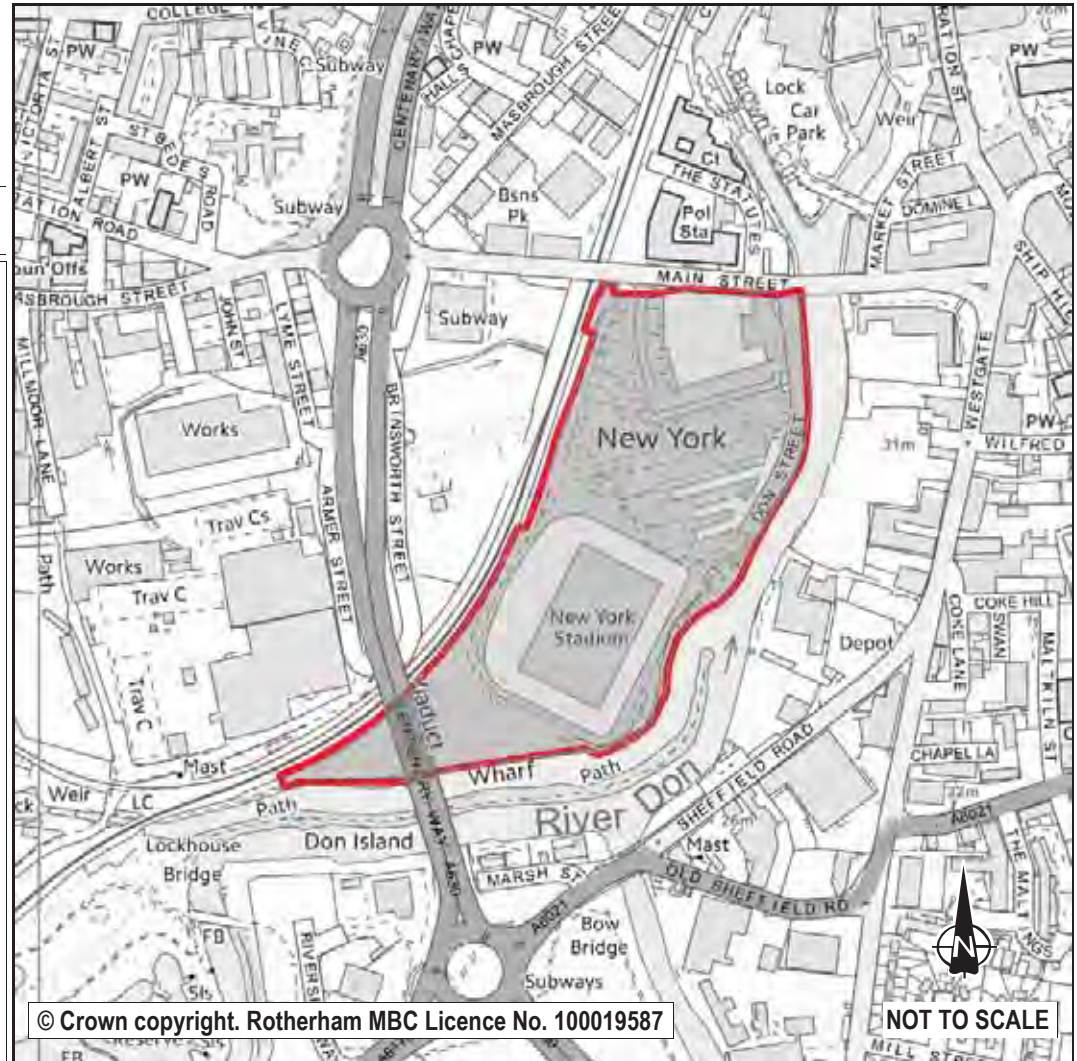
Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:

This site is allocated for industry and business in the Unitary Development Plan, with a small area allocated for mixed use and for Urban Greenspace. The majority of the site is occupied by the New York Stadium and the Council's civic offices. There are a number of constraints to development: with the site being within flood zone 2 (and parts being within zone 3a as well) and the presence of a listed building.

In recognition of the civic and community uses on site it is proposed that the site is allocated for mixed use - MU09 - see Sites and Policies document and background paper for further details on the menu of appropriate uses.

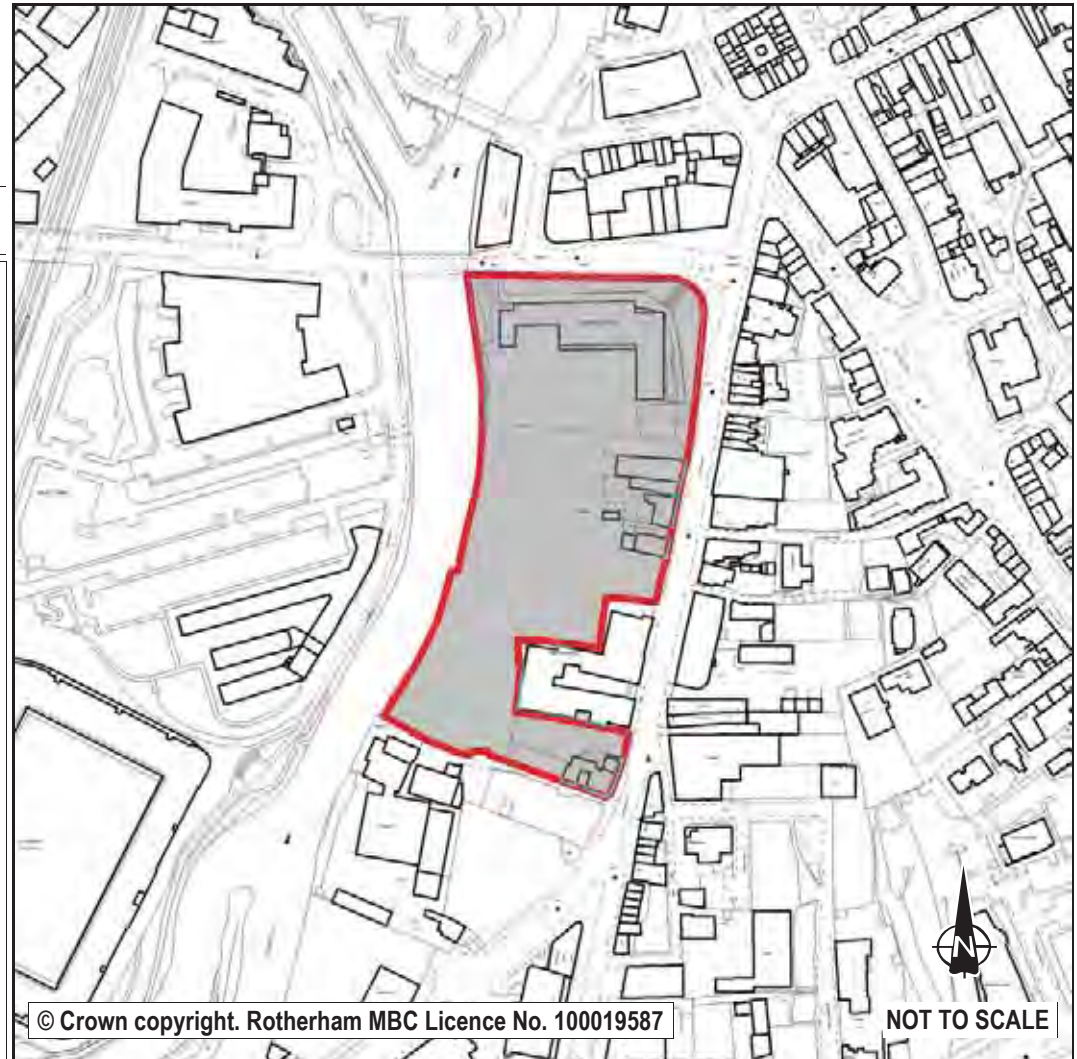


Rotherham Local Plan : Site Plan

| | | | |
|-------------------|-------------------------------------|------------------|------------------------------|
| Ref: | LDF0575 | | |
| Name: | LAND TO WEST OF WESTGATE | | |
| Address: | WESTGATE | | |
| Town: | ROTHERHAM | | |
| Hectares: | 2.25 | Net Hectares: | 1.78 |
| Dwellings: | 143 | Employment Land: | |
| Development Site? | <input checked="" type="checkbox"/> | Site Allocation: | Residential Development Site |

This site is currently allocated as Mixed-Use (MU21) in the Unitary Development Plan. It is proposed that this site be allocated as a residential development site in recognition of its positive attributes such as its relationship to the existing built settlement, being previously developed and it meeting the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy). Whilst it is acknowledged that there are identified constraints including the site's proximity to a Grade 1 Listed Building (Rotherham Minster), it is anticipated that these will be suitably mitigated within any future resolutions to grant planning permission. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.

| | | | |
|---|---------------------|--|-----|
| Stage 1 Exclusion or taken to Sustainability Appraisal stage? | Taken to next stage | | |
| Sustainability Appraisal Socio-Economic Score | Amber | Sustainability Appraisal Environment Score | Red |



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

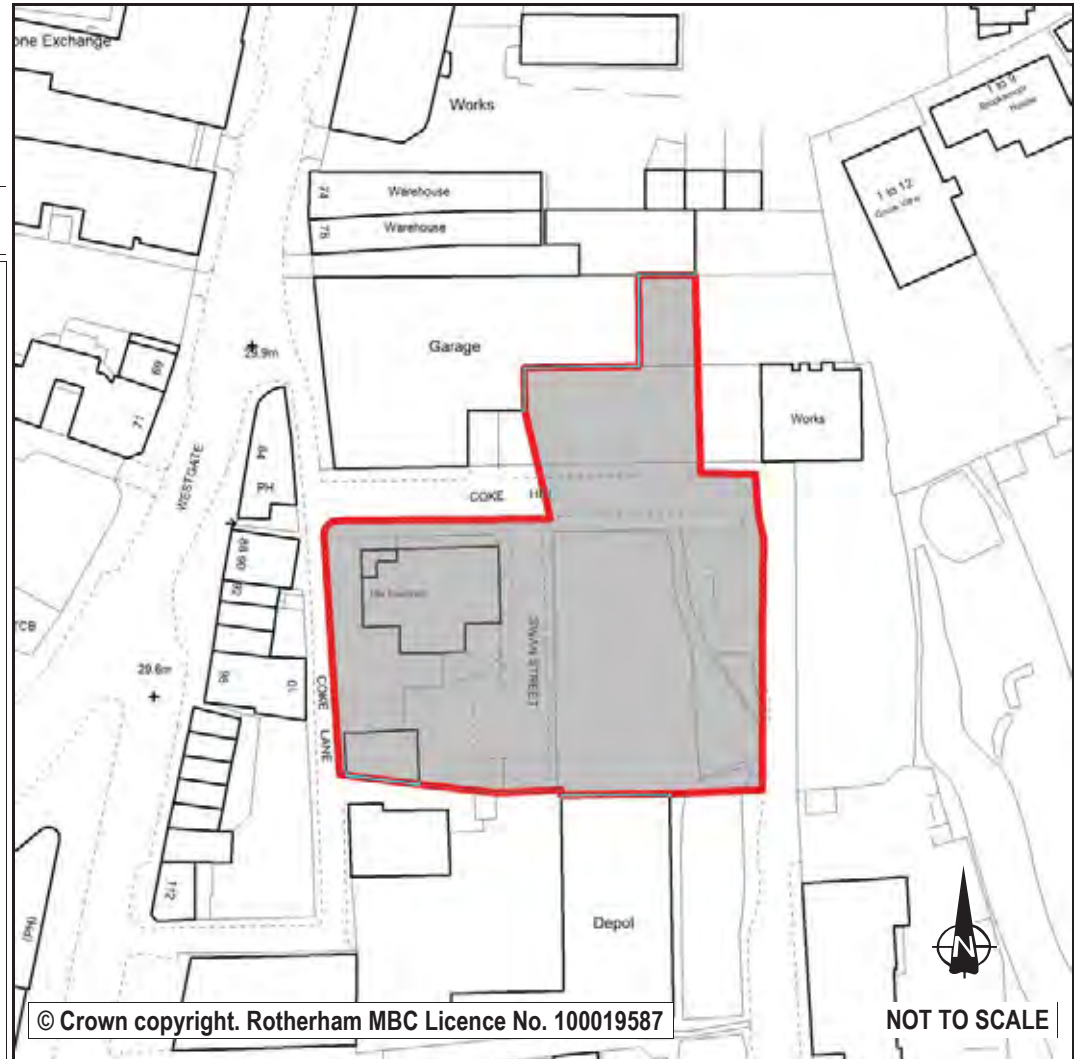
Dwellings: Employment Land:

Development Site? Site Allocation:

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 remains part of a mixed use allocation - MU10 - see Sites and Policies document and background paper for further details on the menu of appropriate uses.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

This site is allocated for mixed use in the Unitary Development Plan and includes a range of existing uses. The site is close to Rotherham town centre, within the Conservation Area and adjacent to a listed building. Transportation note that some highway improvements are required. The site remains suitable for a mix of uses, including housing. 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. It is proposed that the site remains part of a mixed use allocation- MU10 - see Sites and Policies document and background paper for further details on the menu of appropriate uses.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



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NOT TO SCALE

Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

This site is allocated as Urban Greenspace in the adopted UDP. However the site has now been developed to provide the MyPlace youth facility on site. It is therefore proposed to re-allocate site to Community Facilities to reflect the development of this facility.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score:

Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

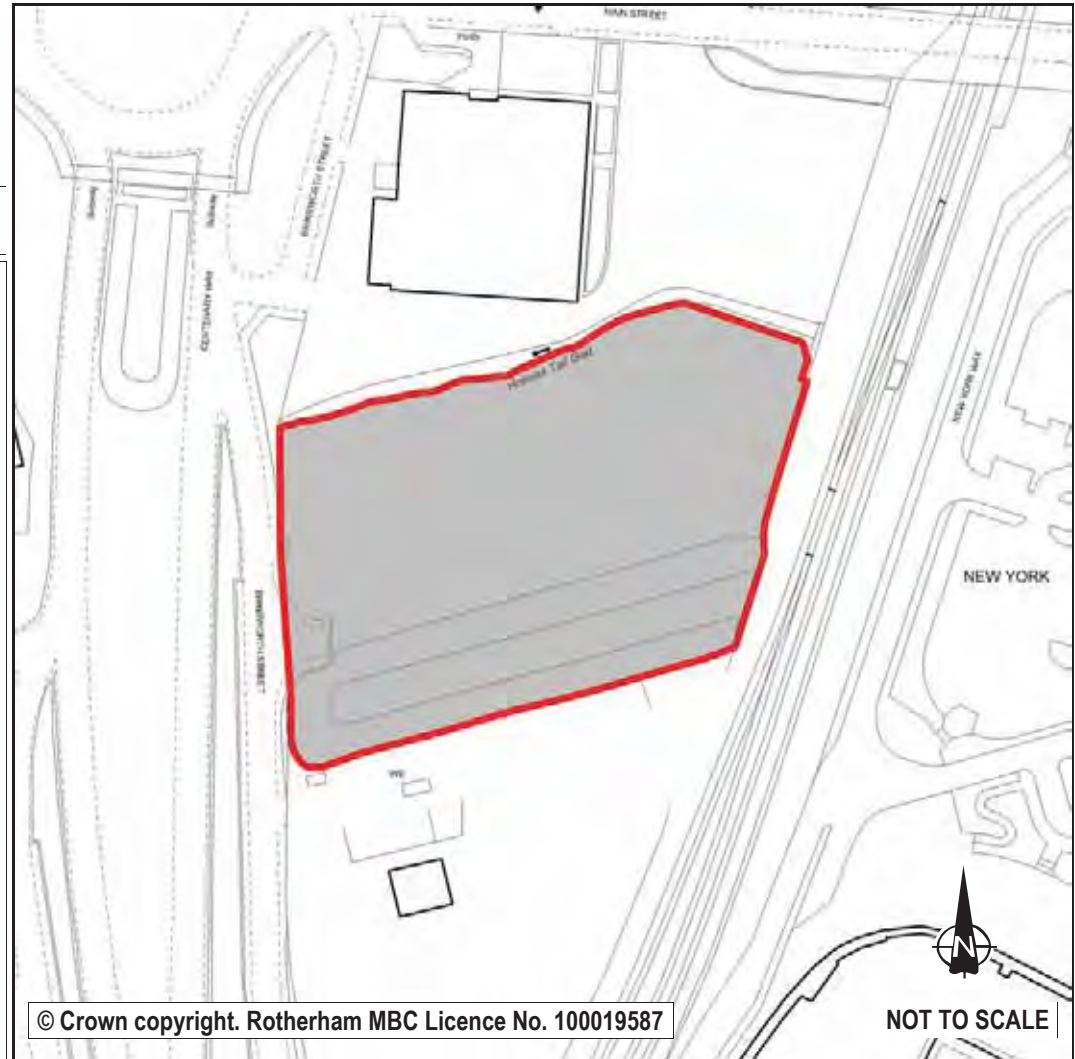
Development Site? Site Allocation:

This site is allocated for a mix of uses, including business use. In the 2010 Employment Land Review the site (ELR57) scored moderately (2) with a recommendation that the site retain its employment use allocation.

There a number of constraints to development. The site is within flood zone 3 and has very poor access, and the site is adjacent to Centenary Way and the railway line. A previous application for commercial development was refused due to substandard access ie. entry to dual carriageway via Armer Street. Any new development will need to overcome these constraints. It is proposed that the site remains part of a mixed use allocation - MU09 - see Sites and Policies document and background paper for further details on the menu of appropriate uses.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

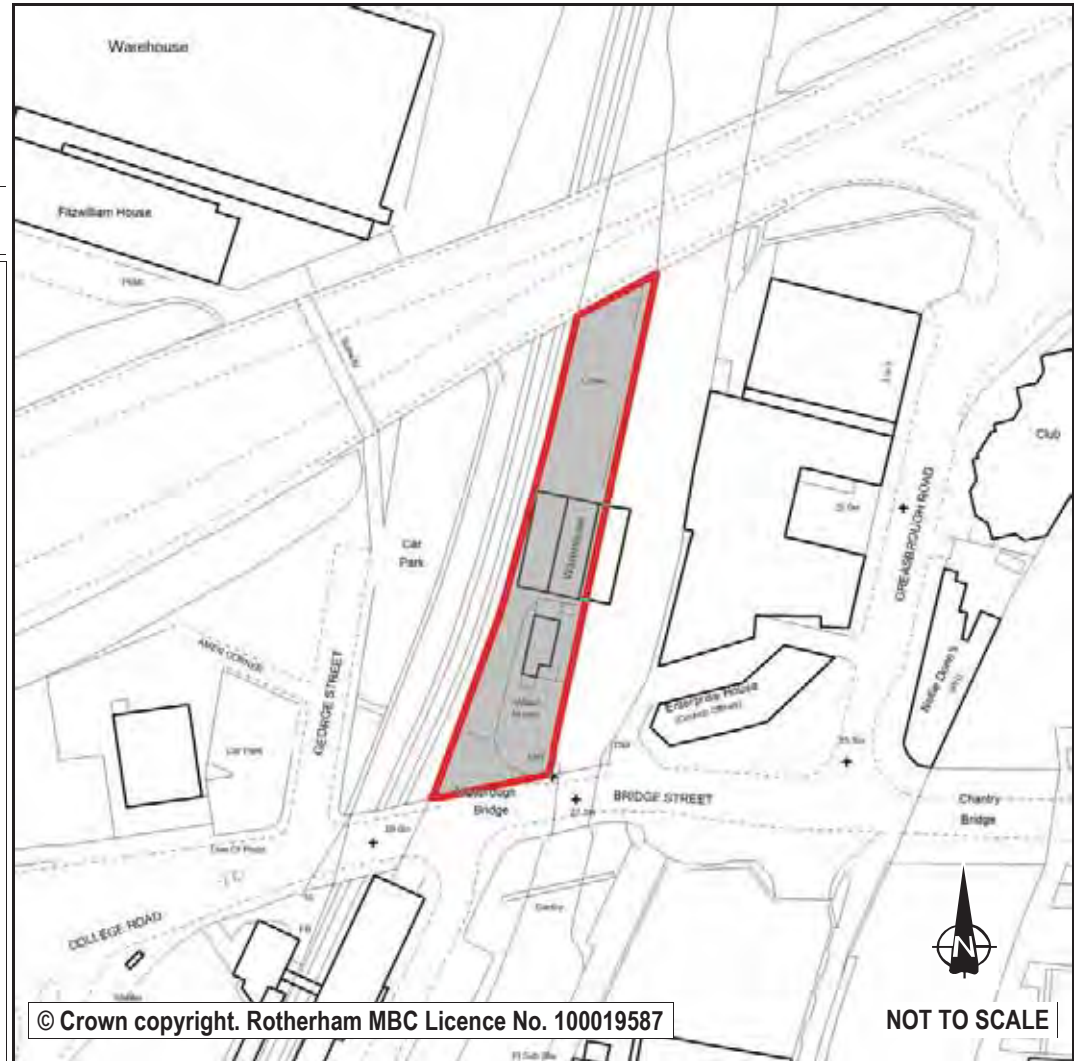
Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:

This site is allocated for mixed use. It is a small linear site bounded by transport infrastructure: to the north is Centenary Way and to the south is College Road. To the west is the railway line and to the east is the Sheffield and South Yorkshire Navigation Canal. It is also within floodzone 3a, is within 250m of a Scheduled Ancient Monument and a Listed Building. It remains suitable for a mix of uses, but despite its proximity to the town centre, and the site's context, it is not considered suitable for housing. It is proposed that the site remains part of a mixed use allocation - MU08 - see Sites and Policies document and background paper for further details on the menu of appropriate uses.



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score

Sustainability Appraisal Environment Score

This site is allocated for retail use and is within Rotherham town centre and the Conservation Area), close to listed buildings. The college have vacated the building and planning permission has been granted for conversion to residential use (72 new units). In the 2010 Employment Land Review the site (ELR150) scored highly 3. Given the grant of permission for residential use, consideration has been given to changing the site allocation to residential use. However given the adjacent allocations it is considered that the site would most appropriately be retained within the town centre boundary, rather than creating a small pocket of land allocated for residential use. Residential use is acceptable within town centres. It is therefore proposed that the site remains within the Rotherham town centre boundary.



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

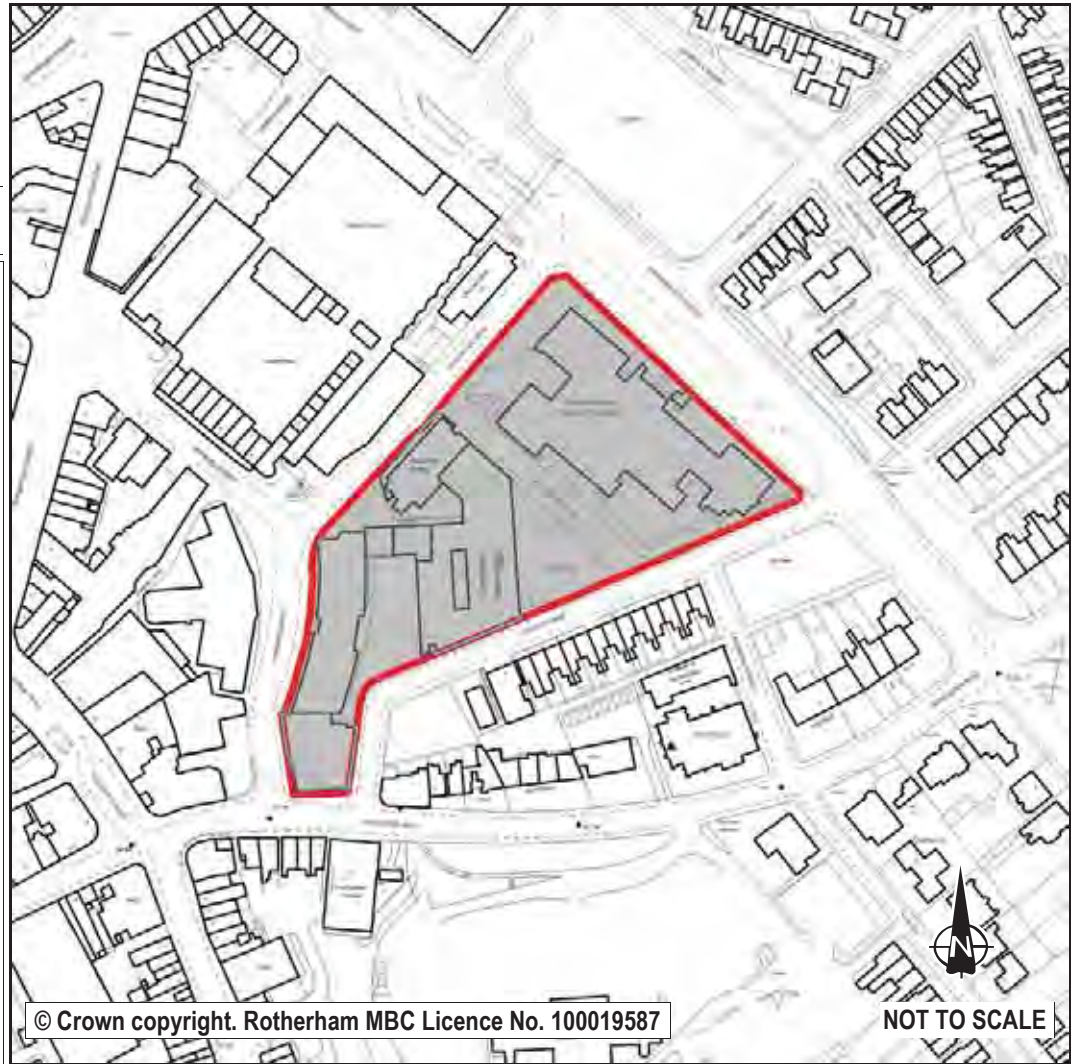
Dwellings: Employment Land:

Development Site? Site Allocation:

This site is allocated as community facilities, reflecting its use as RCATs college campus. Permission has been granted for improved college facilities and as such it is proposed that the site remains allocated for community facilities.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

| | | | |
|-------------------|---------------------------|------------------|------|
| Ref: | LDF0589 | | |
| Name: | LAND OFF GREASBROUGH ROAD | | |
| Address: | GREASBROUGH ROAD | | |
| Town: | ROTHERHAM | | |
| Hectares: | 0.82 | Net Hectares: | 0.00 |
| Dwellings: | 0 | Employment Land: | 0.40 |
| Development Site? | <input type="checkbox"/> | Site Allocation: | No |

This site is allocated in the Unitary Development Plan partly for mixed use and partly for urban greenspace. There are no constraints to development, although the site is close to a scheduled ancient monument and listed building. It is proposed that the site is identified partly for urban greenspace and partly as a mixed use allocation - MU08 - see Sites and Policies document and background paper for further details on the menu of appropriate uses.

| | | | |
|---|---------------------|--|-----|
| Stage 1 Exclusion or taken to Sustainability Appraisal stage? | Taken to next stage | | |
| Sustainability Appraisal Socio-Economic Score | Amber | Sustainability Appraisal Environment Score | Red |



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

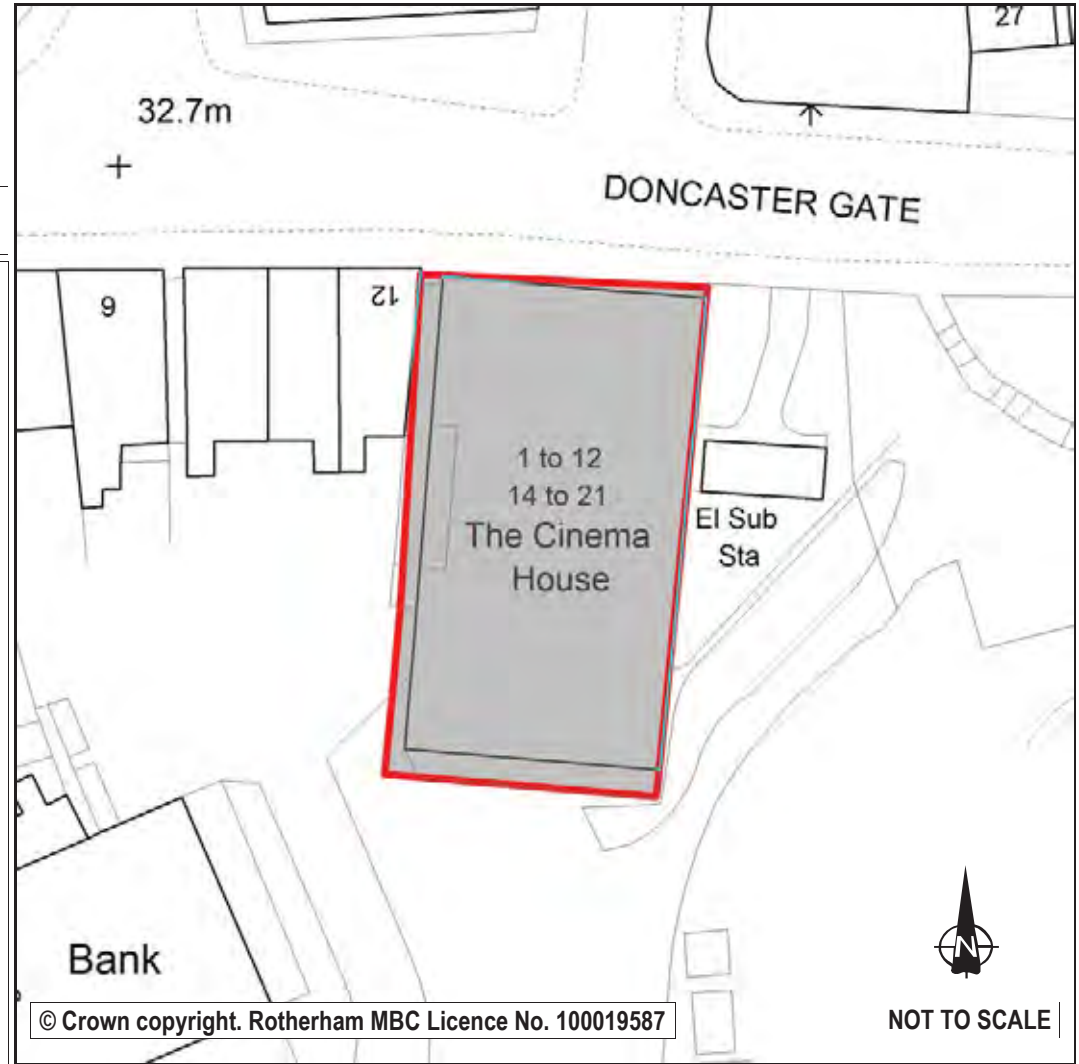
Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score:

Sustainability Appraisal Environment Score:

This site is allocated for retail within Rotherham town centre in the Unitary Development Plan, however it has now been redeveloped for housing. It is proposed that the site is included within a residential allocation in conjunction with the amendment of the Rotherham town centre boundary and nearby land allocations.



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:

This site is currently within the Green Belt. Transportation rate the site red acknowledging that significant accessibility problems are envisaged regarding the existing road network. In isolation development of this site would not connect well to the existing settlement form, with a strong Green Belt boundary at Magna Lane being breached. Consideration has also been given to the release of site LDF0078 from the Green Belt however the concluding remarks for this adjacent site make clear that LDF0078 is not favoured for release from the Green Belt: "This site abuts the Dalton Parva Conservation Area and is currently within the Green Belt. Transportation rate the site red acknowledging that significant accessibility problems are envisaged regarding the existing road network." In addition the site's high landscape sensitivity and the adjacent archaeological interest of regional significance, further justify retention of the site's Green Belt allocation.



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

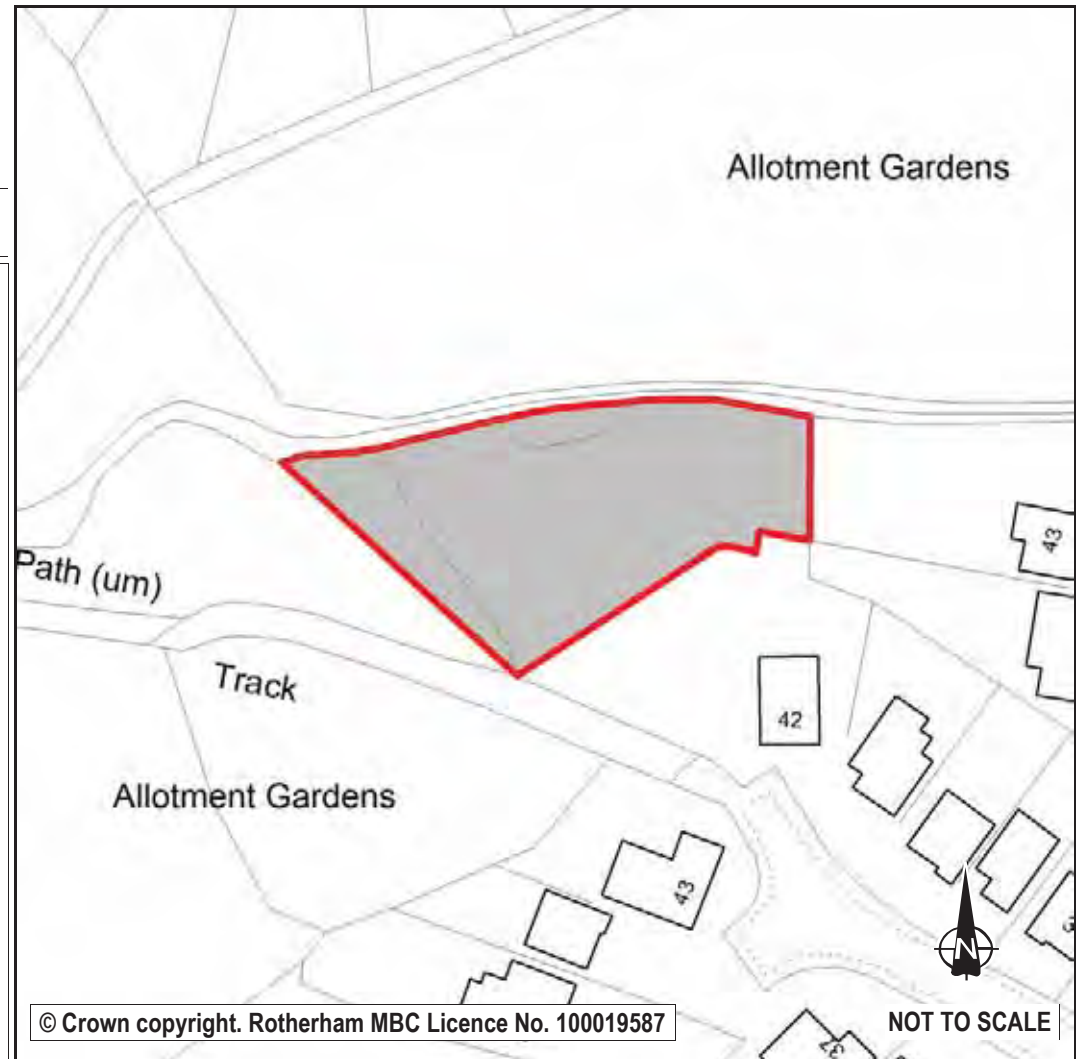
Dwellings: Employment Land:

Development Site? Site Allocation:

This site is too small to consider as a residential development site (<0.4ha). Environment Agency records show this site is within a Zone 3 (highly probable) flood area where certain developments, specifically residential, would be inappropriate. Transportation rate the site red noting that no suitable means of access could be achieved without additional land/demolition. Taking account of these issues the existing urban greenspace allocation should be retained.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:

This site is allocated for mixed use and is currently used for warehouse and parking. The only constraint to development is its location within flood zone 3. The site remains suitable for a mix of uses. For the wider mixed use area residential use may be acceptable, however further work will be required to establish whether this would be acceptable in this location. It is proposed that the site is retained as part of a mixed use allocation - MU10 - see Sites and Policies document and background paper for further details on the menu of appropriate uses.



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:

This site is within Rotherham town centre and is suitable for retail or other town centre uses. Although it is within the Conservation Area, there are no constraints to development and no obvious reason to change the allocation. It is therefore proposed that the site remain within the town centre boundary.



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Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

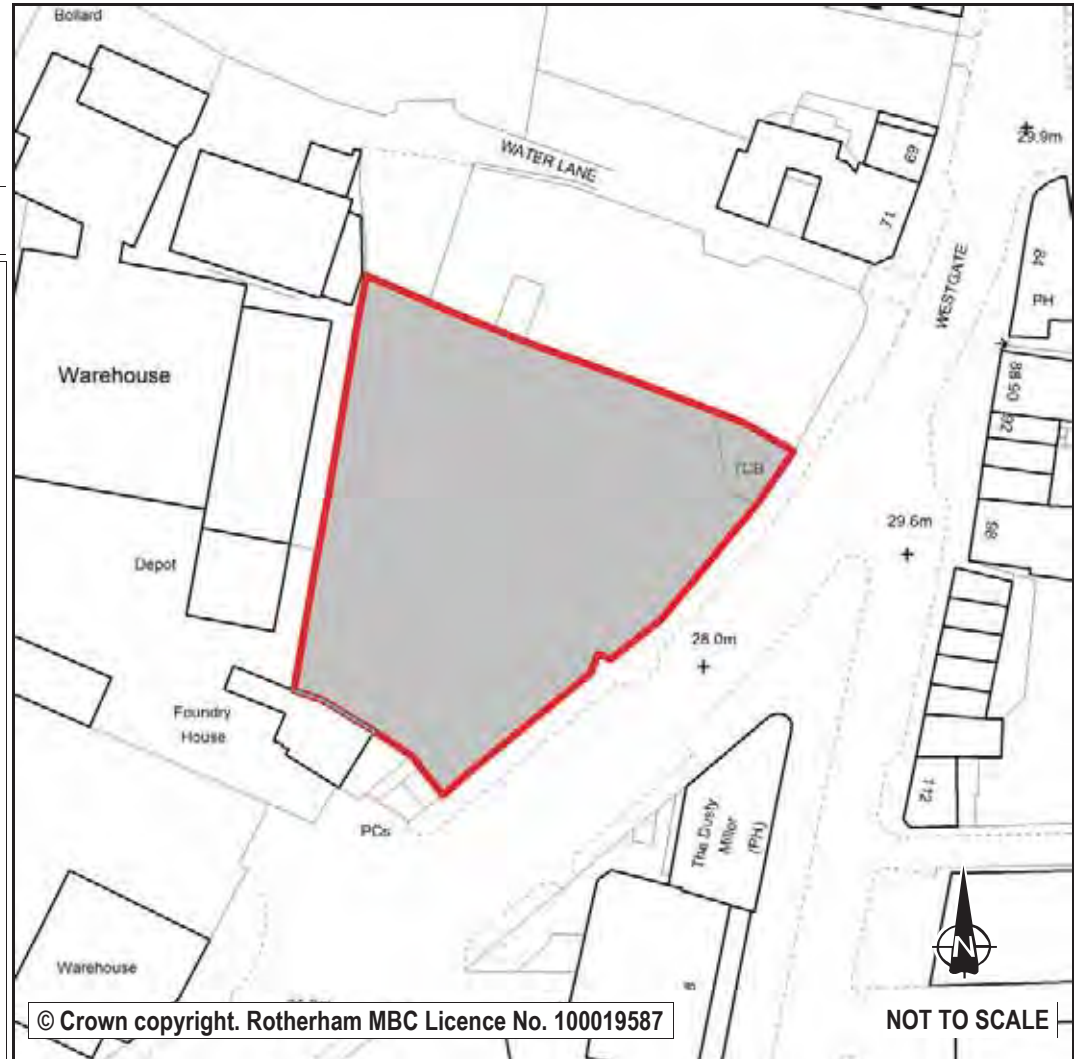
Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:

This site is allocated for mixed use in the Unitary Development Plan and is currently used as a car park. The only constraint to development is its location within flood zone 2. The site remains suitable for a mix of uses. For the wider mixed use area residential use may be acceptable, however further work will be required to establish whether residential would be acceptable in this location. It is proposed that the site remains part of a mixed use allocation - MU10 - see Sites and Policies document and background paper for further details on the menu of appropriate uses.



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

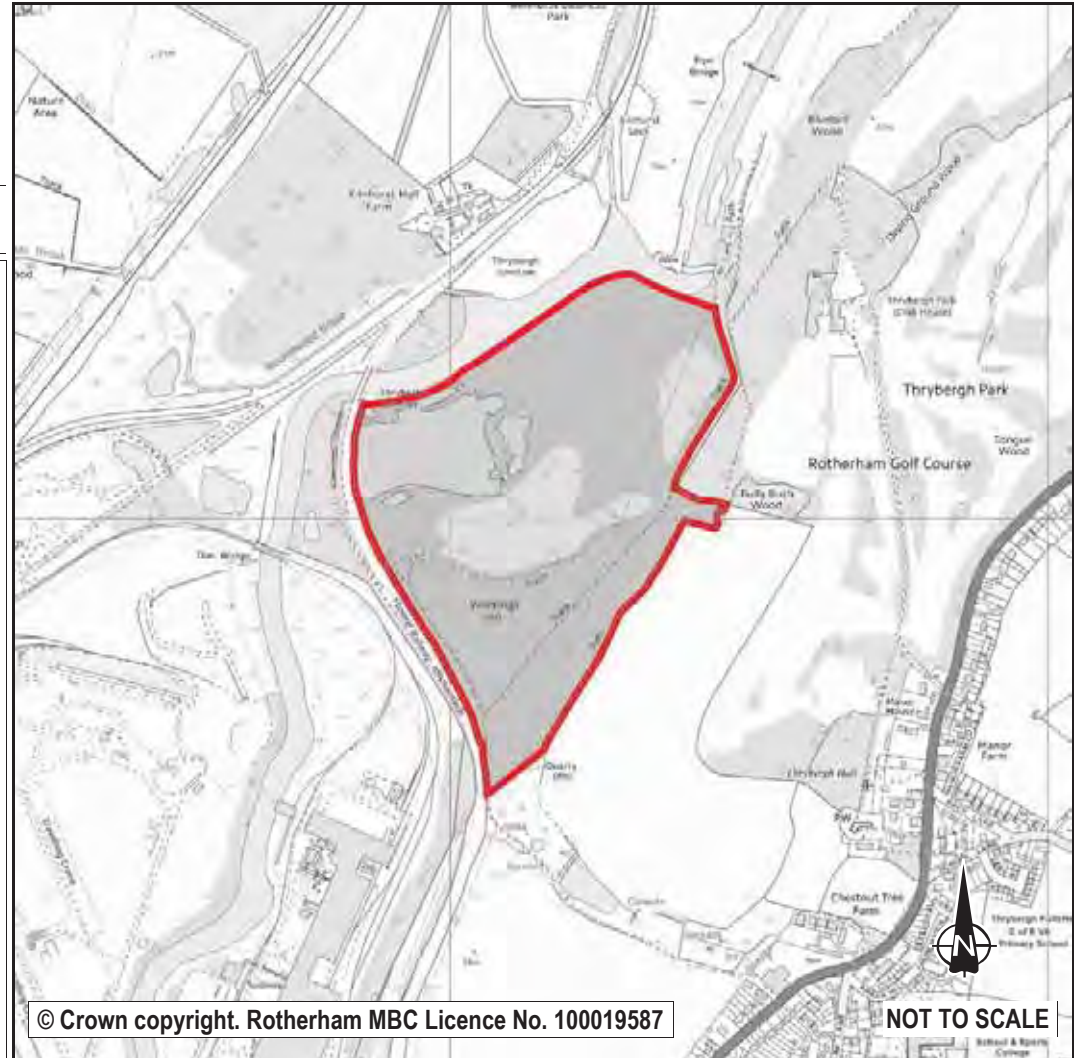
Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score

Sustainability Appraisal Environment Score

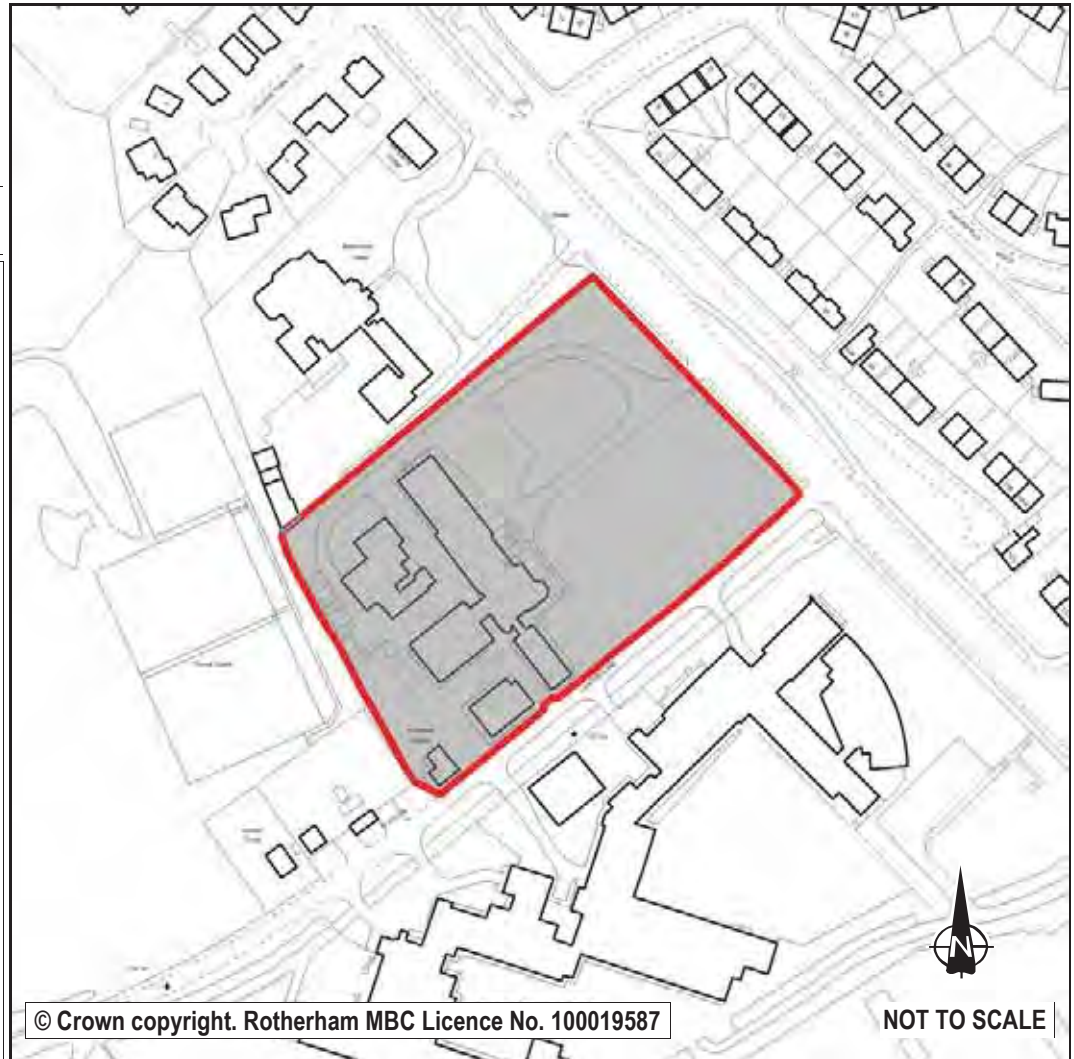


Rotherham Local Plan : Site Plan

| | | | |
|-------------------|--------------------------|------------------|------|
| Ref: | LDF0597 | | |
| Name: | 120 MOORGATE ROAD | | |
| Address: | MOORGATE | | |
| Town: | ROTHERHAM | | |
| Hectares: | 1.25 | Net Hectares: | 0.00 |
| Dwellings: | 0 | Employment Land | 1.25 |
| Development Site? | <input type="checkbox"/> | Site Allocation: | No |

This site is allocated for business use. In the 2010 Employment Land Review the site (ELR76) scored highly (3) with a recommendation to retain the current employment use. It is in use by the NHS as office accommodation and is on a good public transport route. It provides employment opportunities in a high quality setting near to Rotherham General Hospital and is therefore proposed to be retained as a business use allocation.

| | | | |
|---|---------------------|--|-------|
| Stage 1 Exclusion or taken to Sustainability Appraisal stage? | Taken to next stage | | |
| Sustainability Appraisal Socio-Economic Score | Amber | Sustainability Appraisal Environment Score | Green |



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site Site Allocation:

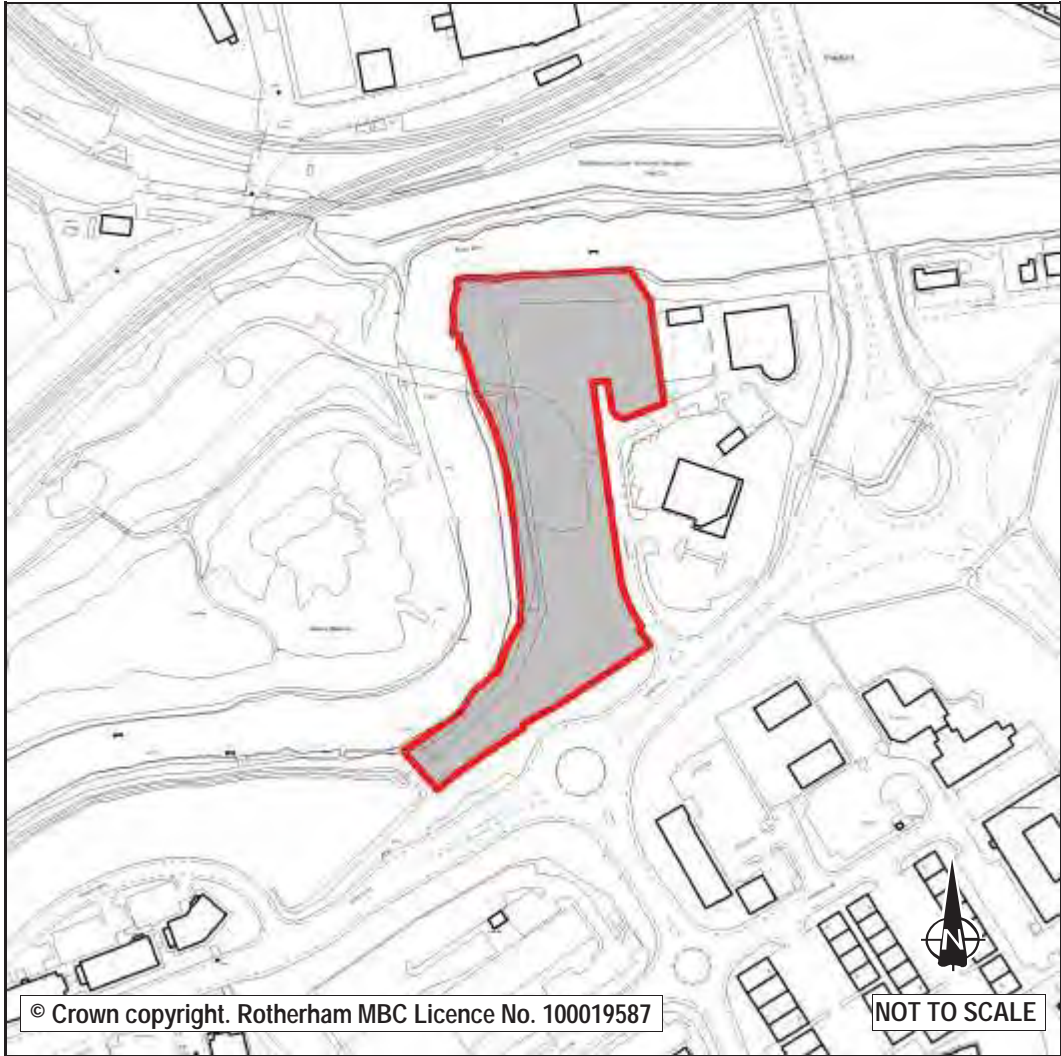
Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio- Sustainability Appraisal Environment Score

This site comprises land allocated for employment use in the UDP and identified as development sites E27 and E29. It consists of land remaining to be developed alongside the River Don which was reviewed as part of the 2010 Employment Land Review (sites ELR31 and ELR33). These sites scored highly (3) with a recommendation that they be retained as employment development sites. Land previously part of this site has now been removed following the grant of planning permission for a pub/restaurant.

A significant part of the Unitary Development Plan allocation E29 has been sacrificed as a wetland nature park to act as flood storage as part of the Flood Alleviation Scheme, and is a Local Nature Reserve. There are no physical constraints to development. Although the site is within flood zone 3a business and industrial uses are acceptable within such locations, and is rated red in the Surface Water Flood Assessment - although it is noted that the river is a potentially bigger problem. The site will also benefit from the Flood Alleviation Scheme, which is intended to enable development on sites such as this within the urban area and close to Rotherham town centre.

Although the site is remote from residential communities it is within a predominantly industrial area and has good public transport access, and is part of a key gateway between Rotherham and Sheffield. It is therefore proposed to retain the site's industrial and business use allocation and identification as a development site.



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NOT TO SCALE

Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

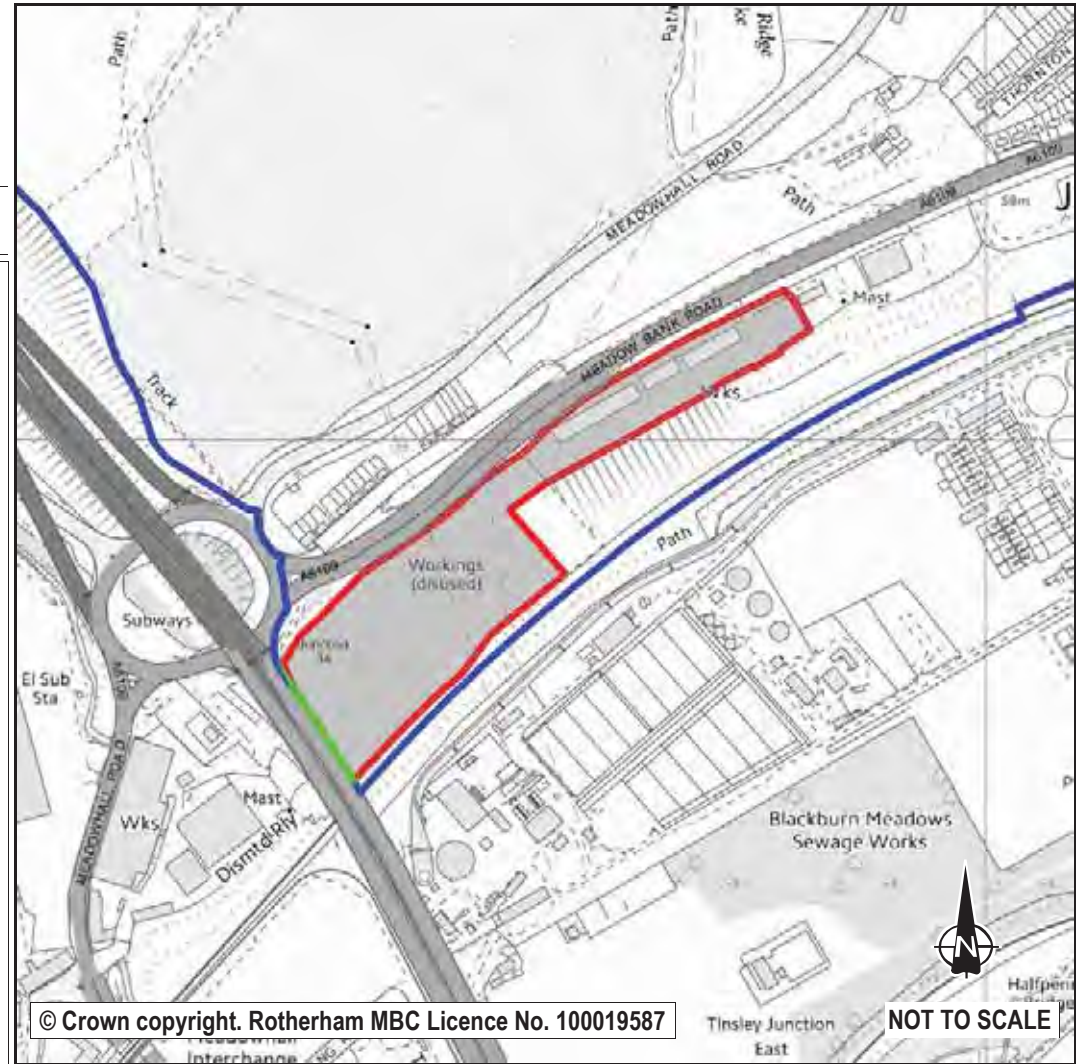
Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:

This site is allocated for mixed use in the Unitary Development Plan, and also identified as an employment development site (E81). It has planning permission for a mix of uses which has been technically implemented however no built development has come forward. The site was reviewed as part of the 2010 Employment Land Review (ELR38), where it scored moderately (2) with a recommendation to retain its current employment allocation, but not to identify it as a development site.

There are a number of constraints to development. Overhead power lines cross the site, and there are concerns that the land has not been reclaimed sufficiently well to guarantee its stability. Noise from the motorway will need to be considered and also any aromas arising from the activities of the Balckburn Meadows Sewage Treatment Works. There may be a need to further decontaminate the site. The site is currently in use for the storage of portacabins. Western tip of site in HS2 200m buffer zone. Within 250m of SAM. It is proposed that the site is allocated for industry and business but not identified as a development site given that there are current occupiers on site.



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation: Retain as a business and light industrial allocation

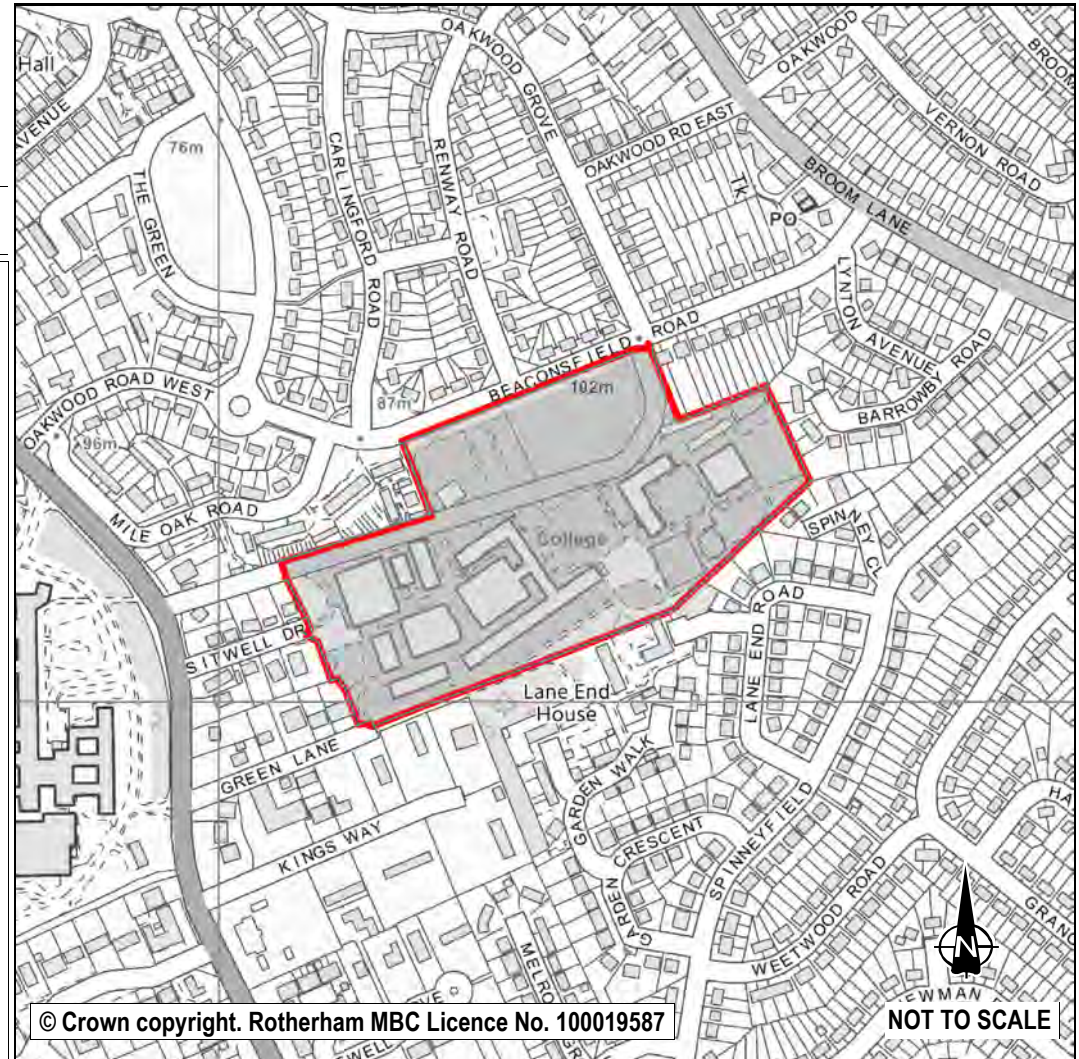
This site is allocated for business use. Since previous consultations, the site has been expanded to cover the whole of Tata's Swinden Technology Centre site which, in the 2010 Employment Land Review (site ELR77) scored highly (3) with a recommendation to retain the current employment land allocation.

Part of the site previously had planning permission for residential development however this has not come forward. The wider site provides a high quality environment for research and development / light industrial purposes and it is proposed to retain the allocation for business use. In response to the 2014 consultation the Council received representations indicating that Tata intend to relocate their existing operations away from this site and evidence was provided to demonstrate that the site is unlikely to be attractive for use by other occupiers for light industrial / research and development uses. The site is predominantly surrounded by residential uses and in light of the evidence submitted the Council considers that residential use on this site could be an appropriate alternative to employment uses. There is also potential to convert the listed building on site to residential use. If, in the future, approval is given to proposals for residential development, any scheme will need to be built to a high standard to reflect the presence of the grade 2 listed building. Ensuring that development appropriately respects the setting of the listed building may also constrain the capacity and layout for residential uses. The only other constraint to development is the existing vehicular access from Moorgate, this is substandard and it is considered that additional land will be required to enable appropriate vehicular access to the site.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score

Sustainability Appraisal Environment Score



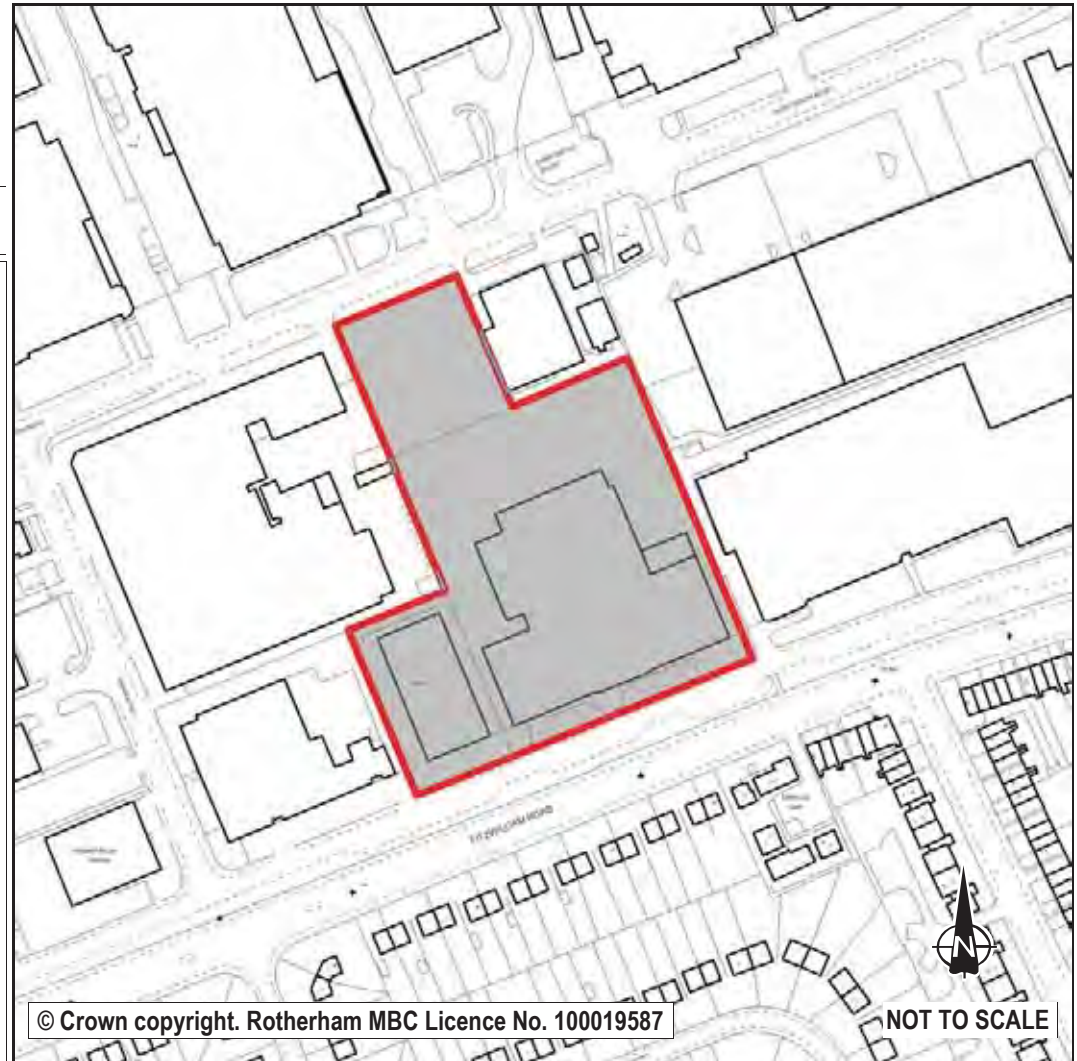
Rotherham Local Plan : Site Plan

| | | | |
|-------------------|--------------------------------------|------------------|------|
| Ref: | LDF0657 | | |
| Name: | LAND AT KNOWLES SITE, FITZWILLIAM RD | | |
| Address: | FITZWILLIAM RD | | |
| Town: | ROTHERHAM | | |
| Hectares: | 1.27 | Net Hectares: | 0.00 |
| Dwellings: | 0 | Employment Land | 1.27 |
| Development Site? | <input type="checkbox"/> | Site Allocation: | No |

This site is located within the Eastwood Industrial Estate which was surveyed as part of the Employment Land Review 2010 (site ELR55). The site scored highly (3) with a recommendation to retain the current employment allocation. Consideration has been given to the potential for residential development, however the site falls within an air quality management area and part of the site falls within 400m of the nearby sewage treatment works. Ideally further development which impacts on air quality, or sensitive uses such as housing, should not be promoted within such areas. Yorkshire Water have previously raised concerns regarding the location of sensitive development close to sewage treatment works. They recommend avoiding sensitive uses such as housing within 400m. In 2012 planning permission was granted on part of the site for storage, maintenance and distribution of portacabins and modular buildings, including the erection of an ancillary two storey office building. It is therefore proposed to retain the site's industrial and business allocation.

See also LDF0786

| | | | |
|---|---------------------|--|-----|
| Stage 1 Exclusion or taken to Sustainability Appraisal stage? | Taken to next stage | | |
| Sustainability Appraisal Socio-Economic Score | Green | Sustainability Appraisal Environment Score | Red |



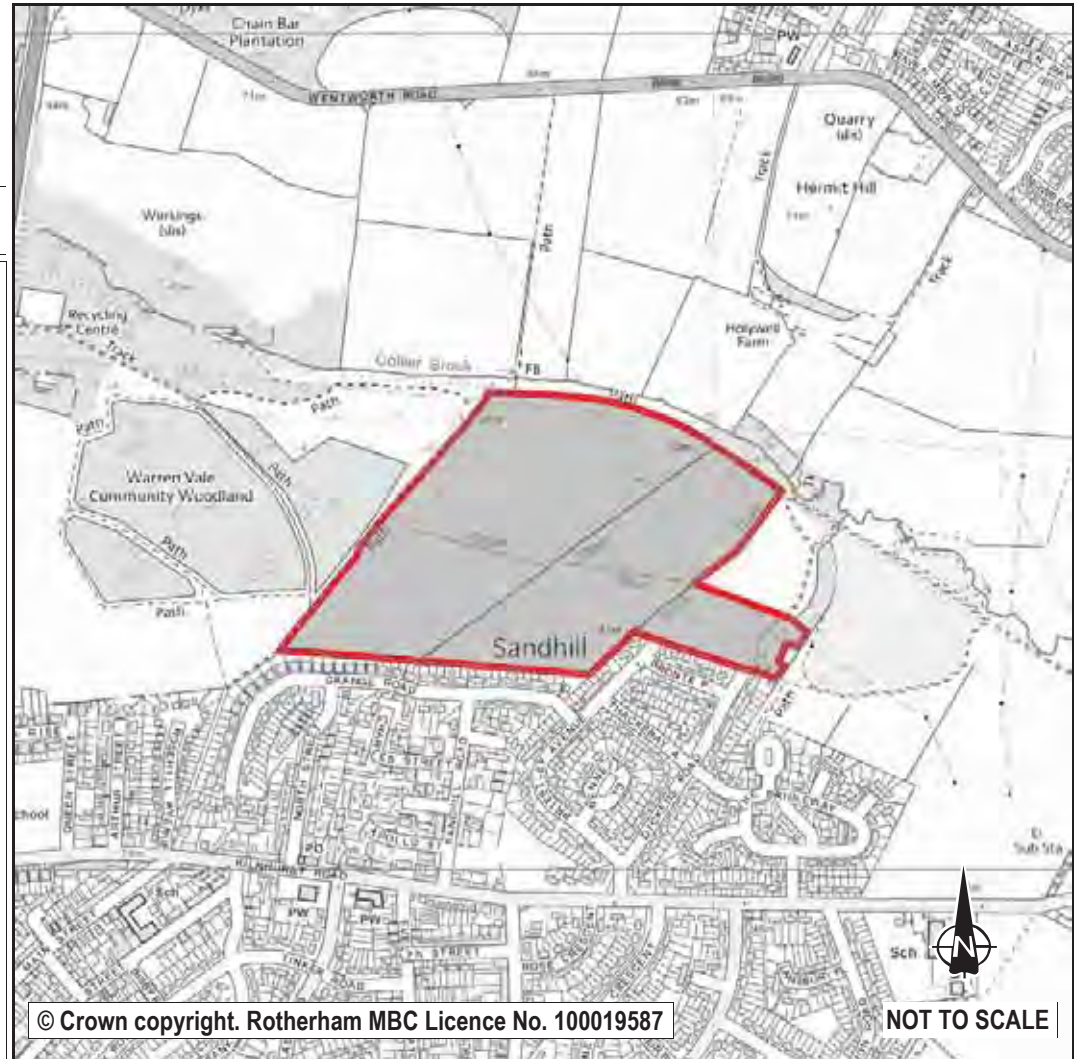
Rotherham Local Plan : Site Plan

| | | | |
|-------------------|--------------------------------------|------------------|----------------------------------|
| Ref: | LDF0664 | | |
| Name: | LAND TO NORTH OF GRANGE RD, RAWMARSH | | |
| Address: | GRANGE RD, RAWMARSH | | |
| Town: | ROTHERHAM | | |
| Hectares: | 13.53 | Net Hectares: | 8.62 |
| Dwellings: | 345 | Employment Land: | 0.00 |
| Development Site? | <input type="checkbox"/> | Site Allocation: | Safeguarded land for residential |

This site is currently allocated as Green Belt. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish its potential to accommodate future development. Specifically, the Surface Water Flood Assessment rated the site amber and noted an existing watercourse across the centre (west to east) and predicted flooding along the watercourse (centre south west to north east). The application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment. The best performing sites when assessed against these criteria and based on current knowledge of constraints have been recommended for allocation for future development, subject to reaching the targets set out for each settlement grouping within the Core Strategy. As part of this process, consideration has also been given to designating Safeguarded Land.

In accordance with Central Government advice and policy CS5 of the Core Strategy, Safeguarded Land is removed from the Green Belt and set aside to be considered for the next Local Plan. The purpose of Safeguarded Land is to ensure that having reviewed the Green Belt boundary as part of this Local Plan we do not have to do so again before the end of the Plan period or immediately after. During this plan period (2013-2028) the land set aside as Safeguarded Land is not allocated for development nor will it be released.

| | | | |
|---|---------------------|--|-----|
| Stage 1 Exclusion or taken to Sustainability Appraisal stage? | Taken to next stage | | |
| Sustainability Appraisal Socio-Economic Score | Red | Sustainability Appraisal Environment Score | Red |



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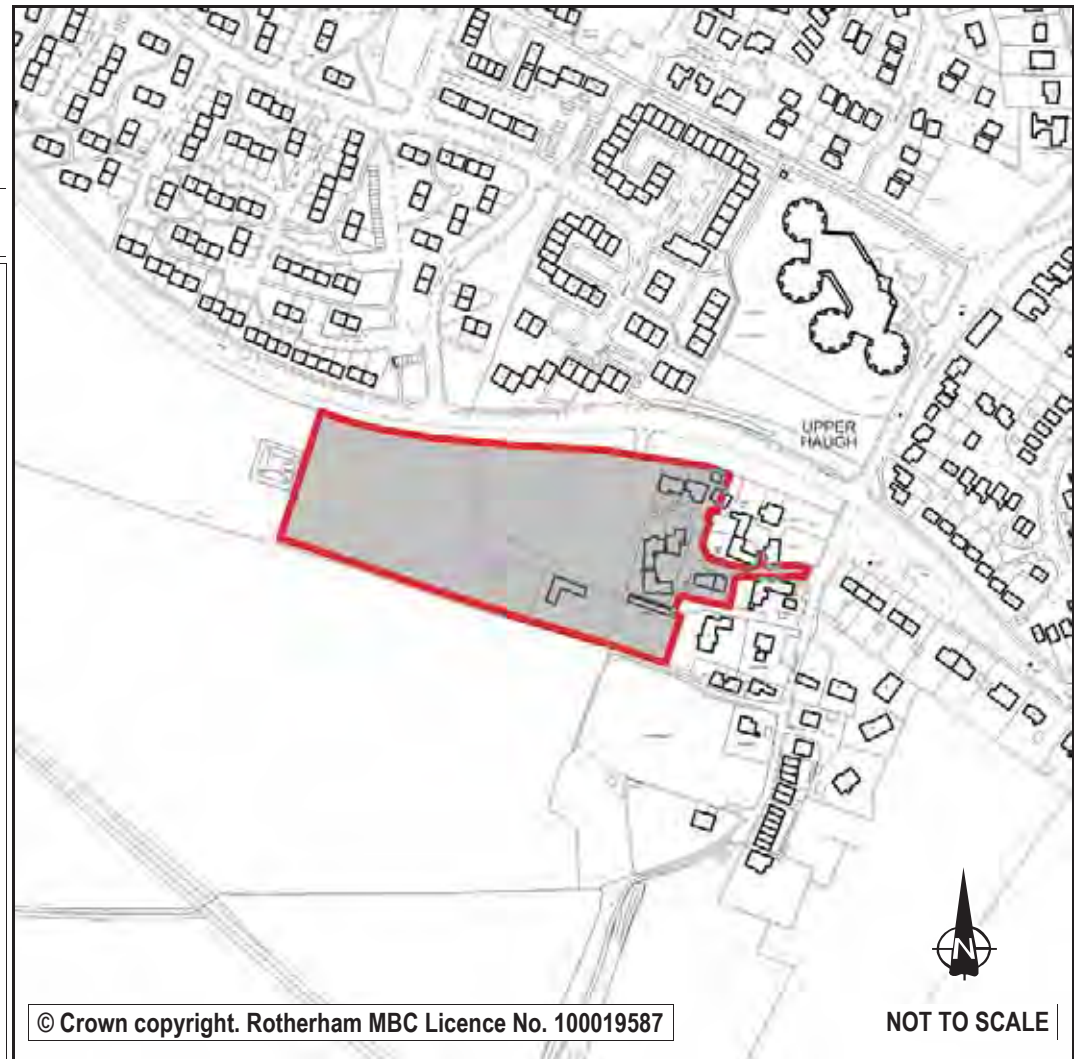
NOT TO SCALE

Rotherham Local Plan : Site Plan

| | | | |
|-------------------|--|------------------|------|
| Ref: | LDF0685 | | |
| Name: | LAND AT ROCKINGHAM HOUSE FARM, HAUGH RD, UPPER HAUGH | | |
| Address: | ROCKINGHAM HOUSE FARM, HAUGH RD, UPPER HAUGH, RAWMARSH | | |
| Town: | ROTHERHAM | | |
| Hectares: | 2.01 | Net Hectares: | 1.61 |
| Dwellings: | 48 | Employment Land | 0.00 |
| Development Site? | <input type="checkbox"/> | Site Allocation: | No |

This site is separated from the main body of the existing built form of Upper Haugh by Haugh Road which acts as a strong, defensible boundary to maintain the extent of the Green Belt in this locality. As such, reallocation may ultimately result in an isolated, incongruous tongue of development being formed which would be detrimental to the wider landscape and settlement. This is particularly significant as the views from the site extend towards to Wentworth. The location of the electricity pylon within the site boundary adds further credence to this stance. Haugh Road follows a ridge line and development of any sites to the south of this road will be highly visible from a wide area. Development of this site would be on top of the ridge and would be highly visible from the surrounding countryside and settlements in Rotherham. Haugh Road forms a strong Green Belt boundary with only minor development at Rockingham House Farm and the Chapel Walk area. Given these arguments, it is proposed to retain the existing green belt allocation. English Heritage observe that this site lies just over 1km from the Grade II* Registered Park and Garden of Wentworth Woodhouse on a hillside which is prominent from the designed landscape. Consequently, they would support it remaining in the Green Belt.

| | | | |
|---|---------------------|--|-------|
| Stage 1 Exclusion or taken to Sustainability Appraisal stage? | Taken to next stage | | |
| Sustainability Appraisal Socio-Economic Score | Amber | Sustainability Appraisal Environment Score | Amber |



Rotherham Local Plan : Site Plan

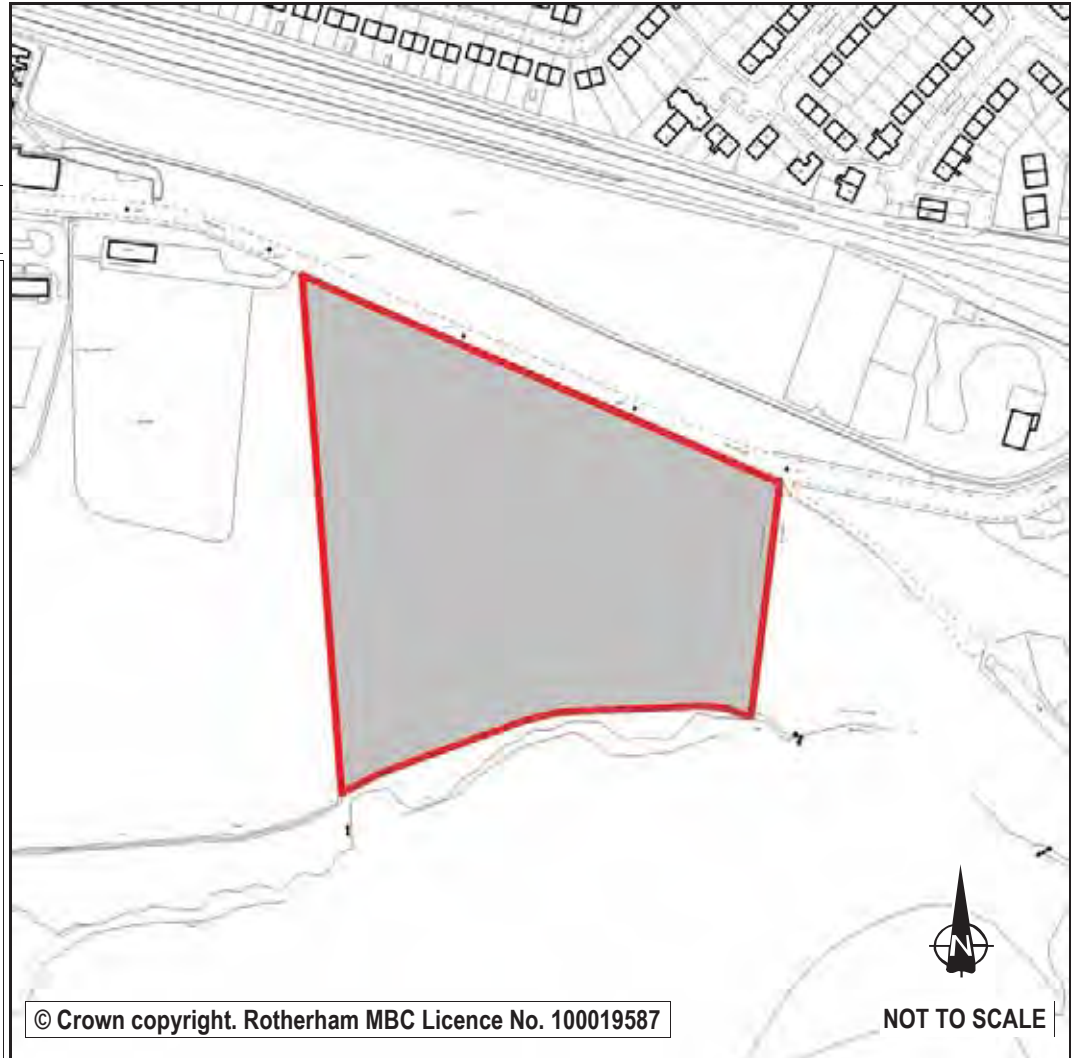
| | | | |
|-------------------|-----------------------------|------------------|------|
| Ref: | LDF0690 | | |
| Name: | LAND SOUTH OF HOLLINGS LANE | | |
| Address: | THRYBERGH | | |
| Town: | ROTHERHAM | | |
| Hectares: | 3.26 | Net Hectares: | 2.61 |
| Dwellings: | 115 | Employment Land | 0.00 |
| Development Site? | <input type="checkbox"/> | Site Allocation: | No |

The site is in a very prominent position on the top of a gentle hill. The site is in a predominantly rural setting on land allocated as Green Belt. It is adjacent to the Area High Landscape Value. The adjacent site LDF0184 is to be retained as a sports field and is allocated Green Belt. Release of this land would be encroachment into open countryside and would detrimentally impact on the adjacent settlement form and on the AHLV.

The site is at a considerably lower level than the allotments to the north, and the sports field to the west. It is lower than Hollings Lane and has no visible means of vehicular access from the road. Site levels could make suitable access difficult and the site does not link well with existing settlement and is remote from it.

Retain as Green Belt.

| | | | |
|---|---------------------|--|-----|
| Stage 1 Exclusion or taken to Sustainability Appraisal stage? | Taken to next stage | | |
| Sustainability Appraisal Socio-Economic Score | Red | Sustainability Appraisal Environment Score | Red |



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

This site is currently allocated as Green Belt. It is proposed to allocate this site as a residential site in recognition of its positive attributes: being adjacent to a residential area to west and having a primary school to south. There are a number of identified constraints to developing this site including the buffering of Local Wildlife Site (LWS77 Collier Brook and Marsh) and the presence of significant hedgerows. It is anticipated that these will be suitably mitigated within any future resolutions to grant planning permission. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

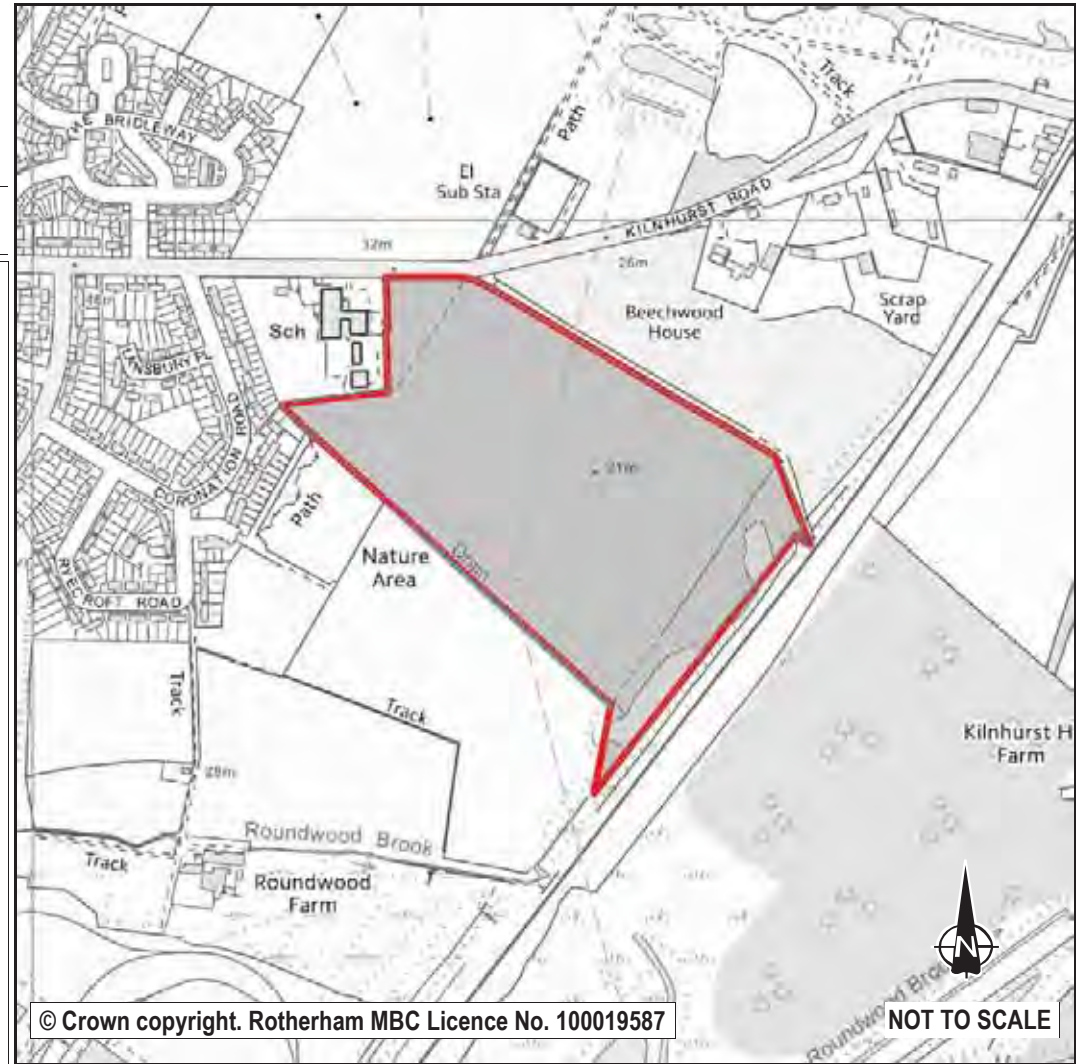
Dwellings: Employment Land:

Development Site? Site Allocation:

It is proposed to maintain the existing allocation as Green Belt given that the Council has met the target for new residential development within Rotherham Urban Area as detailed in policy CS1 of the Core Strategy. Currently this site is agricultural land and well vegetated scrub land. To the south east of the site, and included within it, is candidate Local Wildlife Site ID201 Kilnhurst Flash. The Surface Water Flood Assessment rates this site red and careful consideration would need to be given to any drainage attenuation measures. There are access issues into the site and the site is remote from many facilities other than the primary school. It does not link well to the existing settlement. However representations from consultants England and Lyle have been received on behalf of one of the landowners, promoting the allocation of this site and adjacent sites to the south LDF0693 and west LDF0111 as a major urban extension. The development of these three sites for residential development and social, community and green infrastructure (including the management of the candidate local wildlife site) may enable these issues to be overcome. It is considered appropriate, given that the Council's preferred site allocations for Rotherham Urban Area meet the need identified within Core Strategy Policy CS1, to retain the site's existing green belt allocation.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

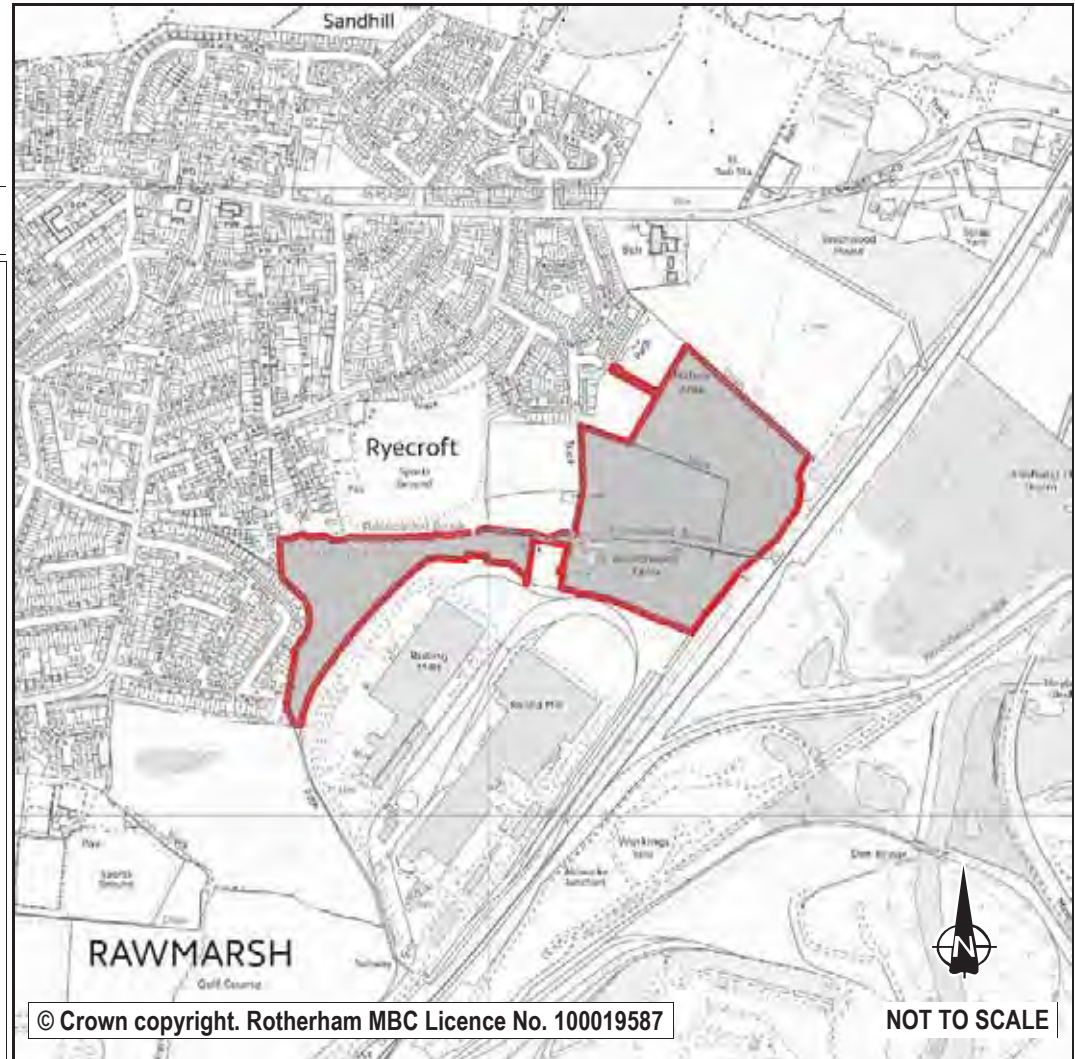
Dwellings: Employment Land:

Development Site? Site Allocation:

It is proposed to maintain the existing allocations as Green Belt and Urban Greenspace given that the Council has met the target for new residential development within Rotherham Urban Area as detailed in policy CS1 of the Core Strategy. The site has significant access issues and is more remote from existing services and facilities and good public transport links, than other sites selected as preferred allocations. The majority of the site does not relate well to the existing built urban area. Part of the site is a candidate local wildlife site (to east) ID201 Kilnhurst Flash, and there are significant trees and hedgrows throughout the site. The Urban Greenspace element of the site is extremely steep and would be difficult to build on and it is suggested that if this were to come forward as a development site this element should be retained as Green Space. However representations from consultants England and Lyle have been received on behalf of one of the landowners, promoting the allocation of this site and adjacent sites to the north LDF0692 and west LDF0111 as a major urban extension. The development of these three sites for residential development and social, community and green infrastructure (including the management of the candidate local wildlife site) may enable these issues to be overcome. It is considered appropriate, given that the Council's preferred site allocations for Rotherham Urban Area meet the need identified within Core Strategy Policy CS1, to retain the sites' existing green belt and urban greenspace allocations.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

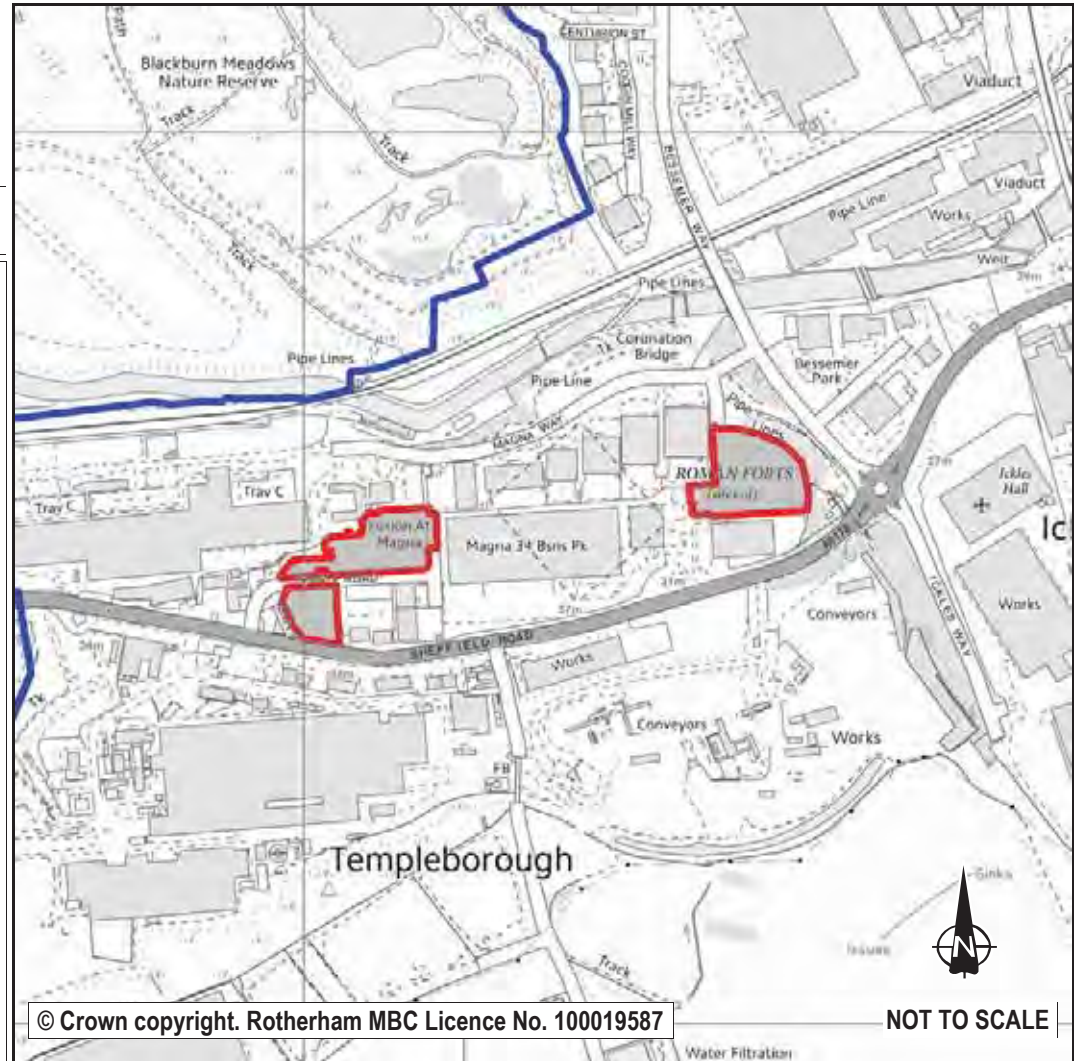
Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:

This site is allocated for industry and business use. Whilst planning permission for development has been granted, the land is currently vacant, comprising plots yet to developed as part of the Magna business park. In the 2010 Employment Land Review the site (ELR80) scored highly (3) with a recommendation that the site should remain allocated for industry and business, and should be identified as a development site. These plots are within the Sheffield City Region Enterprise Zone and are currently subject to a Local Development Order granting planning permission for a range of B1 and B2 uses.

There are no significant constraints to development, although part of the site is within flood zone 2 and it is noted that for future development a contribution to the Tinsley Link and the A1 bus service may be required. It is therefore proposed that the site remain allocated for business and industry, and is identified as a development site.



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

This site is allocated for Mixed Use at present in the Unitary Development Plan, and planning permission has been granted for the development of 5 retail units on this site; construction is underway on site. It is adjacent to Parkgate District Centre and therefore proposed that the site is included within the Parkgate District Centre Boundary for retail/town centre uses.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



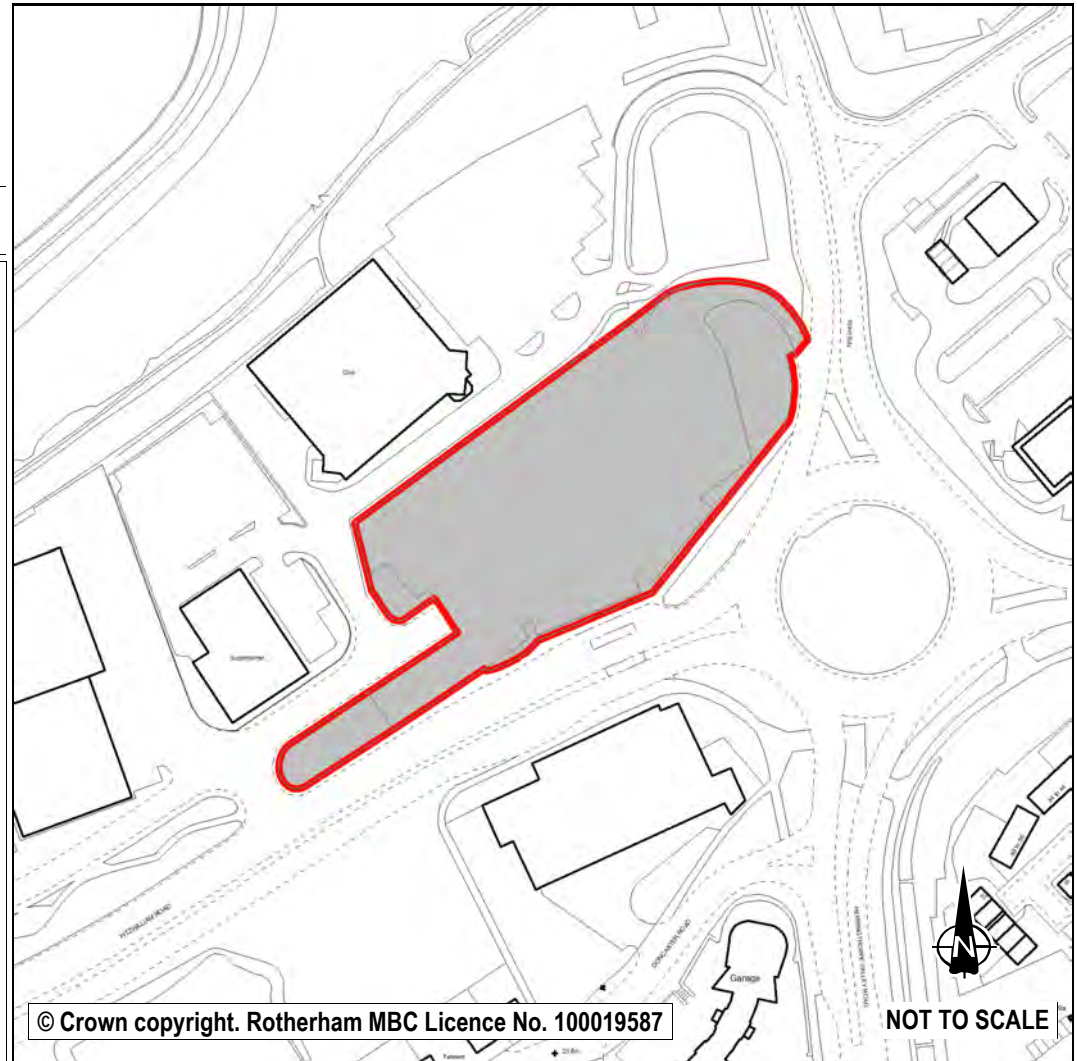
Rotherham Local Plan : Site Plan

| | | | |
|-------------------|--------------------------|------------------|----------------------------|
| Ref: | LDF0755 | | |
| Name: | FORMER DC COOK SITE | | |
| Address: | FITZWILLIAM ROAD | | |
| Town: | ROTHERHAM | | |
| Hectares: | 1.00 | Net Hectares: | 0.00 |
| Dwellings: | 0 | Employment Land | 1.00 |
| Development Site? | <input type="checkbox"/> | Site Allocation: | Retain existing allocation |

This site is allocated for industry and business. It is now a cleared, vacant site. In the 2010 Employment Land Review the site [ELR165] scored highly [3] with a recommendation to retain the site's employment allocation and to identify as a development site.

In the Surface Water Flood Assessment the site scored red and drainage attenuation measures have been agreed in the grant of planning permission. The site is on a key gateway into Rotherham and has a prominent location adjacent to the roundabout. It forms part of the wider Eastwood trading estate, reflecting the predominantly industrial and business surroundings. Planning permission for retail use has been granted on this site (RB2014/0698); however it is not considered to meet the requirements for allocation as a local centre. Given the site's surroundings and out-of-centre location it is proposed that the site remains allocated for industry and business but is not a development site.

| | | | |
|---|---------------------|--|-----|
| Stage 1 Exclusion or taken to Sustainability Appraisal stage? | Taken to next stage | | |
| Sustainability Appraisal Socio-Economic Score | Amber | Sustainability Appraisal Environment Score | Red |



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

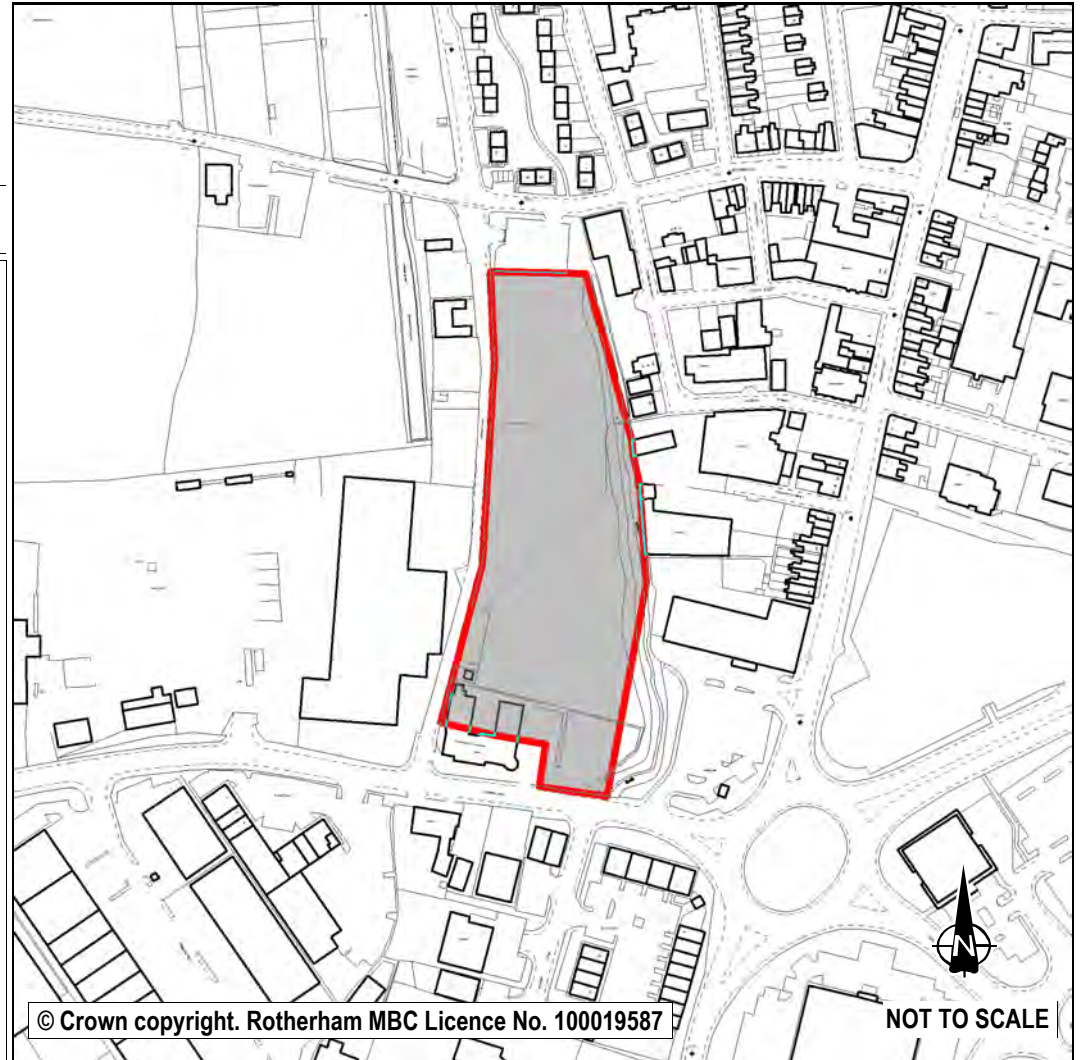
Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:

This site is allocated as Urban Greenspace and is in use as a recreation ground, although no formal pitch markings are evident. It lies adjacent to predominantly industrial and business uses to the south, east and west. Although it provides urban greenspace which was considered to be low quality but high value, it was previously proposed to change the site allocation to allow employment uses taking account of its location and surroundings. The site has been reconsidered in light of concerns about access from School Lane and also water/sewerage capacity, surface water flooding (sored red in the rating assessment) and the presence of protected species. It is concluded that the retention of the existing allocation for green space would be preferable. Part of the site to the south contains built development / car parking and therefore it is proposed to amend the green space boundary to exclude these developed areas.



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

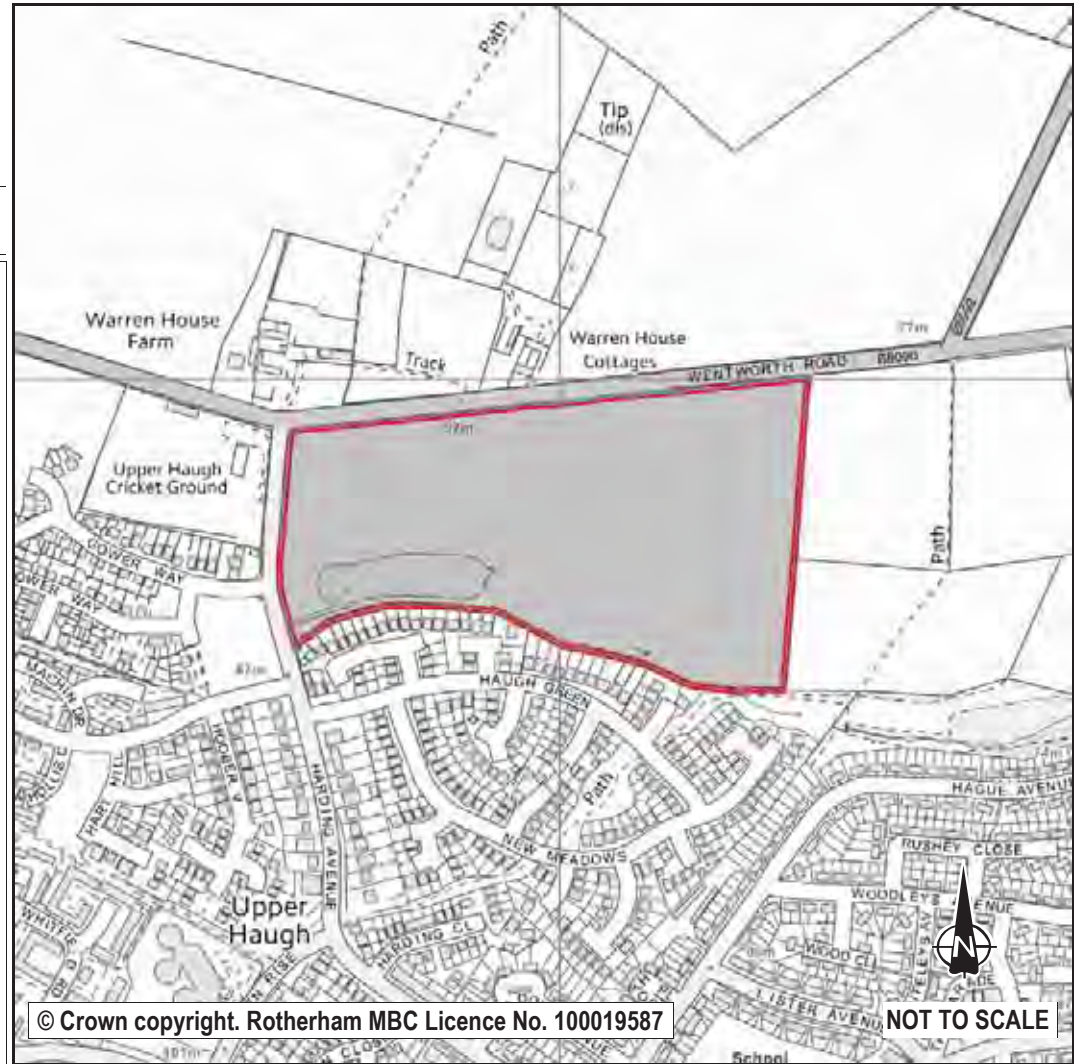
Dwellings: Employment Land:

Development Site? Site Allocation:

This site is currently allocated as Green Belt. It is proposed to allocate as a residential site in recognition of its positive attributes: its proximity to Rotherham Urban Area; it is a popular residential area and it meets the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy). Whilst it is acknowledged that there are identified constraints, including landscape sensitivity, and the need to ensure accessibility by non-car modes and the construction of new accesses to de-restricted roads; it is anticipated that these issues will be suitably mitigated within any future resolutions to grant planning permission. Consideration will need to be given to creating a strong structural landscape framework within which this development will sit. Opportunities to fund the management, protection and enhancement of a Green Infrastructure Corridor will require further exploration and a detailed Design Code will be essential. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



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Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

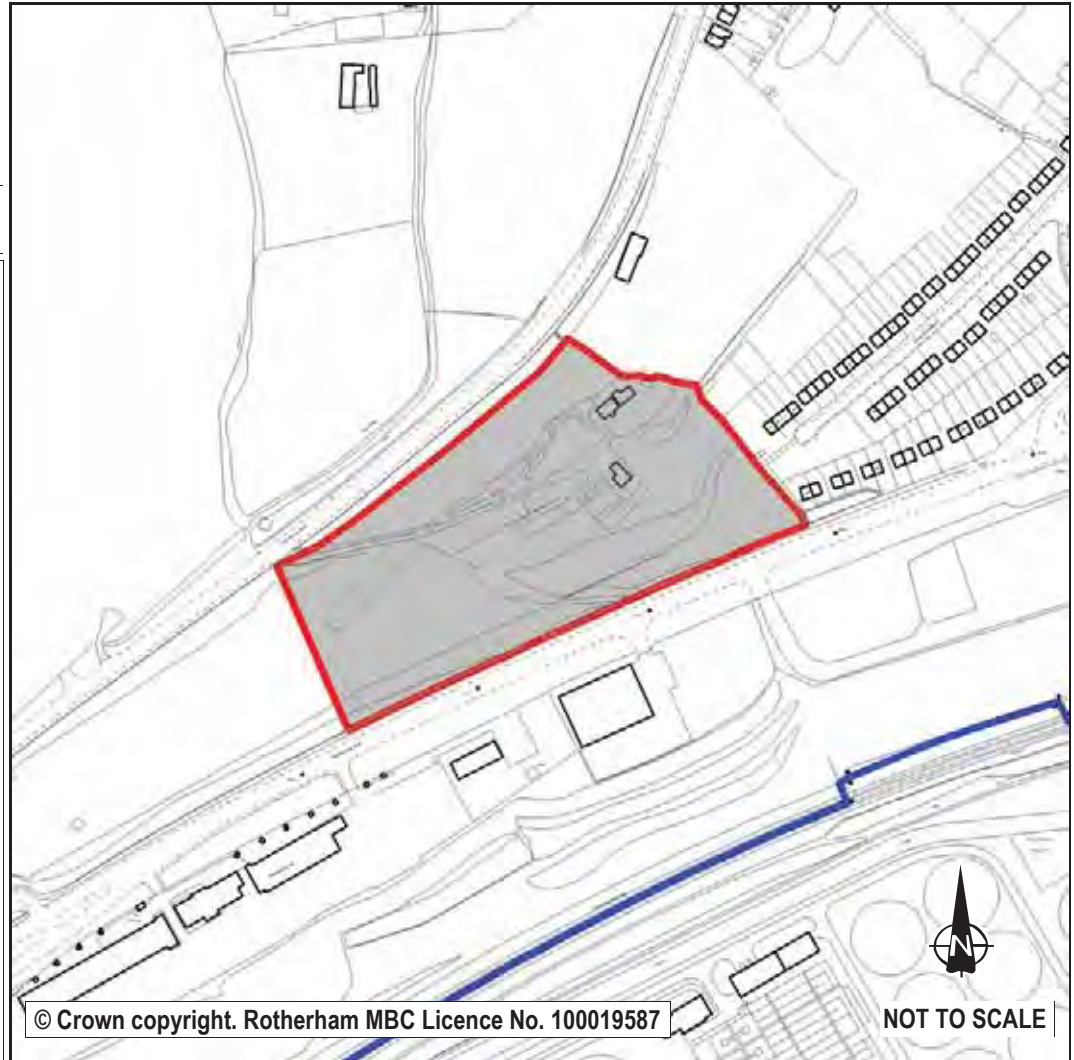
Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:

An objection was received from Yorkshire Water to the allocation of this site for residential development given its proximity to the Blackburn Meadows Waste Water Treatment Works. The site is within a 400 metre cordon sanitaire. The site assessment identifies further constraints including topography, and proximity to a scheduled ancient monument. Therefore it is proposed to retain within Green Belt.



Rotherham Local Plan : Site Plan

Ref: LDF0780

Name: LAND OFF BRECKS LANE

Address: ADJ FAVELL ROAD, EAST HERRINGTHORPE

Town: ROTHERHAM

Hectares: 3.34 Net Hectares: 0.00

Dwellings: 0 Employment Land: 0.00

Development Site? Site Allocation: n/a

Stage 1 Exclusion or taken to Sustainability Appraisal stage? Not contiguous with built up area

Sustainability Appraisal Socio-Economic Score Sustainability Appraisal Environment Score



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

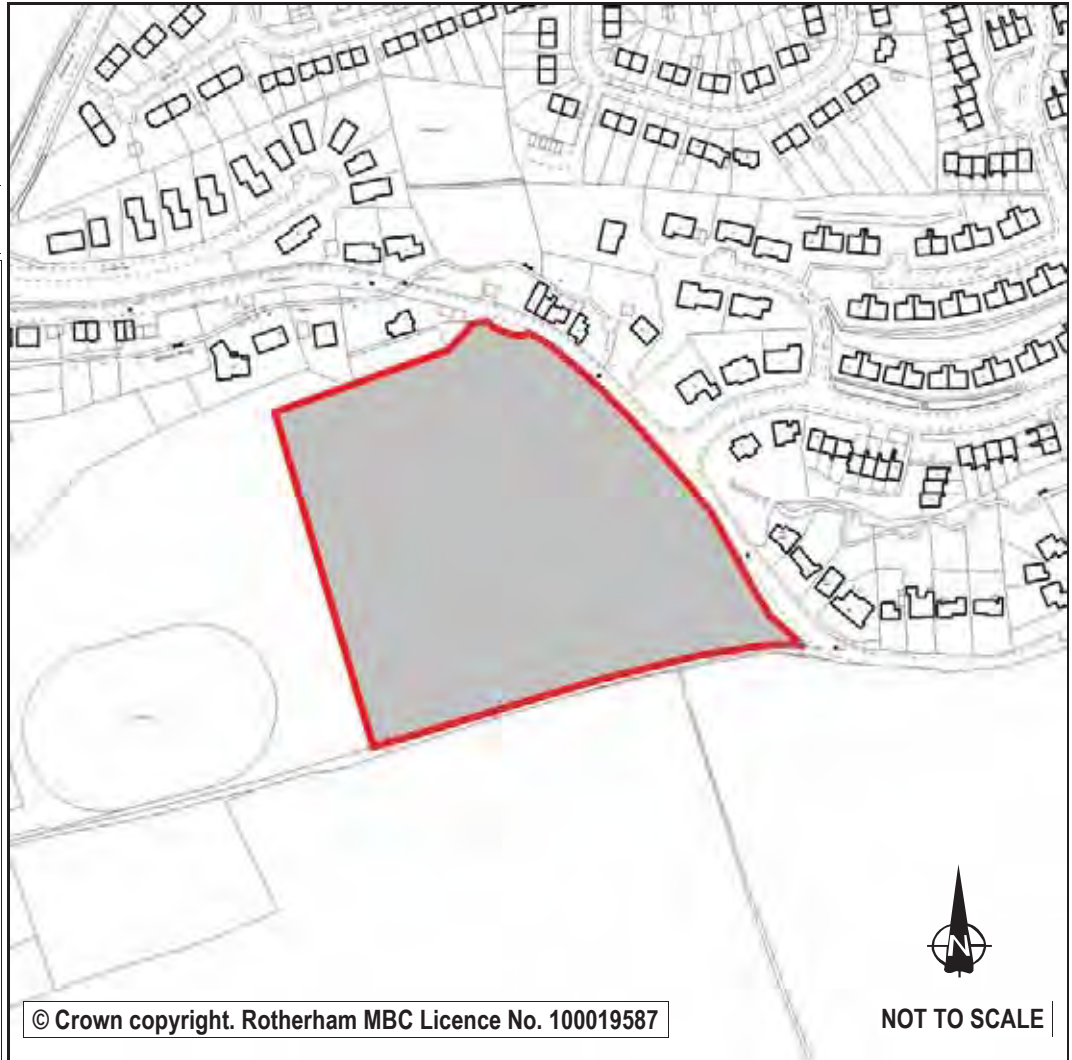
Dwellings: Employment Land:

Development Site? Site Allocation:

Retain as Green Belt due to English Heritage concerns re impact on conservation area which could not be satisfactorily mitigated against. "There are no measures which could mitigate the harm to the character of this Conservation Area. Moving development away from the northern boundary (assuming that it was possible) would still intrude on views from the churchyard and would, in any event, still result in a radical change to the approach to the east of the Conservation Area. Because the harm to the special character and setting of the Conservation Area is incapable of being mitigated, the recommendation should be that this site is not allocated."

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

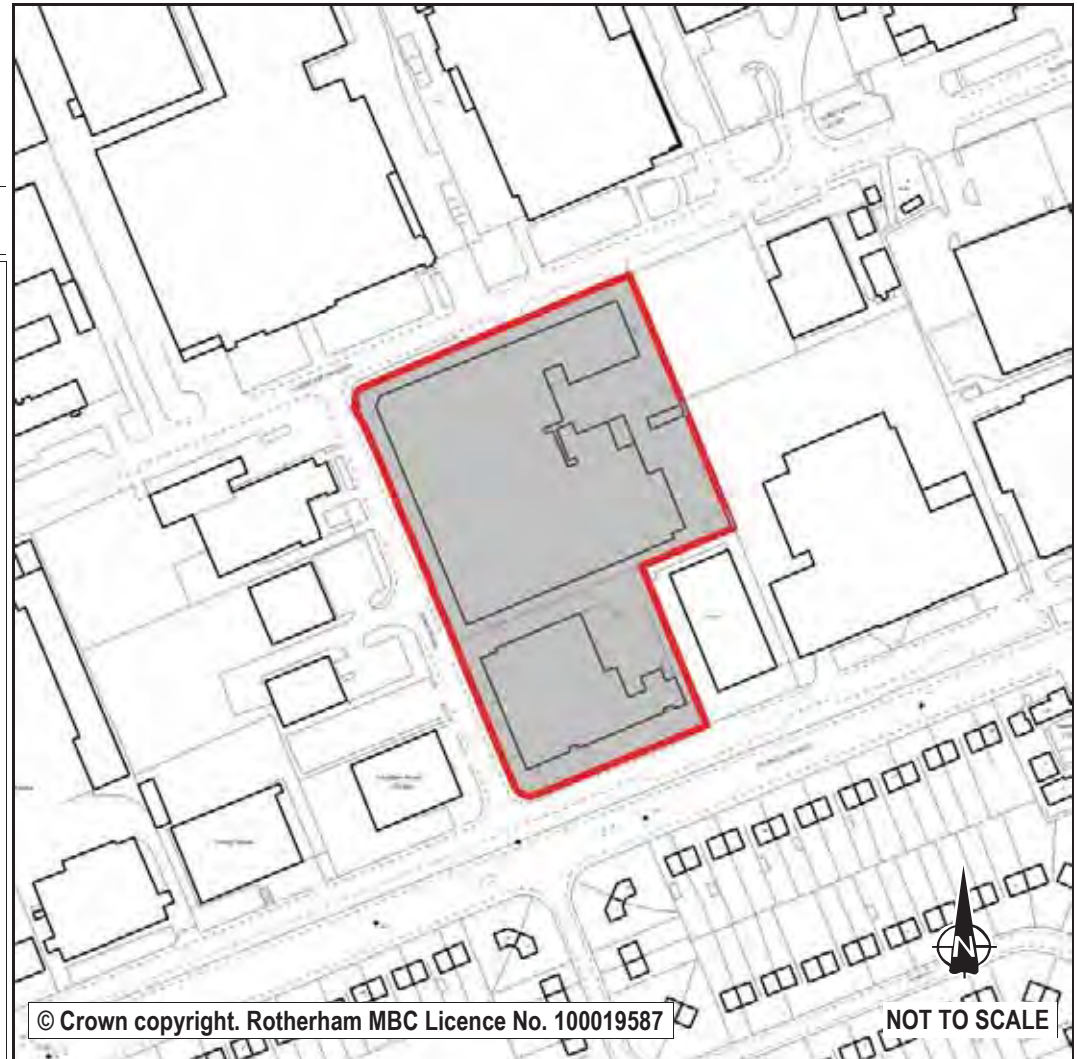
Development Site? Site Allocation:

This site is located within the Eastwood Industrial Estate which was surveyed as part of the Employment Land Review 2010 (site ELR55). The site scored highly (3) with a recommendation to retain the current employment allocation. Part of the site is derelict and a previous planning permission for a hotel was never implemented. Consideration has been given to the potential for residential development, however the site falls within an air quality management area. Ideally further development which impacts on air quality, or sensitive uses such as housing, should not be promoted within such areas. Its location within the industrial estate raises issues of amenity when considering the potential for alternative uses and it is considered that employment uses remain the most appropriate given the site's context and location. It is therefore proposed to retain the site's industrial and business allocation.

See also LDF0657

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:

At the examination in public of the Core Strategy the Inspector was satisfied that the detailed evidence supporting the future development of Bassingthorpe Farm was sufficient that the site could be formalised as a strategic allocation. Site LDF0793 is designated Urban Greenspace in the adopted Unitary Development Plan and was excluded from the boundary of the Strategic Allocation identified on the Core Strategy Inset Map, as it was outside of the UDP designated Green Belt. This site is however part of the Bassingthorpe Farm new community and has been included within the Bassingthorpe Farm Concept Framework Report. Its potential and partial future development was justified through the evidence base documents prepared at that time to support the Core Strategy. The residential capacity likely on this site has been included within the Bassingthorpe Farm Strategic Allocation capacity. The Concept Framework Report is mindful of the active allotment usage on site and will consider carefully the need for any re-structuring of these allotments to enable development and access within the wider locality and compensatory provision for any loss of allotments.

Bassingthorpe Farm Strategic Allocation will provide around 2,400 new homes with 1,700 homes being delivered in this Plan period (up to 2028). The development will also provide around 11 hectares of land for employment together with associated infrastructure requirements including a school, local shops, and other community facilities. Land will be identified for sport, recreation play facilities and other greenspace activities. The Bassingthorpe Farm Strategic Allocation is shown as an “inset” boundary on the Policies Map that accompanies the Sites and Policies document. A masterplan for the development will be finalised before pursuing an outline planning application for the site.



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

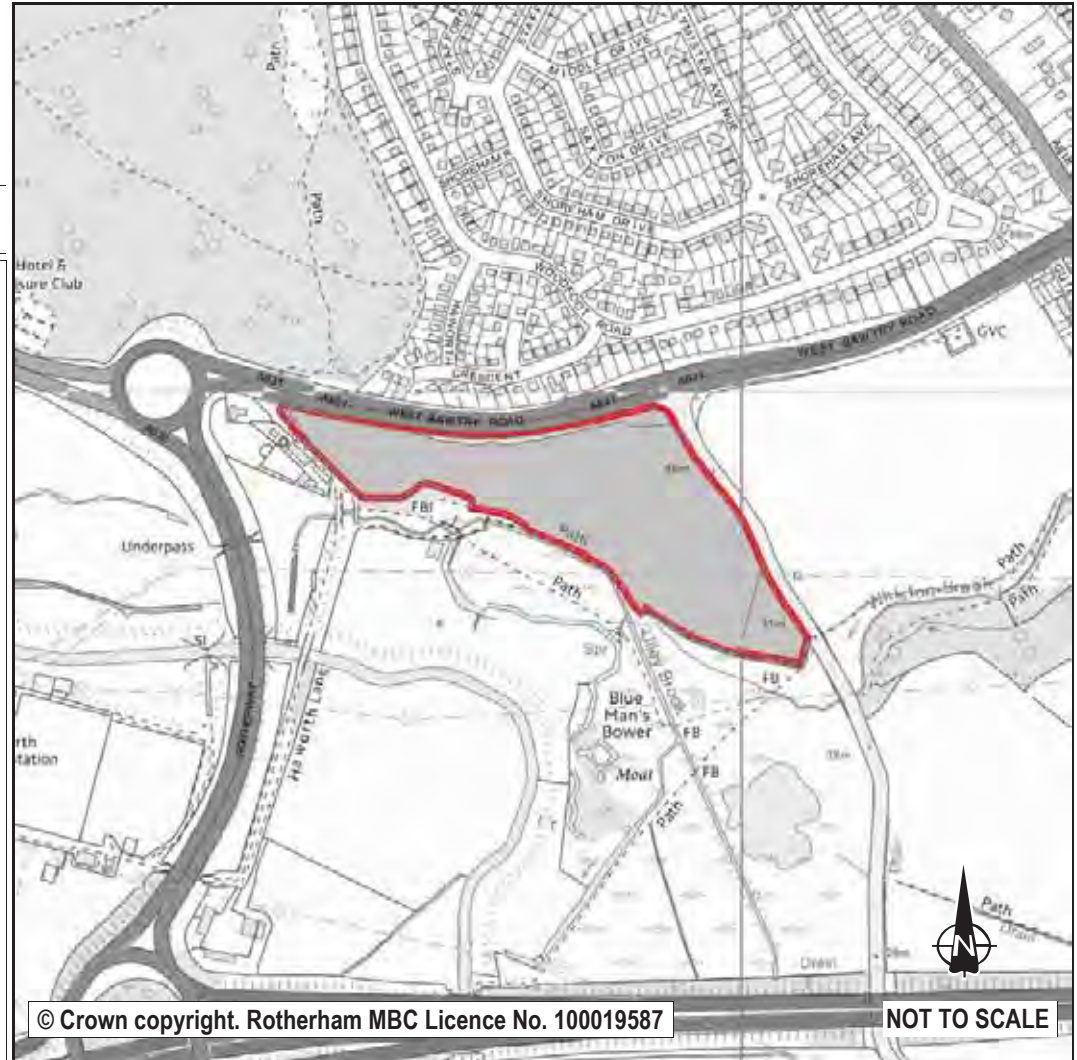
Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score

Sustainability Appraisal Environment Score



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

No apparent means of access(es) to the site unless assimilated with site LDF0192, there are potential capacity issues / delays re A630. The A630 is a high frequency bus route. Local Wildlife Site 79 Thrybergh Tip bounds the site on its north, south and western boundaries, ancient woodland and Natural England Deciduous Woodland are also found in this wider Local Wildlife site. There are also concerns that development in this locality will significantly impact upon the Listed Buildings at Thrybergh Church of St. Leonard (Listed Building Grade 2*) and the trees covered by Tree Preservation Order. Retain as Green Belt.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

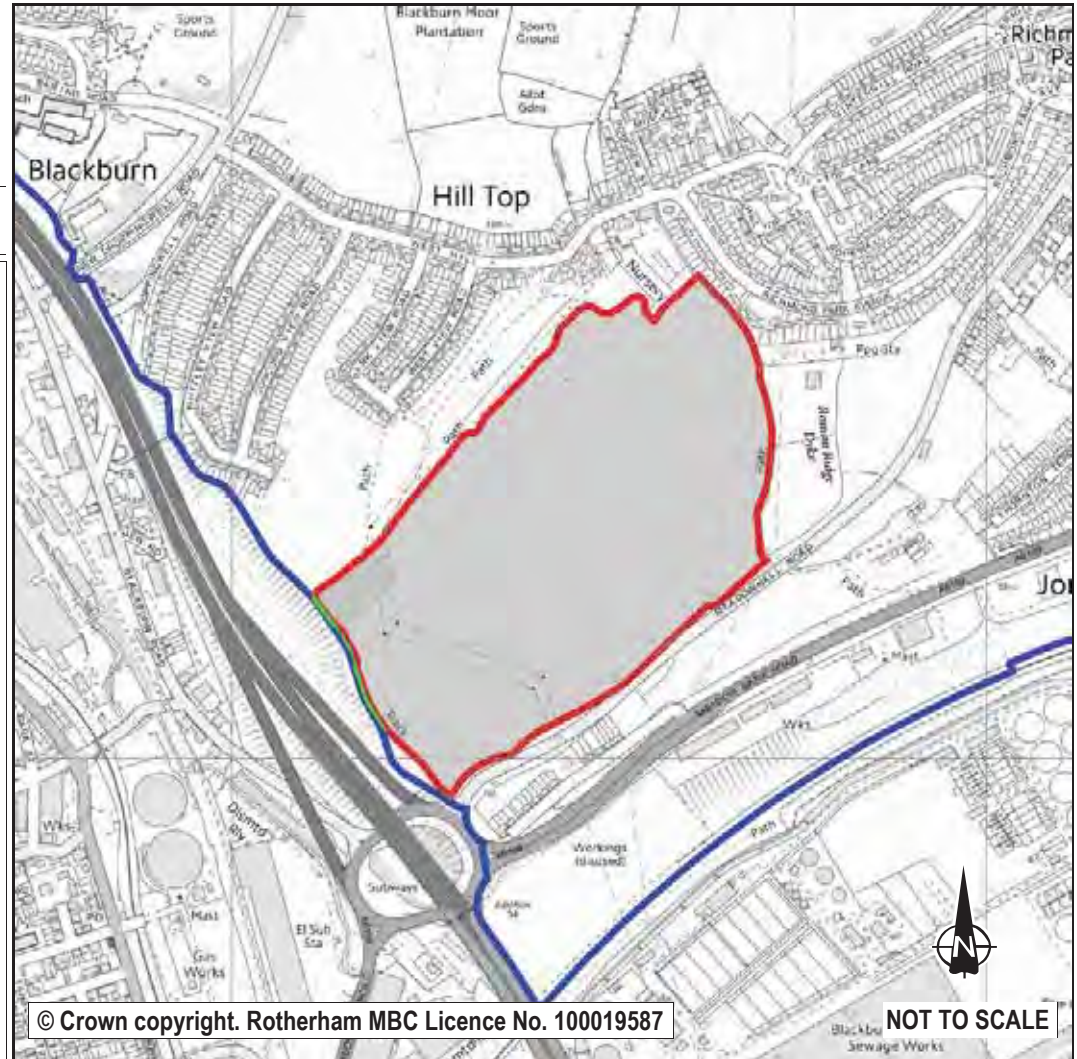
Dwellings: Employment Land:

Development Site? Site Allocation:

This is a former waste disposal site restored for green / recreational after-uses. There may be significant problems with ground stability for development purposes and the leachate of gases and other chemicals from the site. Retain its Green Belt allocation.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town

Hectares: Net Hectares:

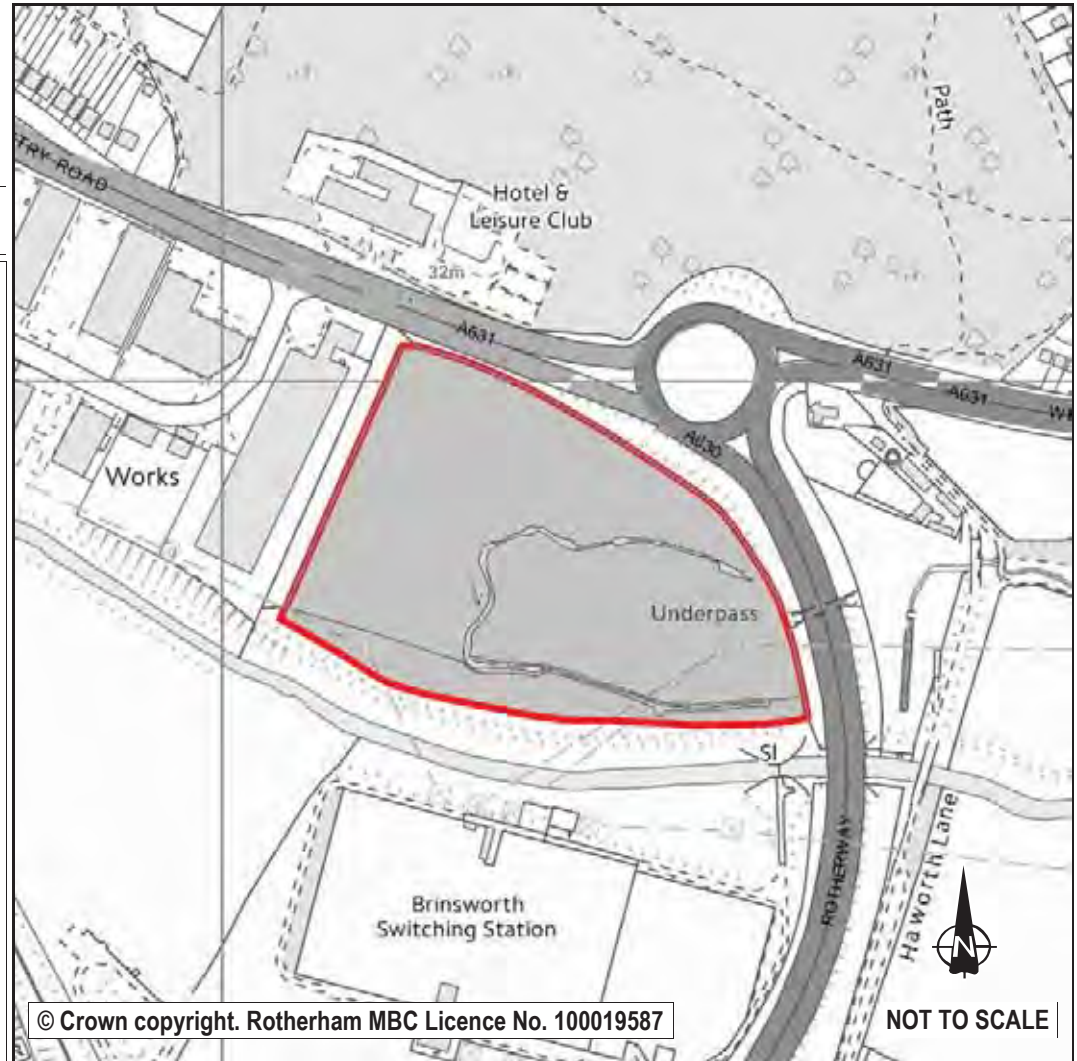
Dwellings: Employment Land

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score Sustainability Appraisal Environment Score

Within Flood Zones 2 and 3 and within a Flood Storage Area. Issues re: any new access to Rotherway or West Bawtry Road and capacity at Rotherway Roundabout. Transportation Team rate the site red. Given these significant constraints it is proposed to retain the site's Green Belt allocation.



Rotherham Local Plan : Site Plan

| | | | |
|-------------------|---|------------------|------------------------------|
| Ref: | LDF0822 | | |
| Name: | LAND OFF MUNSBROUGH LANE | | |
| Address: | FORMER CRICKET GROUND OFF MUNSBROUGH LANE | | |
| Town: | GREASBROUGH | | |
| Hectares: | 1.79 | Net Hectares: | 1.43 |
| Dwellings: | 57 | Employment Land: | 0.00 |
| Development Site? | <input checked="" type="checkbox"/> | Site Allocation: | Residential Development Site |

This site is currently allocated as part urban greenspace/part residential. It is proposed that this site be allocated as a residential development site in recognition of its positive attributes such as its relationship to the existing built settlement, part of the site being previously developed and it meeting the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy). No significant constraints to development have been identified. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.

| | | | |
|---|---------------------|--|-------|
| Stage 1 Exclusion or taken to Sustainability Appraisal stage? | Taken to next stage | | |
| Sustainability Appraisal Socio-Economic Score | Amber | Sustainability Appraisal Environment Score | Amber |



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

This site lies within Rotherham town centre and includes properties which have been vacant for a number of years following fire damage. The sites are detrimental to the quality of the town centre environment and redevelopment would improve the street scene and contribute towards the vitality and viability of the town centre. It is therefore proposed to identify the site as a retail development site. Surface water flooding assessment reveals some concerns regarding surface water flooding, which will require consideration as part of any future redevelopment.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

This site is within the current Rotherham town centre boundary, and within the proposed new town centre boundary. The markets complex provides a mix of indoor and outdoor markets plus a number of individual units. The markets are an important asset in Rotherham town centre however the outdoor market is under-utilised and there is potential for these stalls to be relocated should a redevelopment opportunity come forward. The Council is currently investigating a number of potential options for the markets complex. Redevelopment of the outdoor area to include new retail units has the potential to enhance the vitality of the markets complex. The site is therefore proposed to be identified as a retail development site.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



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NOT TO SCALE

Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Part of this site is currently allocated as Green Belt. It is proposed that this site be allocated as a residential development site in recognition of its positive attributes such as its relationship to the existing built settlement and it meeting the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy). Whilst it is acknowledged that there are identified constraints including a red score for surface water flooding, and an identified high risk through the centre of the centre; this issue can be overcome through careful consideration of appropriate drainage attenuation measures. Also part of the site falls within a Local Wildlife Site (LWS79 Thrybergh Tip), it is anticipated that this constraint will be suitably mitigated within any future resolutions to grant planning permission. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation: No - re-allocate to a greenspace allocation

At the examination in public of the Core Strategy the inspector was satisfied that the detailed evidence supporting the future development of Bassingthorpe Farm was sufficient that the site could be formalised as a strategic allocation.

Bassingthorpe Farm Strategic Allocation will provide around 2,400 new homes with 1,700 homes being delivered in this Plan period (up to 2028). The development will also provide around 11 hectares of land for employment together with associated infrastructure requirements including a school, local shops, and other community facilities. Land will be identified for sport, recreation play facilities and other greenspace activities. The Bassingthorpe Farm Strategic Allocation is shown as an “inset” boundary on the Policies Map that accompanies the Sites and Policies document. A masterplan for the development will be finalised before pursuing an outline planning application for the site.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

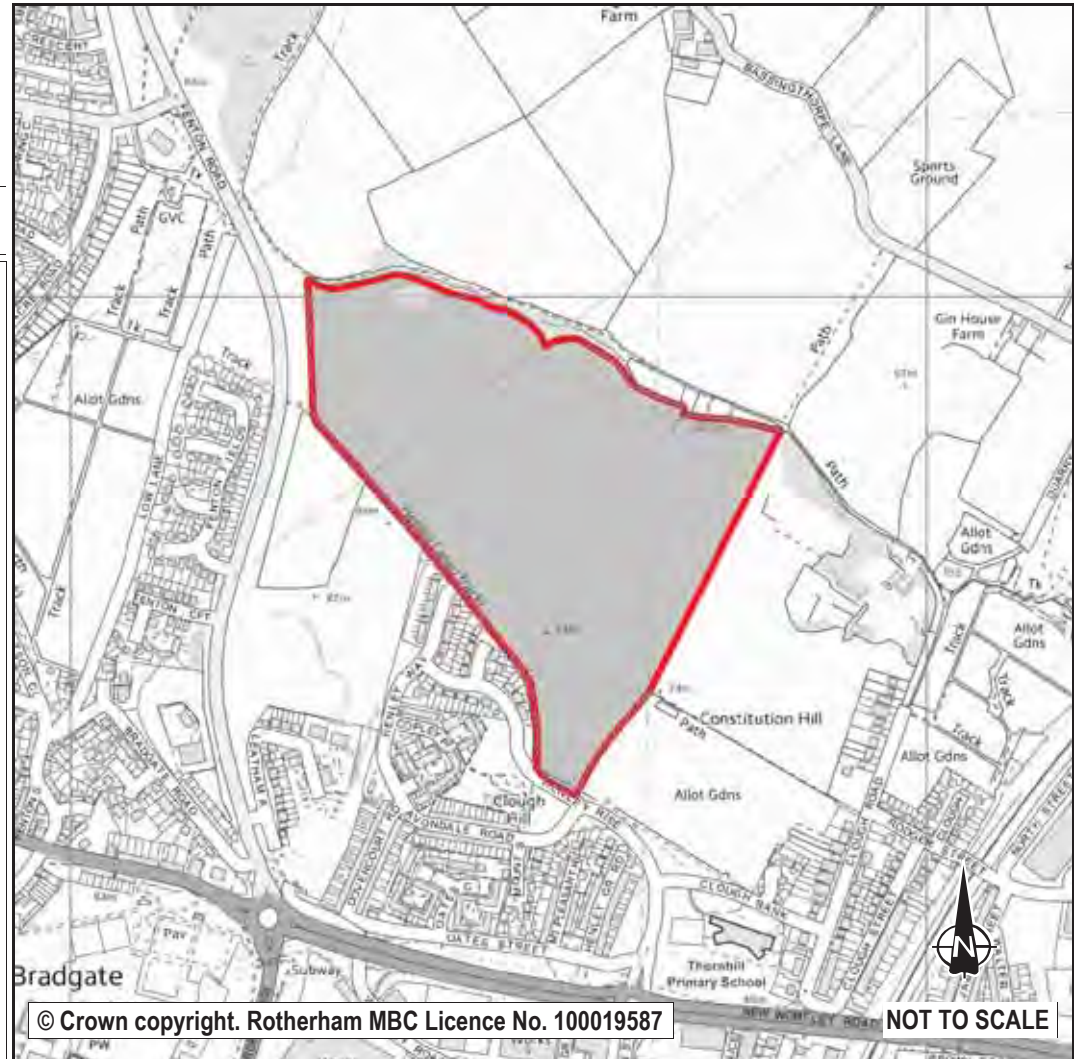
Development Site? Site Allocation:

At the examination in public of the Core Strategy the inspector was satisfied that the detailed evidence supporting the future development of Bassingthorpe Farm was sufficient that the site could be formalised as a strategic allocation.

Bassingthorpe Farm Strategic Allocation will provide around 2,400 new homes with 1,700 homes being delivered in this Plan period (up to 2028). The development will also provide around 11 hectares of land for employment together with associated infrastructure requirements including a school, local shops, and other community facilities. Land will be identified for sport, recreation play facilities and other greenspace activities. The Bassingthorpe Farm Strategic Allocation is shown as an “inset” boundary on the Policies Map that accompanies the Sites and Policies document. A masterplan for the development will be finalised before pursuing an outline planning application for the site.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

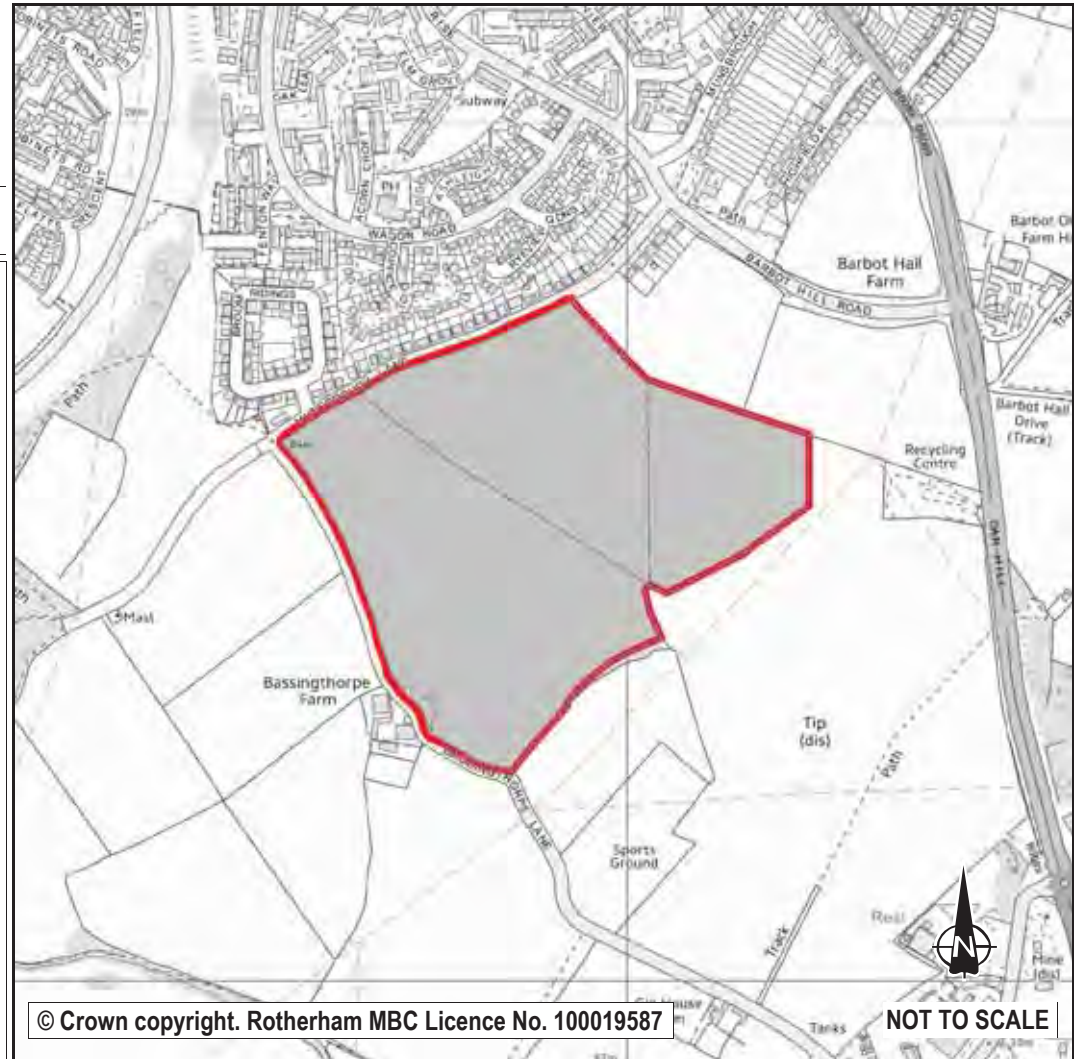
Development Site? Site Allocation:

At the examination in public of the Core Strategy the inspector was satisfied that the detailed evidence supporting the future development of Bassingthorpe Farm was sufficient that the site could be formalised as a strategic allocation.

Bassingthorpe Farm Strategic Allocation will provide around 2,400 new homes with 1,700 homes being delivered in this Plan period (up to 2028). The development will also provide around 11 hectares of land for employment together with associated infrastructure requirements including a school, local shops, and other community facilities. Land will be identified for sport, recreation play facilities and other greenspace activities. The Bassingthorpe Farm Strategic Allocation is shown as an “inset” boundary on the Policies Map that accompanies the Sites and Policies document. A masterplan for the development will be finalised before pursuing an outline planning application for the site.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



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NOT TO SCALE

Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:

At the examination in public of the Core Strategy the inspector was satisfied that the detailed evidence supporting the future development of Bassingthorpe Farm was sufficient that the site could be formalised as a strategic allocation.

Bassingthorpe Farm Strategic Allocation will provide around 2,400 new homes with 1,700 homes being delivered in this Plan period (up to 2028). The development will also provide around 11 hectares of land for employment together with associated infrastructure requirements including a school, local shops, and other community facilities. Land will be identified for sport, recreation play facilities and other greenspace activities. The Bassingthorpe Farm Strategic Allocation is shown as an “inset” boundary on the Policies Map that accompanies the Sites and Policies document. A masterplan for the development will be finalised before pursuing an outline planning application for the site.



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

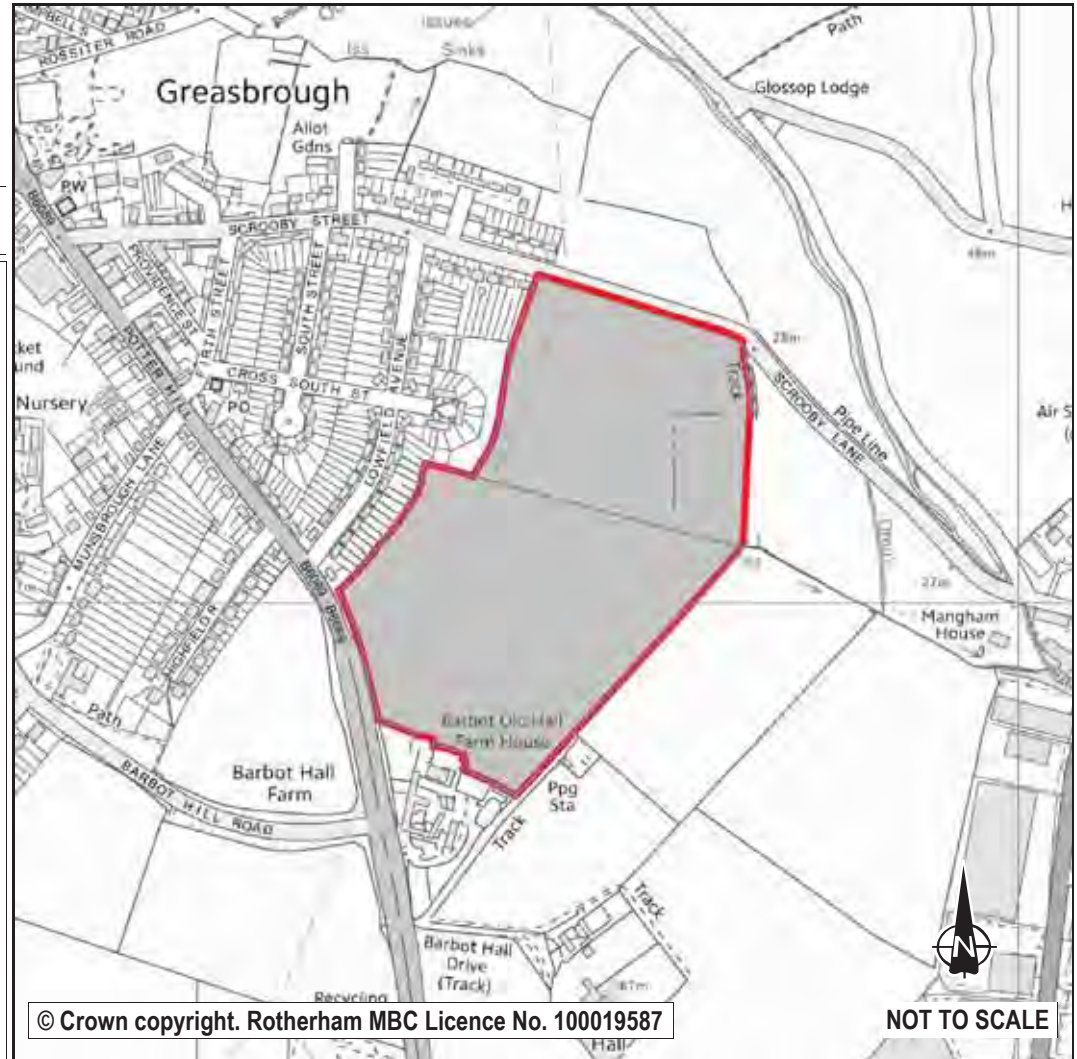
Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:

At the examination in public of the Core Strategy the inspector was satisfied that the detailed evidence supporting the future development of Bassingthorpe Farm was sufficient that the site could be formalised as a strategic allocation.

Bassingthorpe Farm Strategic Allocation will provide around 2,400 new homes with 1,700 homes being delivered in this Plan period (up to 2028). The development will also provide around 11 hectares of land for employment together with associated infrastructure requirements including a school, local shops, and other community facilities. Land will be identified for sport, recreation play facilities and other greenspace activities. The Bassingthorpe Farm Strategic Allocation is shown as an “inset” boundary on the Policies Map that accompanies the Sites and Policies document. A masterplan for the development will be finalised before pursuing an outline planning application for the site.



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

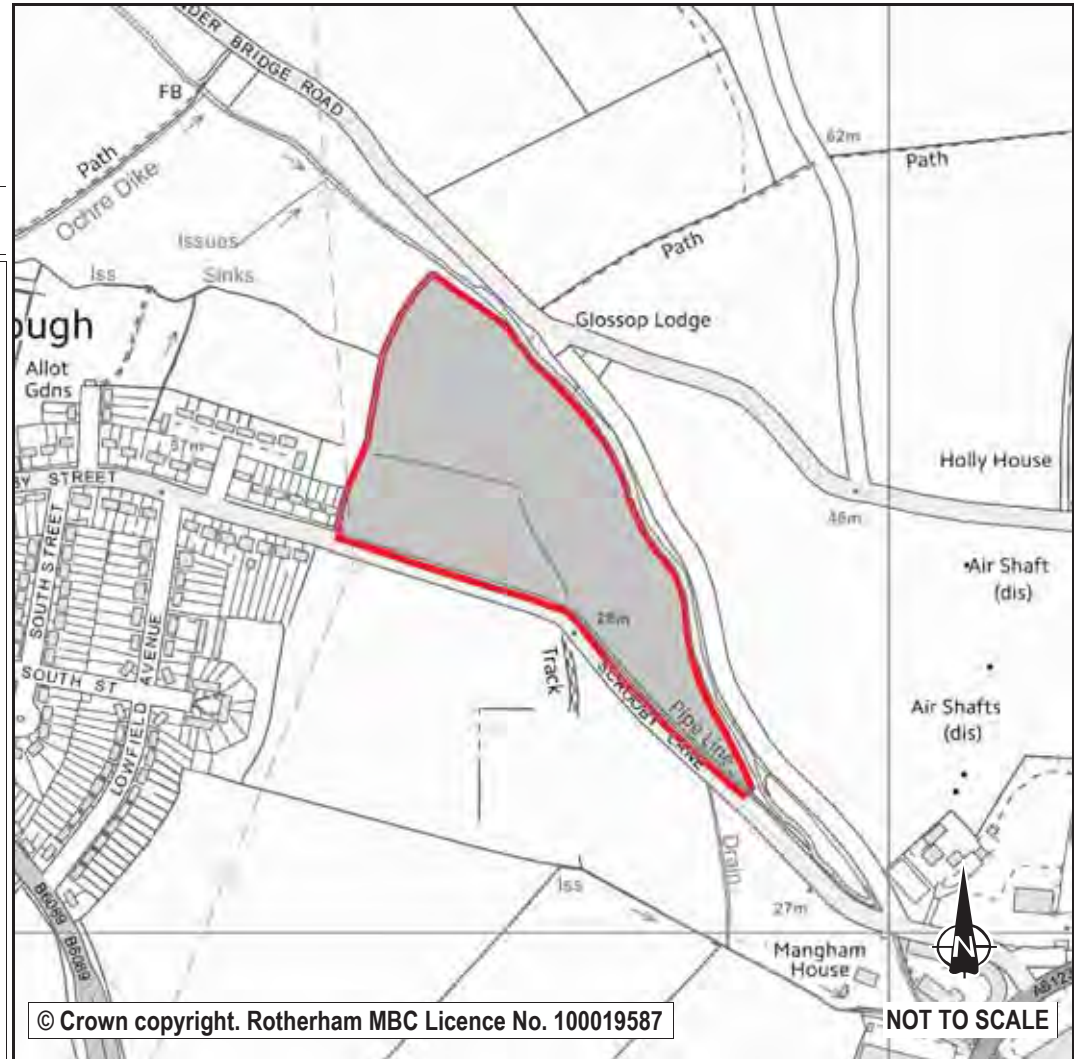
Development Site? Site Allocation:

At the examination in public of the Core Strategy the inspector was satisfied that the detailed evidence supporting the future development of Bassingthorpe Farm was sufficient that the site could be formalised as a strategic allocation.

Bassingthorpe Farm Strategic Allocation will provide around 2,400 new homes with 1,700 homes being delivered in this Plan period (up to 2028). The development will also provide around 11 hectares of land for employment together with associated infrastructure requirements including a school, local shops, and other community facilities. Land will be identified for sport, recreation play facilities and other greenspace activities. The Bassingthorpe Farm Strategic Allocation is shown as an “inset” boundary on the Policies Map that accompanies the Sites and Policies document. A masterplan for the development will be finalised before pursuing an outline planning application for the site. Assessment reveals surface water flooding issues on site, assessment score red.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:

This site is allocated as an employment development site (for business use) as part of the Bassingthorpe Farm Strategic Allocation. At the examination in public of the Core Strategy the inspector was satisfied that the detailed evidence supporting the future development of Bassingthorpe Farm was sufficient that the site could be formalised as a strategic allocation.

Bassingthorpe Farm Strategic Allocation will provide around 2,400 new homes with 1,700 homes being delivered in this Plan period (up to 2028). The development will also provide around 11 hectares of land for employment together with associated infrastructure requirements including a school, local shops, and other community facilities. Land will be identified for sport, recreation play facilities and other greenspace activities. The Bassingthorpe Farm Strategic Allocation is shown as an “inset” boundary on the Policies Map that accompanies the Sites and Policies document. A masterplan for the development will be finalised before pursuing an outline planning application for the site.



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

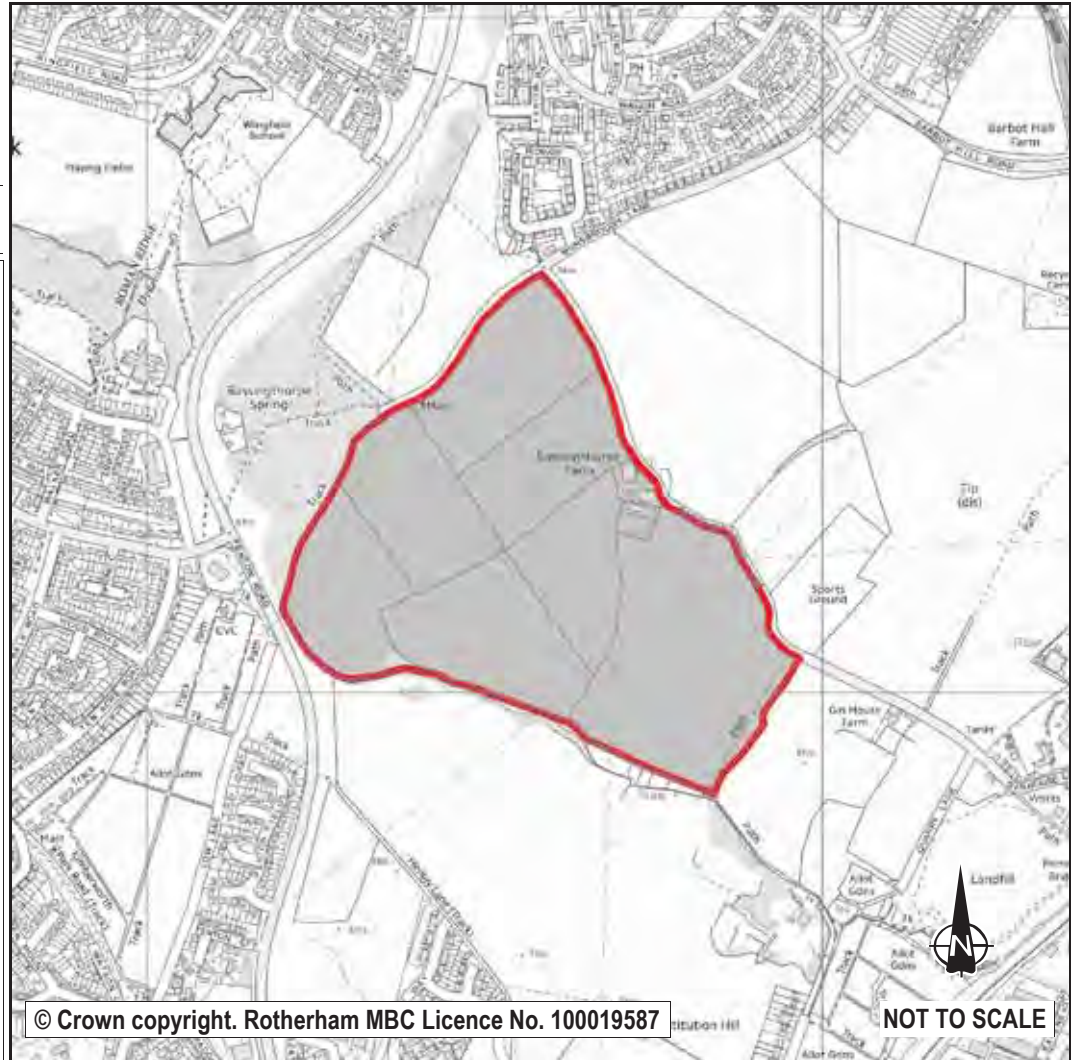
Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:

At the examination in public of the Core Strategy the inspector was satisfied that the detailed evidence supporting the future development of Bassingthorpe Farm was sufficient that the site could be formalised as a strategic allocation.

Bassingthorpe Farm Strategic Allocation will provide around 2,400 new homes with 1,700 homes being delivered in this Plan period (up to 2028). The development will also provide around 11 hectares of land for employment together with associated infrastructure requirements including a school, local shops, and other community facilities. Land will be identified for sport, recreation play facilities and other greenspace activities. The Bassingthorpe Farm Strategic Allocation is shown as an “inset” boundary on the Policies Map that accompanies the Sites and Policies document. A masterplan for the development will be finalised before pursuing an outline planning application for the site.



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

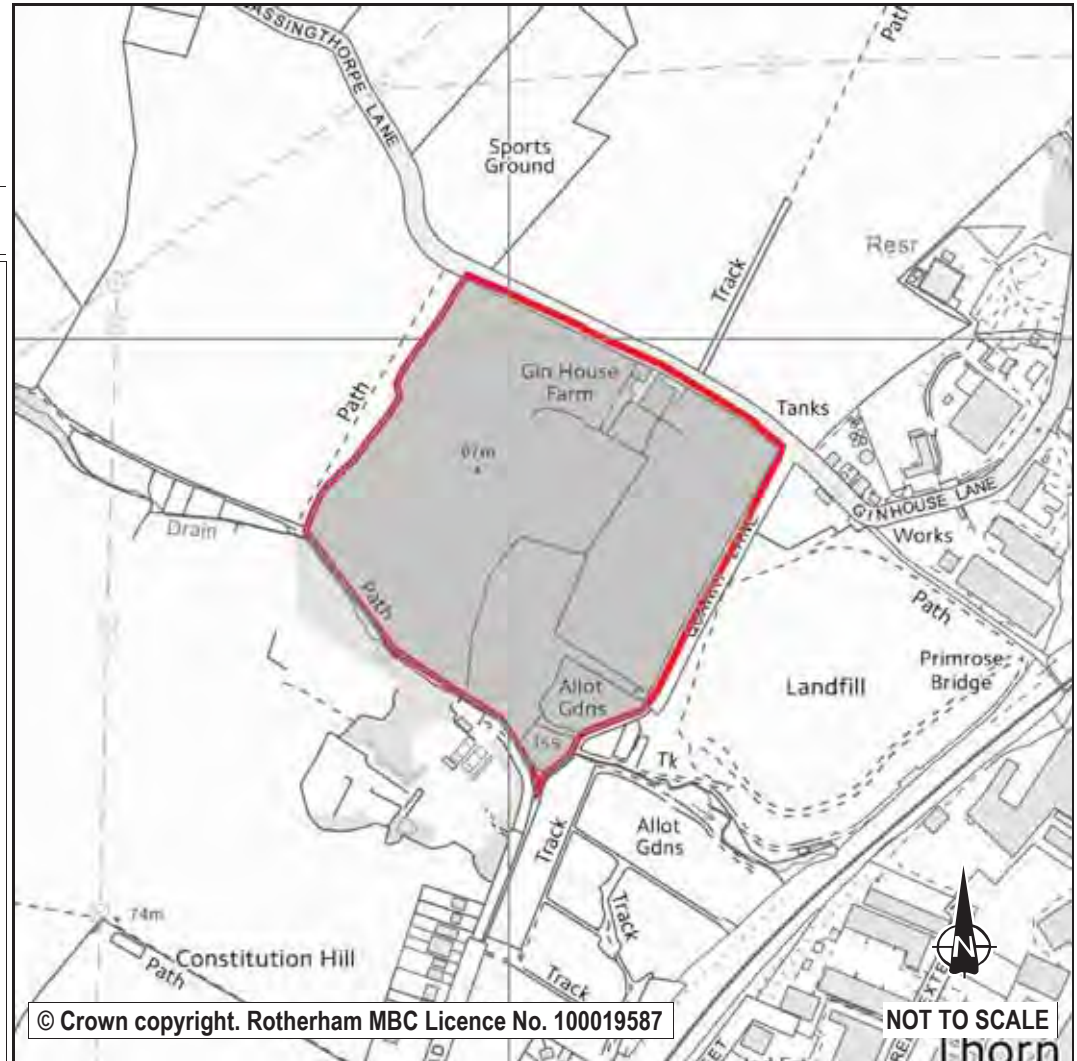
Development Site? Site Allocation:

At the examination in public of the Core Strategy the inspector was satisfied that the detailed evidence supporting the future development of Bassingthorpe Farm was sufficient that the site could be formalised as a strategic allocation.

Bassingthorpe Farm Strategic Allocation will provide around 2,400 new homes with 1,700 homes being delivered in this Plan period (up to 2028). The development will also provide around 11 hectares of land for employment together with associated infrastructure requirements including a school, local shops, and other community facilities. Land will be identified for sport, recreation play facilities and other greenspace activities including Green Infrastructure. The Bassingthorpe Farm Strategic Allocation is shown as an “inset” boundary on the Policies Map that accompanies the Sites and Policies document. A masterplan for the development will be finalised before pursuing an outline planning application for the site.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

| | | | |
|-------------------|---|------------------|------------------------------|
| Ref: | LDF0767 | | |
| Name: | BASSINGTHORPE FARM LAND, NORTH OF HENLEY RISE AND CLOUGH BANK | | |
| Address: | NORTH OF HENLEY RISE AND CLOUGH BANK, BASSINGTHORPE | | |
| Town: | ROTHERHAM | | |
| Hectares: | 10.63 | Net Hectares: | 1.00 |
| Dwellings: | 30 | Employment Land: | 0.00 |
| Development Site? | <input checked="" type="checkbox"/> | Site Allocation: | Residential Development Site |

At the examination in public of the Core Strategy the inspector was satisfied that the detailed evidence supporting the future development of Bassingthorpe Farm was sufficient that the site could be formalised as a strategic allocation.

Bassingthorpe Farm Strategic Allocation will provide around 2,400 new homes with 1,700 homes being delivered in this Plan period (up to 2028). The development will also provide around 11 hectares of land for employment together with associated infrastructure requirements including a school, local shops, and other community facilities. Land will be identified for sport, recreation play facilities and other greenspace activities. The Bassingthorpe Farm Strategic Allocation is shown as an “inset” boundary on the Policies Map that accompanies the Sites and Policies document. A masterplan for the development will be finalised before pursuing an outline planning application for the site. The topography of this site and its proximity to a hazardous installation are all significant constraints to any future development. LWS 116 Clough Streamside adjacent to northern boundary of this site. Allotment gardens on southern part of site; an interesting landscape with mature trees and hedgerows. PROW No.12 to north of site boundary. Natural England have provided detailed advice regarding the potential impact development of this site would have on the nearby SSSI Site of Special Scientific Interest at Bradgate Brickworks (Geological) and have requested to be consulted on any future planning application.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Taken to next stage

Sustainability Appraisal Socio-Economic Score

Amber

Sustainability Appraisal Environment Score

Red



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

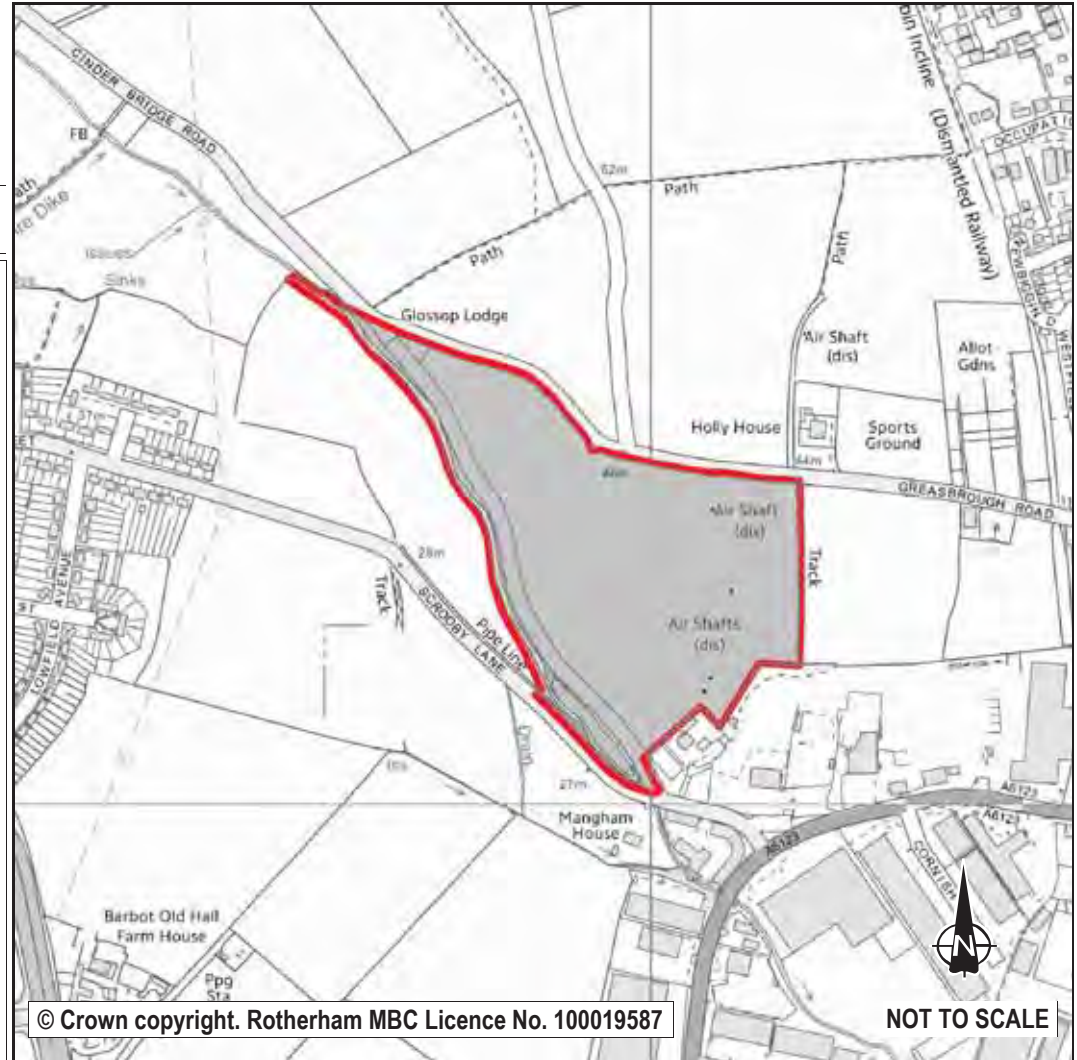
Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:

At the examination in public of the Core Strategy the inspector was satisfied that the detailed evidence supporting the future development of Bassingthorpe Farm was sufficient that the site could be formalised as a strategic allocation. This site is not proposed for development but is part of the wider strategic allocation and will contribute to the Green Infrastructure requirements on site.

Bassingthorpe Farm Strategic Allocation will provide around 2,400 new homes with 1,700 homes being delivered in this Plan period (up to 2028). The development will also provide around 11 hectares of land for employment together with associated infrastructure requirements including a school, local shops, and other community facilities. Land will be identified for sport, recreation play facilities and other greenspace activities. The Bassingthorpe Farm Strategic Allocation is shown as an “inset” boundary on the Policies Map that accompanies the Sites and Policies document. A masterplan for the development will be finalised before pursuing an outline planning application for the site.



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:

This site is allocated as an employment development site (for business and industrial use) as part of the Bassingthorpe Farm Strategic Allocation. At the examination in public of the Core Strategy the inspector was satisfied that the detailed evidence supporting the future development of Bassingthorpe Farm was sufficient that the site could be formalised as a strategic allocation.

Bassingthorpe Farm Strategic Allocation will provide around 2,400 new homes with 1,700 homes being delivered in this Plan period (up to 2028). The development will also provide around 11 hectares of land for employment together with associated infrastructure requirements including a school, local shops, and other community facilities. Land will be identified for sport, recreation play facilities and other greenspace activities. The Bassingthorpe Farm Strategic Allocation is shown as an “inset” boundary on the Policies Map that accompanies the Sites and Policies document. A masterplan for the development will be finalised before pursuing an outline planning application for the site.

Bassingthorpe Farm Strategic Allocation will provide around 2,400 new homes with 1,700 homes being delivered in this Plan period (up to 2028). The development will also provide around 11 hectares of land for employment together with associated infrastructure requirements including a school, local shops, and other community facilities. Land will be identified for sport, recreation play facilities and other greenspace activities. The Bassingthorpe Farm Strategic Allocation is shown as an “inset” boundary on the Policies Map that accompanies the Sites and Policies document. A masterplan for the development will be finalised before pursuing an outline planning application for



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NOT TO SCALE

Dinnington, Anston and
Laughton Common
(including Dinnington
East Broad Location for
Growth)

Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

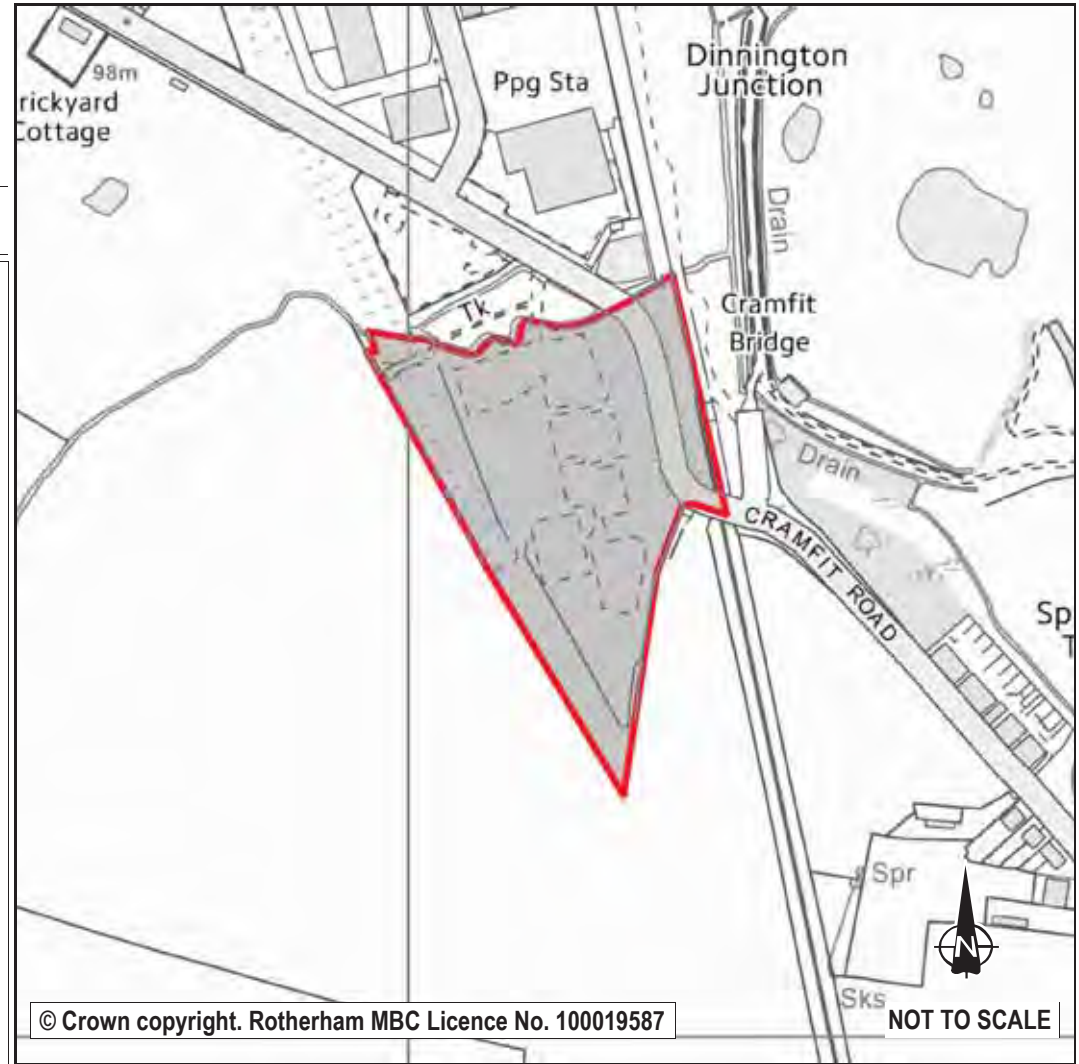
Dwellings: Employment Land:

Development Site? Site Allocation:

This site is identified as a travellers site in the Unitary Development Plan and has previously been used for open storage, however planning permission has now been granted for use by travelling show people. It is therefore considered appropriate to identify the site for travelling show people.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

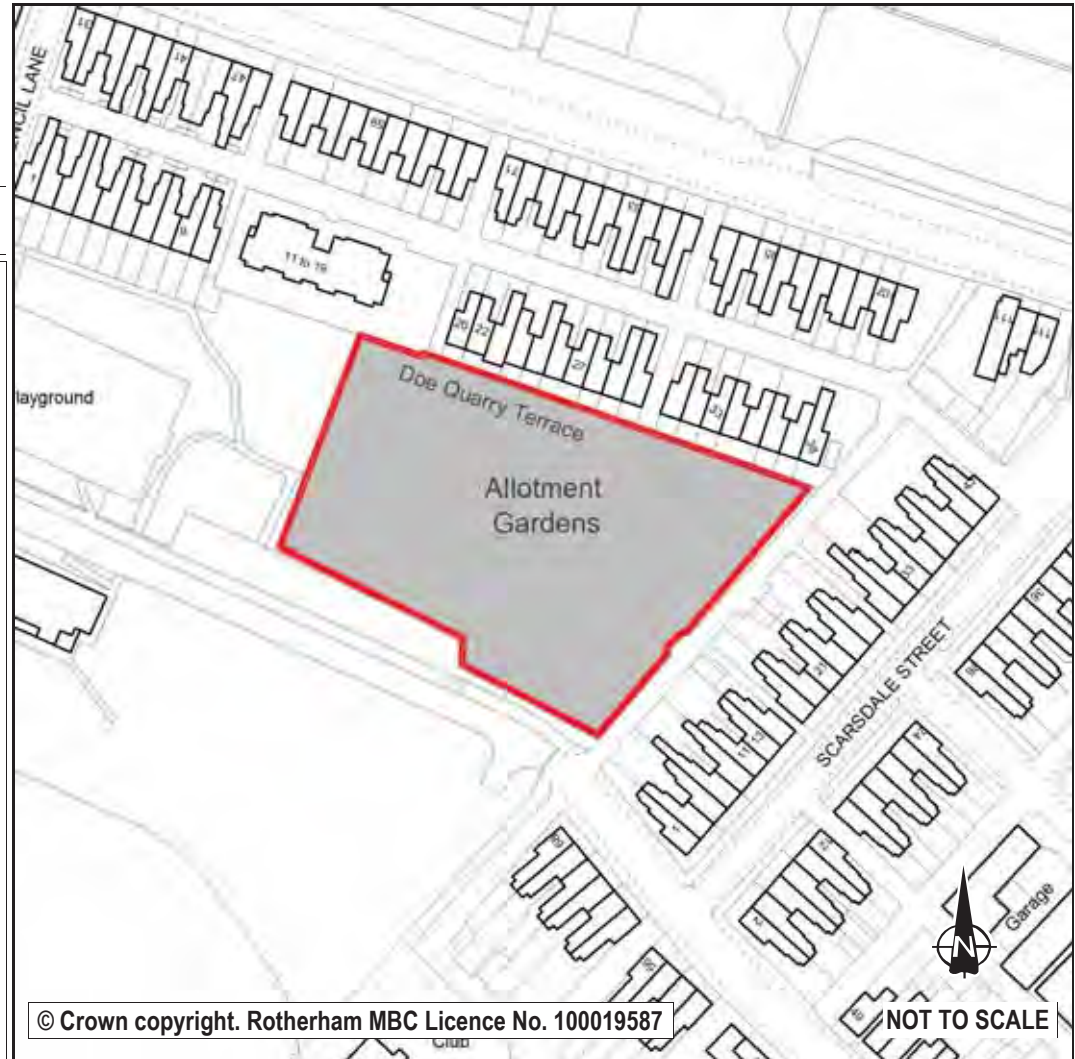
Dwellings: Employment Land:

Development Site? Site Allocation:

This site is currently allocated as Urban Greenspace, however it is proposed that it be allocated as a residential development site in recognition of its positive attributes in meeting the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy). Whilst it is acknowledged that the loss of these under-used allotments is a matter of concern and the allotment holders will need to be re-located; it is however anticipated that the benefits of development of this site will remove land that is an eye sore to the surrounding neighbourhood, is visually unattractive and, a potential location for anti-social behaviour. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



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NOT TO SCALE

Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

This site is currently allocated as Green Belt. It is proposed that this site be allocated as a residential development site in recognition of its positive attributes such as its relationship to the existing built settlement and it meeting the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy). Whilst it is acknowledged that there are identified constraints including access and its proximity to a Grade 2 Listed Building, the southern part of the site being within the North Anston Conservation Area, and there are a number of trees that are covered by a tree preservation order; it is anticipated that any concerns arising from future development on this site will be suitably mitigated within any future resolutions to grant planning permission. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

This site is allocated for business use in the Unitary Development Plan, but is currently vacant. Should redevelopment take place there are a number of constraints to be considered. There is potential for contamination as the site has most recently been used as a bus depot and associated workshops and office building. The operational petrol filling station has been included within the site and if this were to be re-developed there may also be contamination issues associated with the redevelopment of this part of the site. Concerns have been raised regarding the potential for surface water flooding on the site - rated red - and this will restrict the developable area to the north of the site adjacent to the rail line. However with careful design the southern part of the site should be capable of development. There is an existing access to the main road but any additional accesses to A57 should be avoided. The site is also adjacent to Anston Stones Wood Local Wildlife Site and Site of Special Scientific Interest. Whilst the site continues to be suitable for B1 employment uses the site is also adjacent to existing residential uses and it is proposed to allocate the site for residential development.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:

This site is currently allocated as Green Belt and in agricultural use. There is currently a strong Green Belt boundary - Pennypiece Lane. Release of this Green Belt land for future development would detrimentally impact on the settlement form and on open countryside.

There are significant concerns regarding access. Cramfit Bridge is signalled to prevent two way traffic at any one time, Main Street, North Anston is very narrow and passes through the Conservation Area, Mill Lane passess under a narrow railway bridge therefore accessibility of this site is compromised by the existing highway network that is currently (and likely to remain) very limited. This site is not ideal in terms of adjacent highway network, accessibility by non car modes and impact on the open countryside. Retain as Green Belt.



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:

This site is currently allocated as Green Belt. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment. Natural England previously provided detailed advice regarding the potential impact potential development of this site would have on the nearby Site of Special Scientific Interest (SSSI) at Anston Stones Wood and have requested to be consulted on any future planning application should the site be allocated for development in the future. The site falls within agricultural land classed as Grade 2.

It is proposed that this site be retained as Green Belt.



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town

Hectares: Net Hectares:

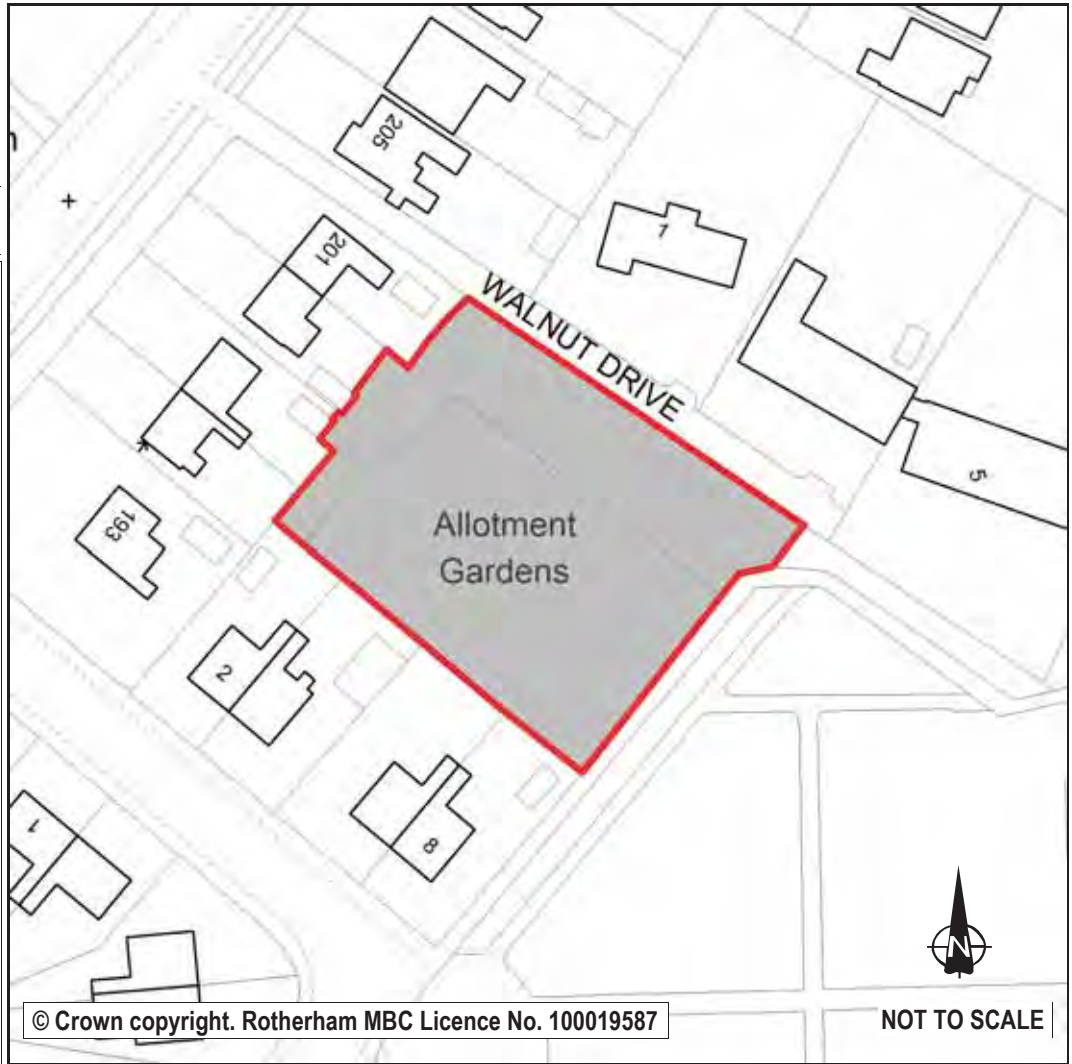
Dwellings: Employment Land

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score Sustainability Appraisal Environment Score

This site is currently allocated for residential use and is undeveloped scrub land. The major constraint to development is access as the site is currently only accessible from a single track - unadopted road. The capacity of this road to take an increased volume of traffic resulting from any residential development on the site would need to be carefully considered and it is likely that additional land will be required to enable provision of suitable access for development. The site is too small to consider re-allocating to other uses, therefore it is proposed that the site remain allocated for residential use.



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

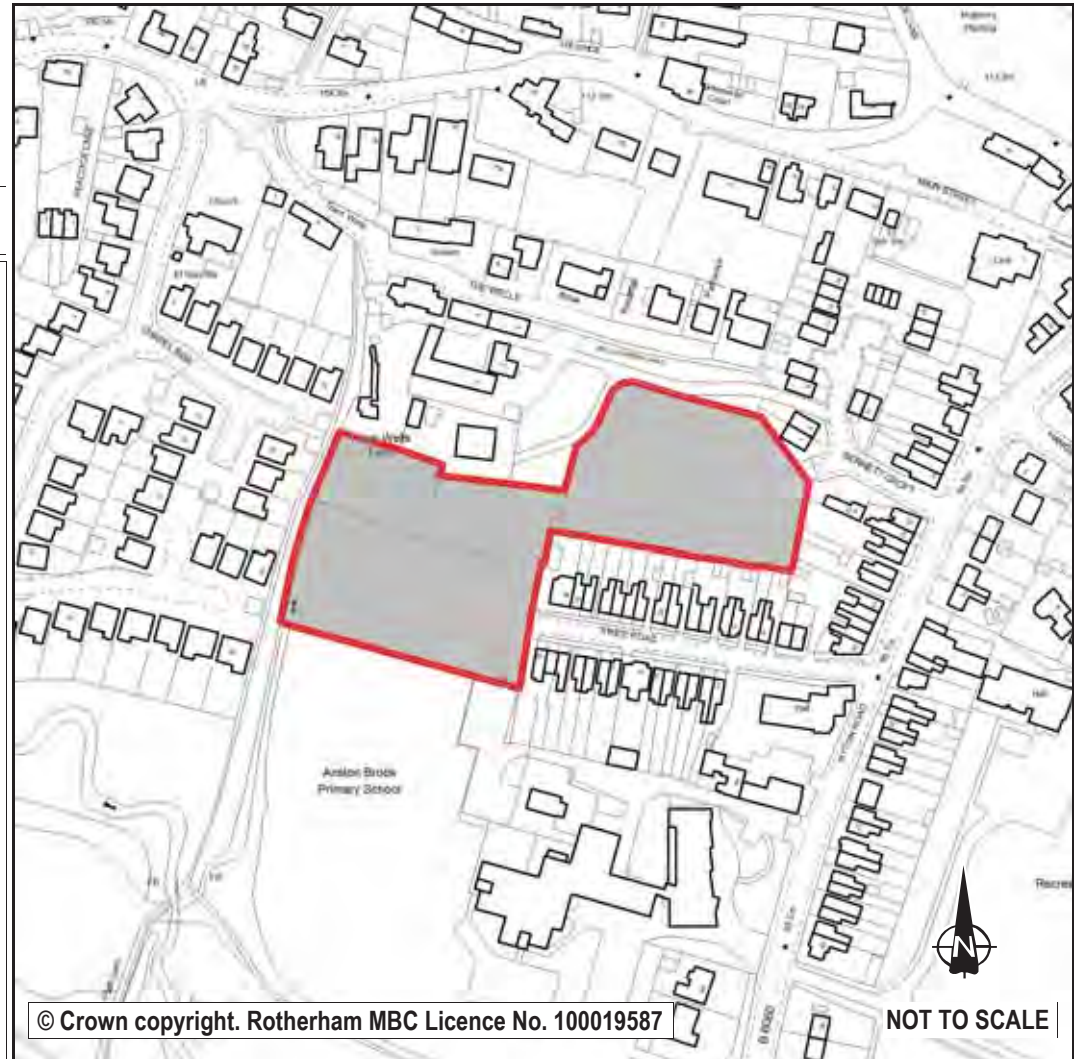
Dwellings: Employment Land:

Development Site? Site Allocation:

This site is allocated as urban greenspace and is in use partly as a pony paddock and partly as scrubland. There are known archaeological interests on the site which would require further detailed investigation prior to the re-allocation of the site to a development site. The most north western corner of the site falls within the Anston conservation area. The site accommodates a number of mature trees. Proposed to retain as Green Space

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:

The site is on the edge of the green belt and provides a very attractive open area for the residents on Ryton Road and the surrounding area. The site is used by residents for informal recreation. The site provides attractive views out towards the Site of Special Scientific Interest SSSI at Anston Stone Woods. Development of this site for housing would have a negative impact on the openness and character of the green belt; the site is remote from the heart of the settlement. This site is on the edge of the built up area and given its orientation would seem isolated from existing dwellings. Three of the sites sides would be adjacent to the green belt.

Anston Parish Council previously indicated that they would not want to see this land developed. Part of site in other ownership but Parish Council currently control the access to the land. Retain as Green Belt.



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:

This site is currently allocated as Green Belt. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment. Natural England previously provided detailed advice regarding the potential impact potential development of this site would have on the nearby Site of Special Scientific Interest (SSSI) at Anston Stones Wood and have requested to be consulted on any future planning application should the site be allocated for development in the future. The site falls within agricultural land classed as Grade 2.

It is proposed that this site be retained as Green Belt.



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NOT TO SCALE

Rotherham Local Plan : Site Plan

Ref: LDF0216

Name: LARGE AREA OF LAND BETWEEN SWINSTON HILL ROAD AND WOODSETTS ROAD

Address: SWINSTON HILL ROAD

Town: DINNINGTON

Hectares: 47.23 Net Hectares: 33.06

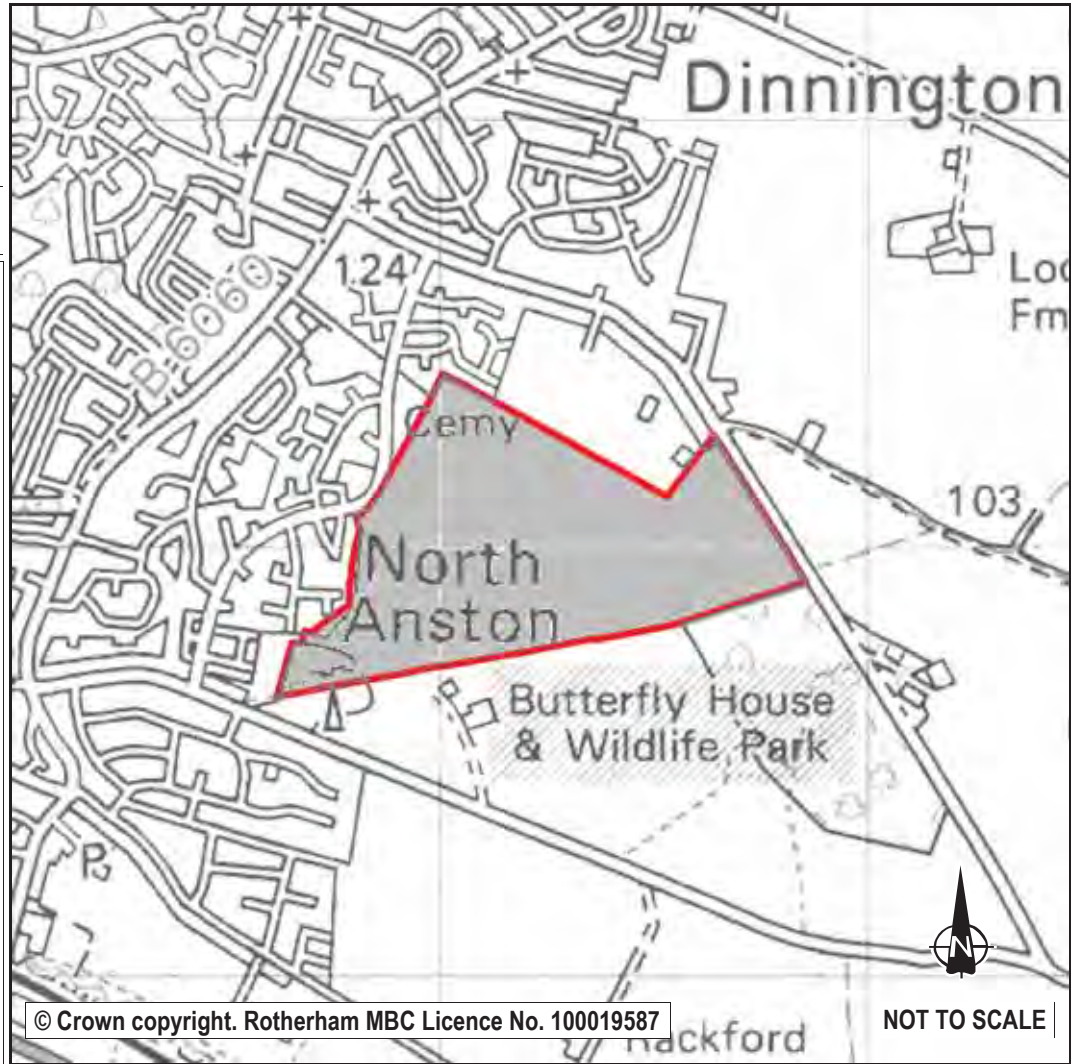
Dwellings: 992 Employment Land: 0.00

Development Site? Site Allocation: No - retain current Green Belt allocation

Concern that there has been significant objection to the release of this site and there is a more suitable site to the north east of Dinnington. This site is in a predominantly rural setting on land allocated as Green Belt. It is adjacent to an Area of High Landscape Value and to LWS 15 Swinston Hill. Public Bridleway Anston No. 34 runs along the southern boundary of this site. The land is classified as Grade 2 agricultural land. To the south west of the site there is woodland (Windmill Plantation) covered by a Tree Preservation Order. Natural England have designated this woodland as Deciduous Woodland. It is proposed to retain the site as Green Belt.

Stage 1 Exclusion or taken to Sustainability Appraisal stage? Taken to next stage

Sustainability Appraisal Socio-Economic Score: Amber Sustainability Appraisal Environment Score: Red

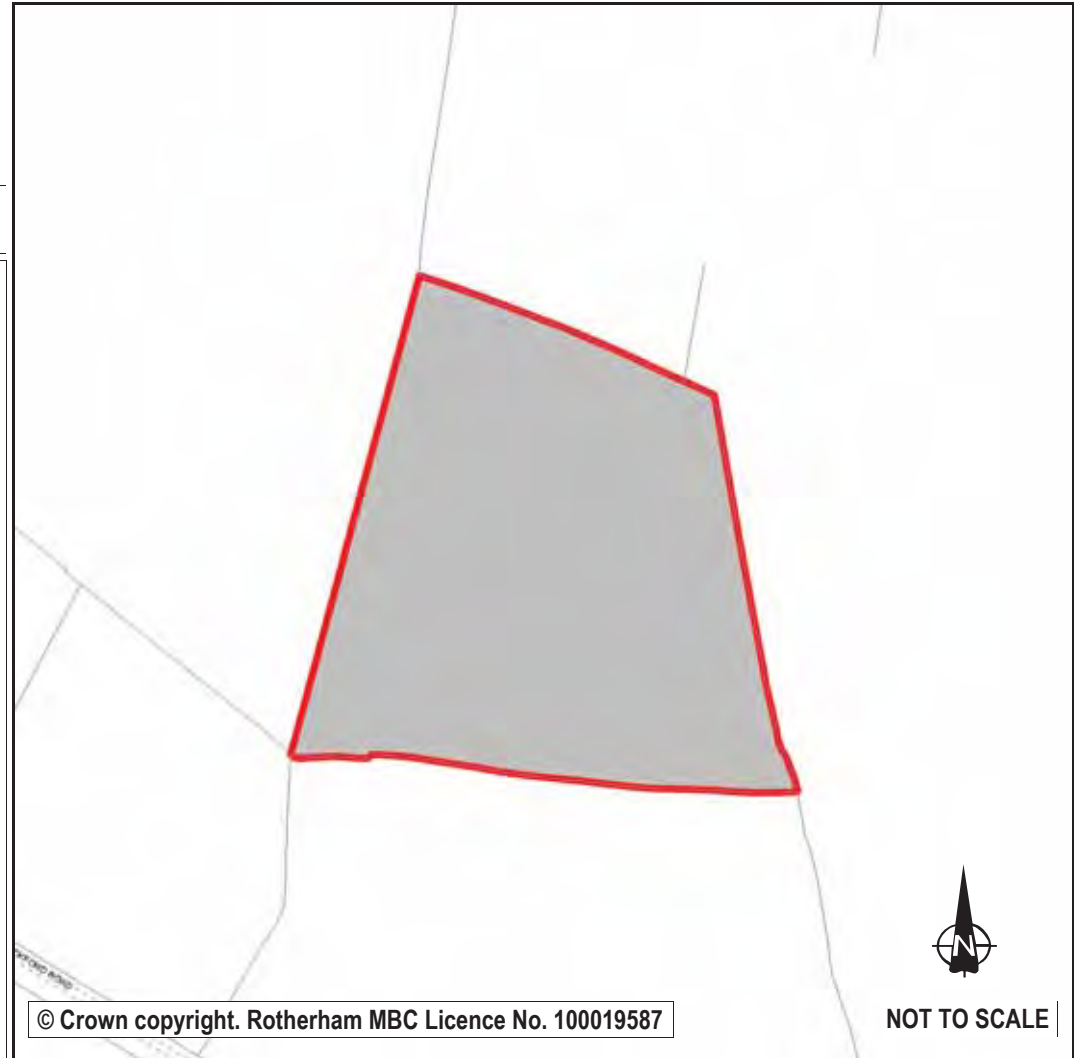


Rotherham Local Plan : Site Plan

| | | | |
|-------------------|--|------------------|------|
| Ref: | LDF0217 | | |
| Name: | SITE ADJACENT LDF211 SOUTH OF WOODSETTS ROAD NORTH OF RACKFORD RD | | |
| Address: | WOODSETTS ROAD | | |
| Town: | NORTH ANSTON | | |
| Hectares: | 2.39 | Net Hectares: | 1.91 |
| Dwellings: | 57 | Employment Land: | 0.00 |
| Development Site? | <input type="checkbox"/> | Site Allocation: | No |

This site is in a predominantly rural setting on land allocated as Green Belt. It is adjacent to the Area of High Landscape Value. Release of this land would be encroachment onto open countryside and would detrimentally impact on the current settlement form and would be an incongruous development into open countryside. Natural England have provided detailed advice regarding the potential impact development of this site would have on the nearby SSSI Site of Special Scientific Interest at Anston Stones Wood. It is therefore proposed that the site remain allocated as Green Belt. The site is within agricultural land classed as Grade 2.

| | | | |
|---|---------------------|--|-------|
| Stage 1 Exclusion or taken to Sustainability Appraisal stage? | Taken to next stage | | |
| Sustainability Appraisal Socio-Economic Score | Amber | Sustainability Appraisal Environment Score | Amber |



Rotherham Local Plan : Site Plan

| | | | |
|-------------------|-------------------------------------|------------------|-------|
| Ref: | LDF0218 | | |
| Name: | LAND TO THE NORTH OF WOODSETTS ROAD | | |
| Address: | WOODSETTS ROAD | | |
| Town: | NORTH ANSTON | | |
| Hectares: | 26.93 | Net Hectares: | 15.84 |
| Dwellings: | 475 | Employment Land: | 0.00 |
| Development Site? | <input type="checkbox"/> | Site Allocation: | No |

This site is in a predominantly rural setting on land allocated as Green Belt. It is adjacent to an Area of High Landscape Value. The site is adjacent to LWS 15 Swinston Hill; there is a Public Bridleway Anston No. 34 to the north of this site. To the south west of the site there is woodland (Windmill Plantation) covered by a Tree Preservation Order. Natural England have designated this woodland as Deciduous Woodland. The Tropical Butterfly House: Local Wildlife Site 204 is included within the site boundary. The site falls within agricultural land classed as Grade 2. Retain as green belt.

| | | | |
|---|---------------------|--|-----|
| Stage 1 Exclusion or taken to Sustainability Appraisal stage? | Taken to next stage | | |
| Sustainability Appraisal Socio-Economic Score | Amber | Sustainability Appraisal Environment Score | Red |



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

This site is currently allocated as Green Belt. It is proposed that this site be allocated as a residential development site in recognition of its positive attributes: its proximity to existing communities and the smaller scale of the site means that the impact of development on the open countryside will be minimised. It is located immediately to the rear of ribbon development on Swinston Hill Road and will assist in meeting the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy).

If the site is allocated for housing development in the Local Plan any planning permission would require an enhanced greenspace/recreation provision as part of the scheme to compensate for the loss of Birkdale Avenue recreation ground. The exact nature and location of this provision within the larger site cannot be determined at this stage. To do so would constrain proper planning of the scheme as a whole, i.e. the siting of the most appropriate vehicular access, footpath networks, natural surveillance of any children's play space etc. The Council expects to work with potential developers to agree a masterplan or planning brief for this site to ensure all these considerations are adequately dealt with prior to grant of planning permission. Development of the site would provide funding for much improved greenspace/recreation provision in this location that would not otherwise be available. There is a risk of surface water flooding on this site - rated amber - identified along the south-western boundary and there is an identified low spot in the middle of the site. There is a high probability of surface water flooding downstream. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town

Hectares: Net Hectares:

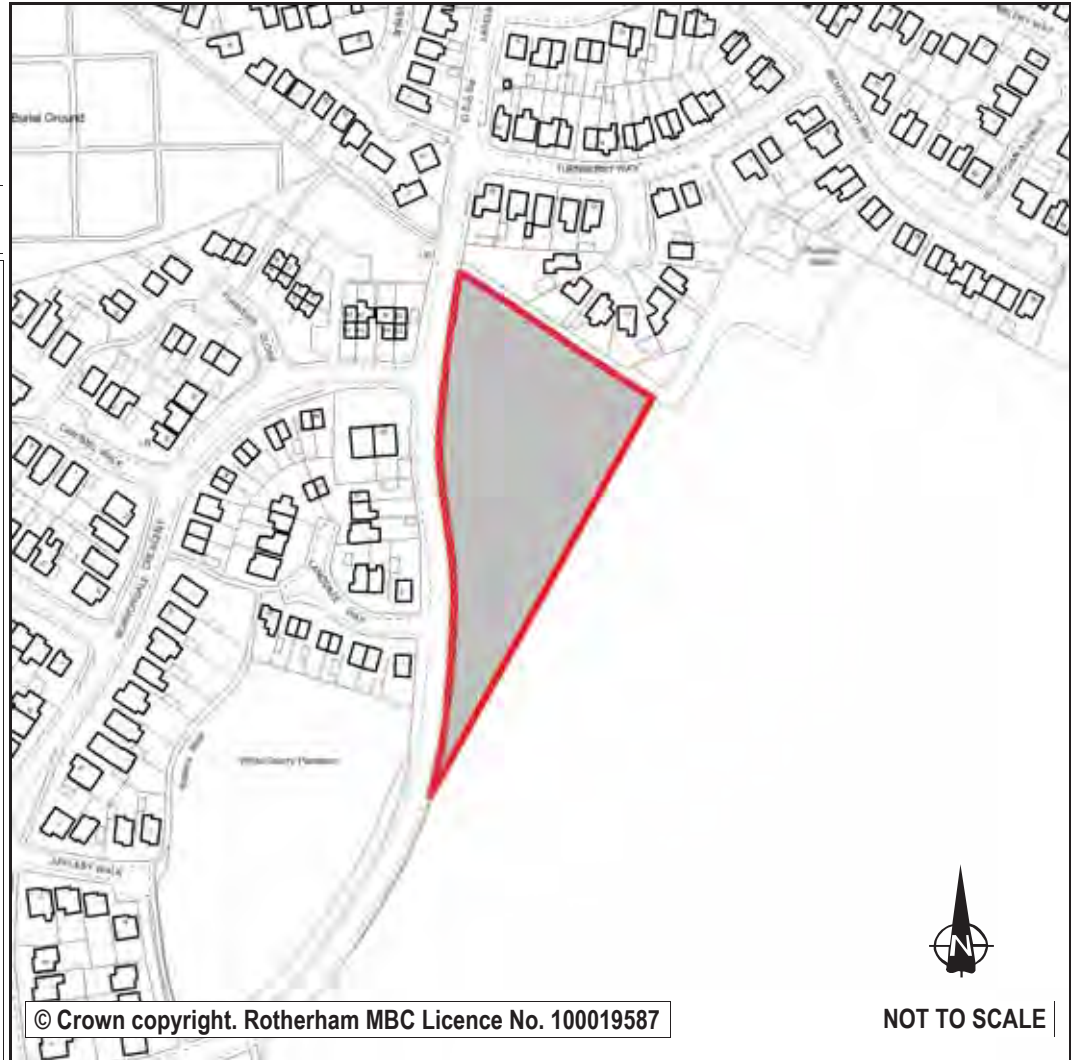
Dwellings: Employment Land

Development Site? Site Allocation:

This site was only likely to come forward if the adjacent site DF0216 was to be allocated. Concern that there has been significant objection to the release of this site and the adjacent site and there is a more suitable site to the north east of Dinnington. Retain current Urban Greenspace allocation.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score Sustainability Appraisal Environment Score



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town

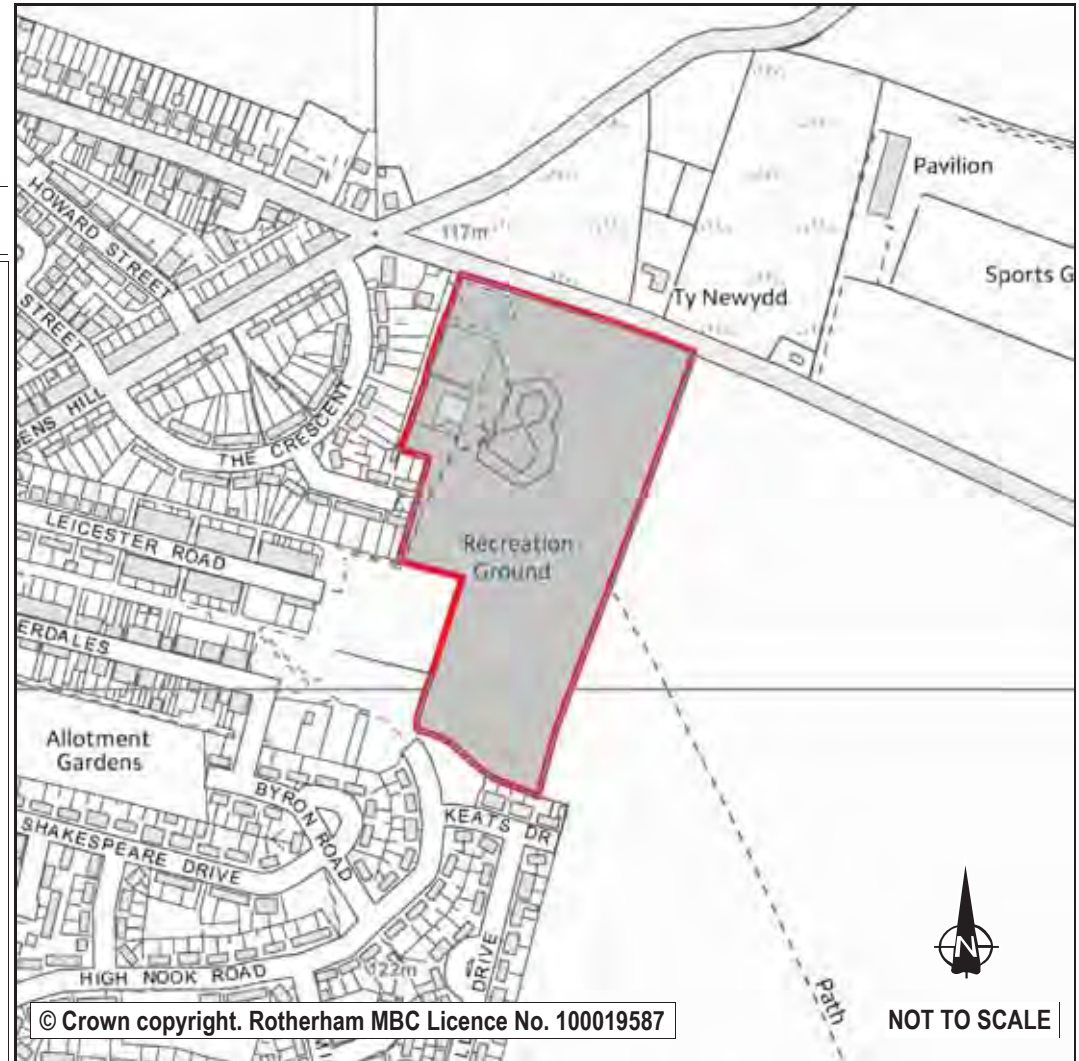
Hectares: Net Hectares:

Dwellings: Employment Land

Development Site? Site Allocation:

This site is currently allocated as Green Belt. It is proposed that this site be allocated as a residential development site in recognition of its positive attributes: its proximity to Dinnington and existing services and meeting the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy). It is anticipated that only part of this site would be developed, and the remainder of the site will require to be enhanced to encourage its longevity as greenspace provision for the local community. The exact location of the enhanced greenspace will be determined in any future planning permission granted. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.

| | | |
|---|---------------------|--|
| Stage 1 Exclusion or taken to Sustainability Appraisal stage? | Taken to next stage | |
| Sustainability Appraisal Socio-Economic Score | Amber | Sustainability Appraisal Environment Score |
| | | Amber |



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

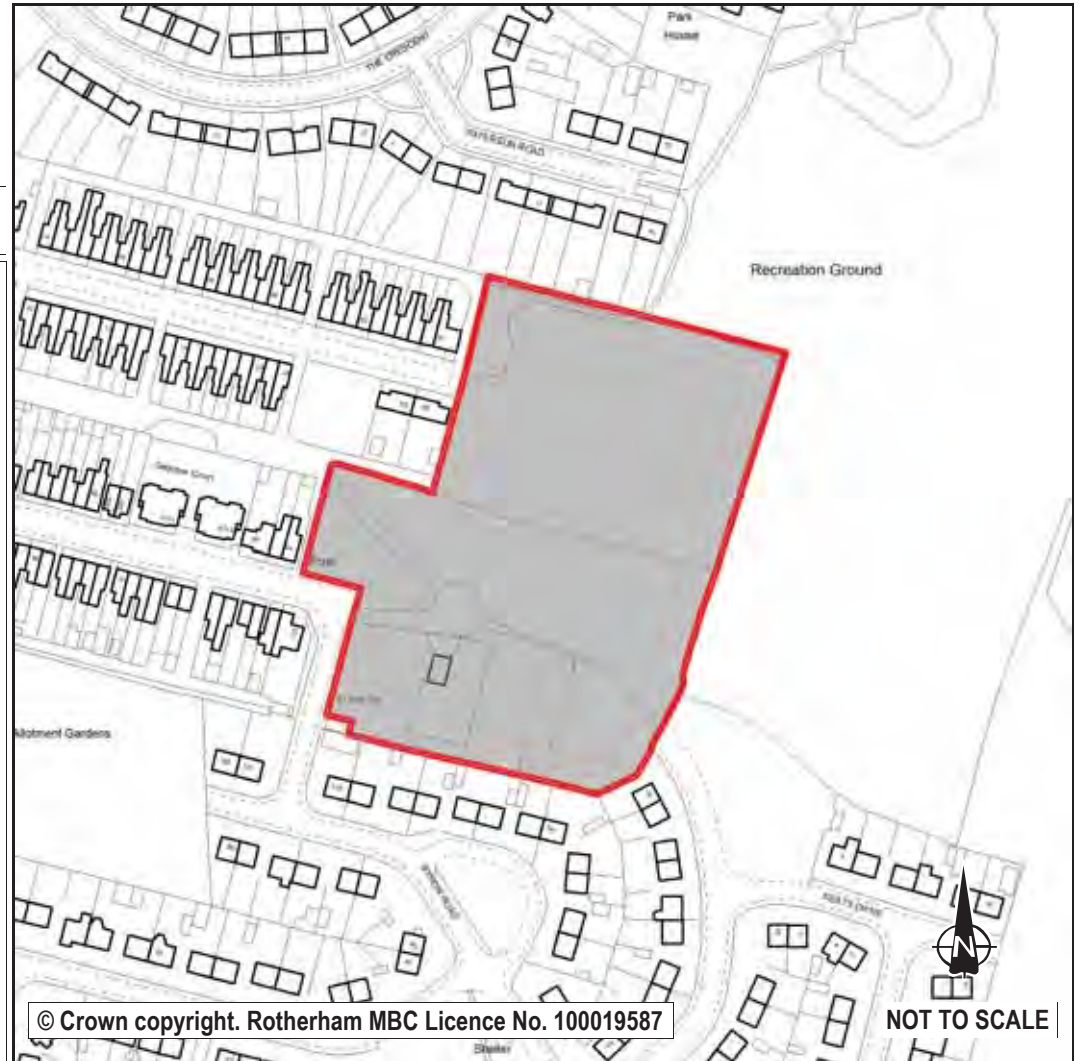
Dwellings: Employment Land:

Development Site? Site Allocation:

It is proposed that this site continue to be allocated as a residential development site in recognition of its positive attributes in meeting the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy). The site is allocated for housing in the Unitary Development Plan, and therefore it is considered that this allocation be retained and the site developed for residential use. The area will benefit from new development and ideally should be developed with additional land from the southern end of site LDF0221 to enable a comprehensive regeneration scheme to come forward whilst respecting the need to retain part of LDF0221 as recreational space.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town

Hectares: Net Hectares:

Dwellings: Employment Land

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score Sustainability Appraisal Environment Score

This site is currently allocated as a retail development site in the adopted Unitary Development Plan. During earlier rounds of consultation the Council proposed that this site be allocated as a residential development site in recognition of its positive attributes such as its relationship to the existing built settlement, and its meeting the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy). However further work to investigate surface water flooding, drainage attenuation issues and the red rating of this site; it is considered that these issues cannot be suitably mitigated to enable development to proceed on site. It is now proposed to change the retail designation of this site to Green Space and to exclude the site from within Dinnington Town Centre - this designation most accurately reflects the position with respect to the developability of this site.

During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Taken to next stage

Sustainability Appraisal Socio-Economic Score

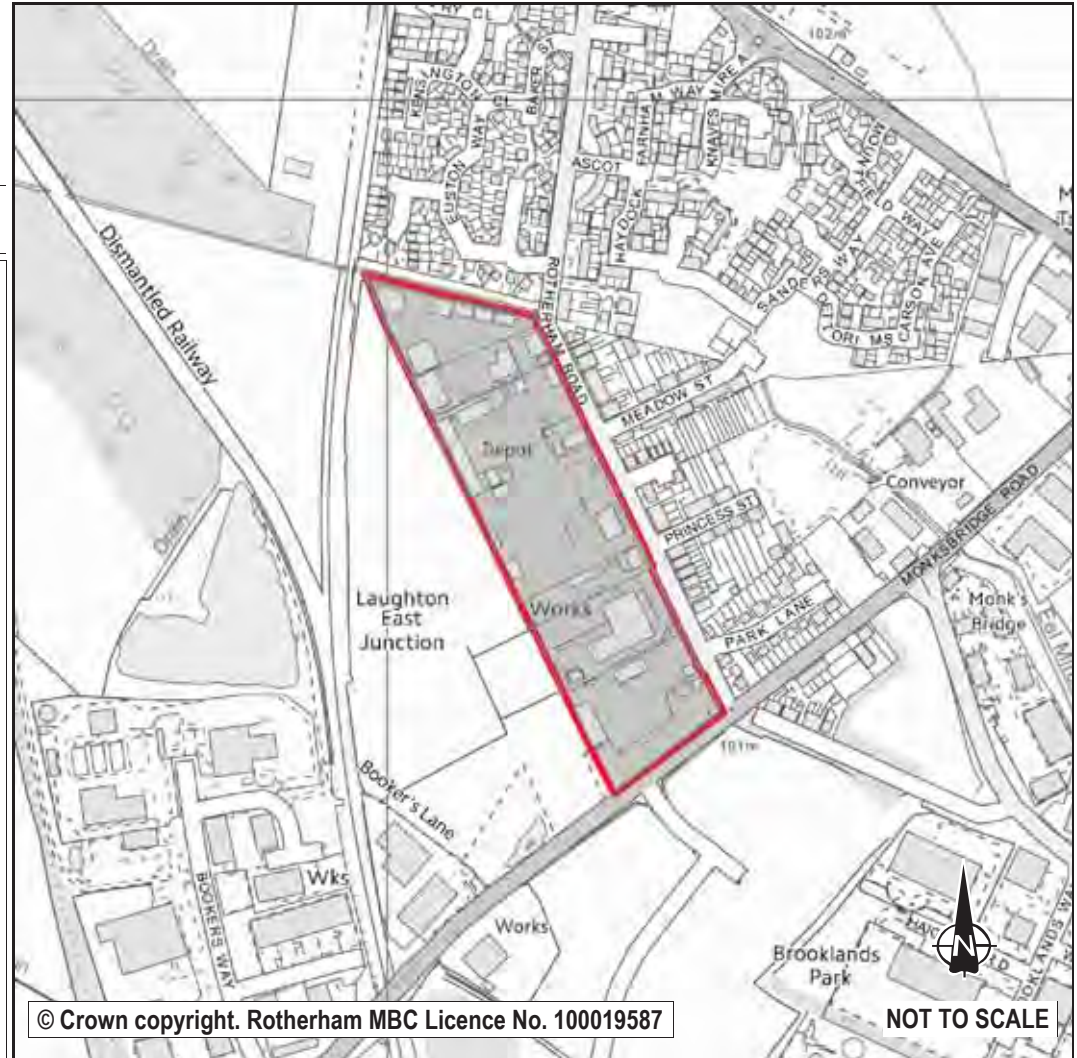
Amber

Sustainability Appraisal Environment Score

Amber

The site is currently allocated for business use and is used for light industry and business purposes. In the 2010 Employment Land Review the site (ELR107) scored moderately (2) with a recommendation to retain the current employment allocation. There are no major constraints to development. It remains well used for employment purposes and is also adjacent to land used as caravan storage, but which is allocated for industry and business use.

The site continues to provide local employment opportunities and it is proposed that the site remains allocated for business use.



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NOT TO SCALE

Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

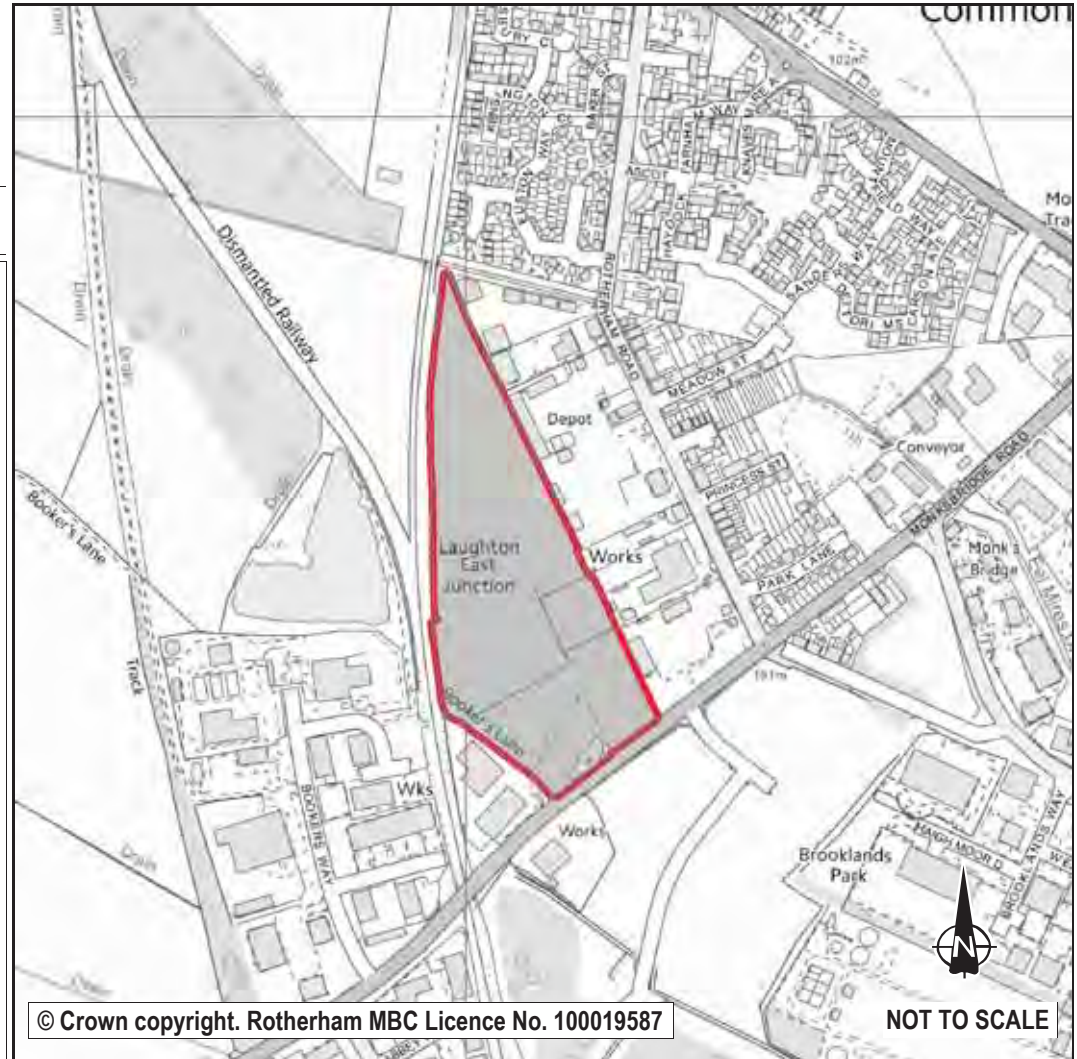
Dwellings: Employment Land:

Development Site? Site Allocation:

This site is allocated for Industrial and Business Use and is used as a Caravan Store and sales area. In the 2010 Employment Land Review the northern part of this site (ELR161) scored moderately (2) with a recommendation to retain the current employment allocation. This is a restored landfill site and as such there may be constraints on the type of built development which could be acceptable. It forms part of a wider area predominantly in industrial and business use, and is opposite phase 2 of the Dinnington Colliery redevelopment. As such it is proposed that the site remain allocated for industry and business use.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

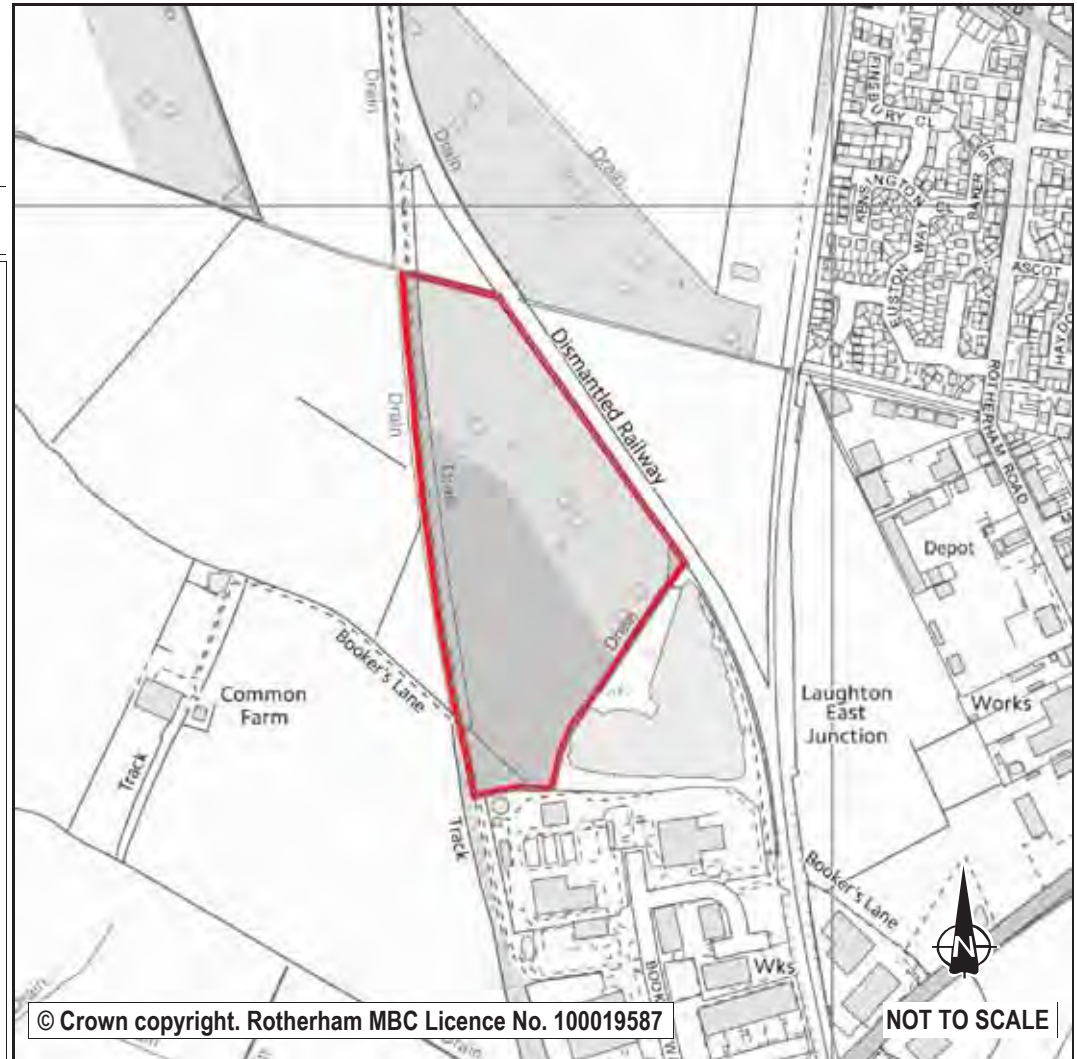
Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:

This site is allocated for industry and business in the Unitary Development Plan. It is adjacent to land allocated urban greenspace to the east of the site. Together the undeveloped employment site and urban greenspace, including the fishing pond, are identified as a Local Wildlife Site.

The Local Wildlife Site would suffer adverse impacts were it to be developed in its entirety and discussions have taken place regarding the accommodation of new development on site, whilst protecting / mitigating any impacts on the biodiversity interest. Consideration will need to be given to securing an acceptable access to the northern part of the site given the existing industrial estate layout and proximity of the pond. Further work has been undertaken to understand the extent of biodiversity interest on site and the Council considers that retaining the existing Unitary Development Plan land use designations remains appropriate. The industrial and business use area will be identified as a development site.

There is an aspiration to undertake flood alleviation works in this area and therefore there may potentially be overlap between this site and any flood alleviation works; however no flood alleviation scheme is in place as yet



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

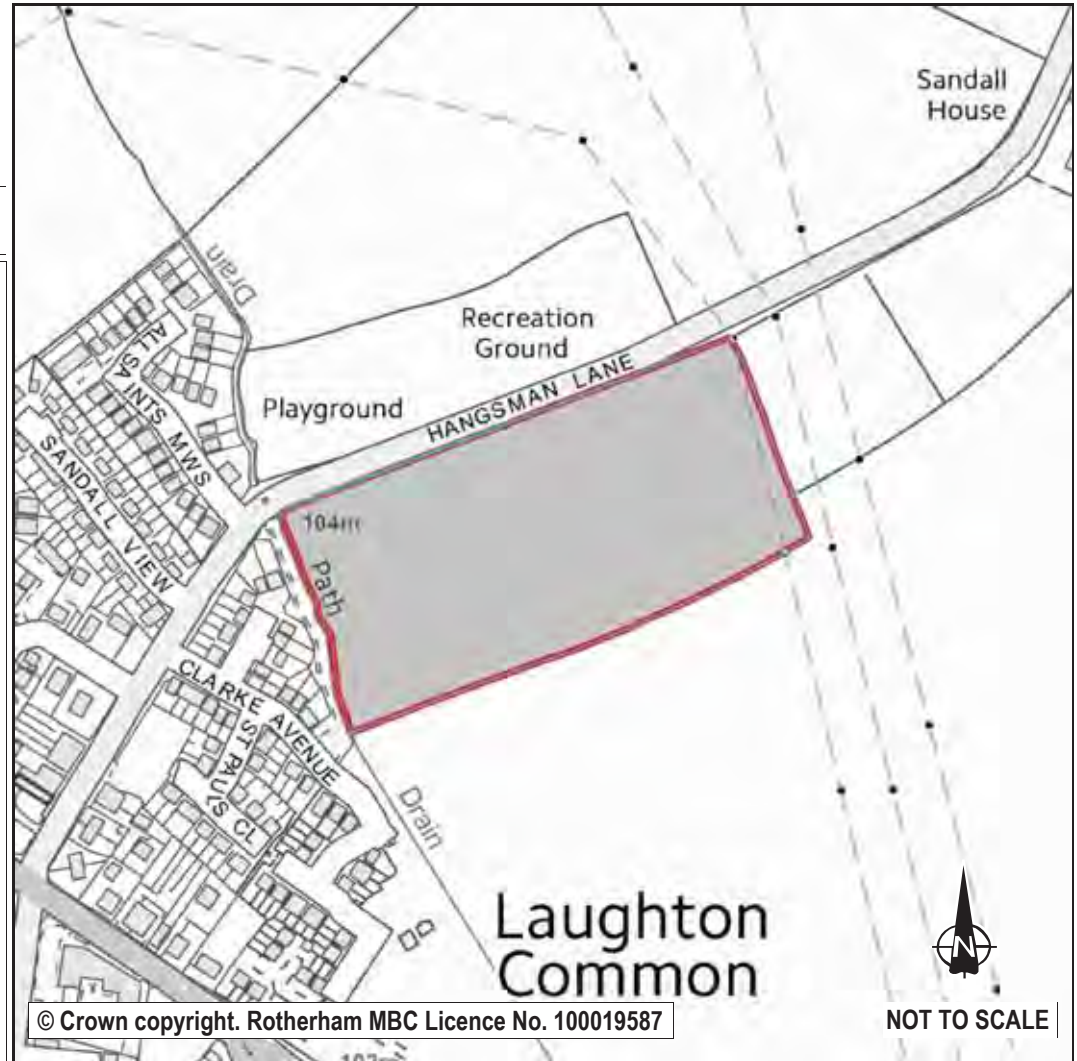
Dwellings: Employment Land:

Development Site? Site Allocation:

The site is within the Green Belt and on the edge of the existing settlement boundary, it is promoting ribbon development towards Laughton en Le Morthern, it does not relate well to the existing settlement pattern. It is an agricultural field with significant views into and out of the site, and development would have significant negative impacts on the character and openness of the Green Belt. Retain as Green Belt.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

This site allocated for residential development in the adopted Unitary Development Plan and construction is nearly complete on site to deliver 96 dwellings.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

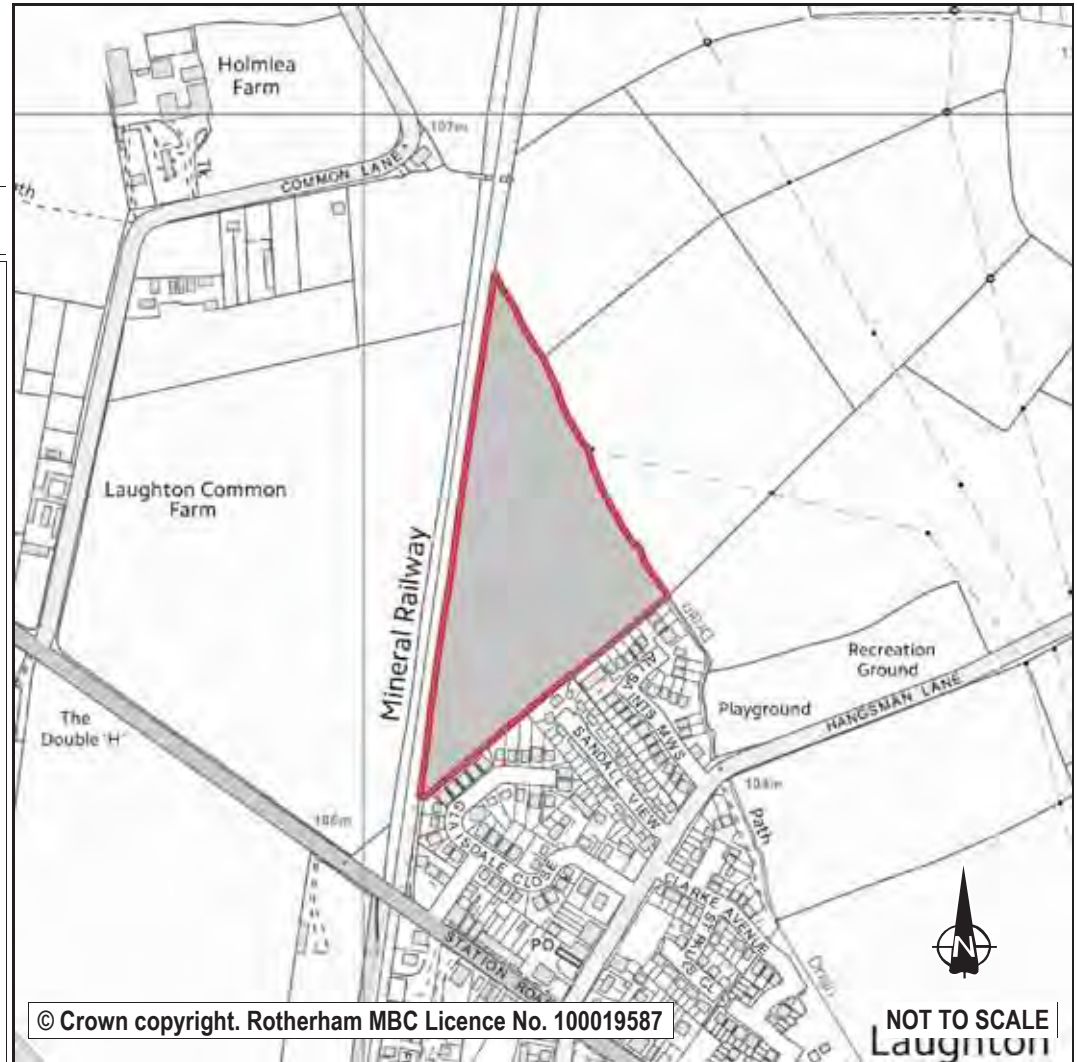
Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:

The site is within the Green Belt. No apparent means of vehicular access. The site is remote from existing services and facilities and does not form part of a wider urban extension to the north west of Dinnington. Pylon crosses the site. Residential development on this site could have a significant negative impact on the openness and character of the green belt and the listed Church St John's Church (Grade I) at Laughton en le Morthern therefore it is proposed to retain this site as Green Belt.



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

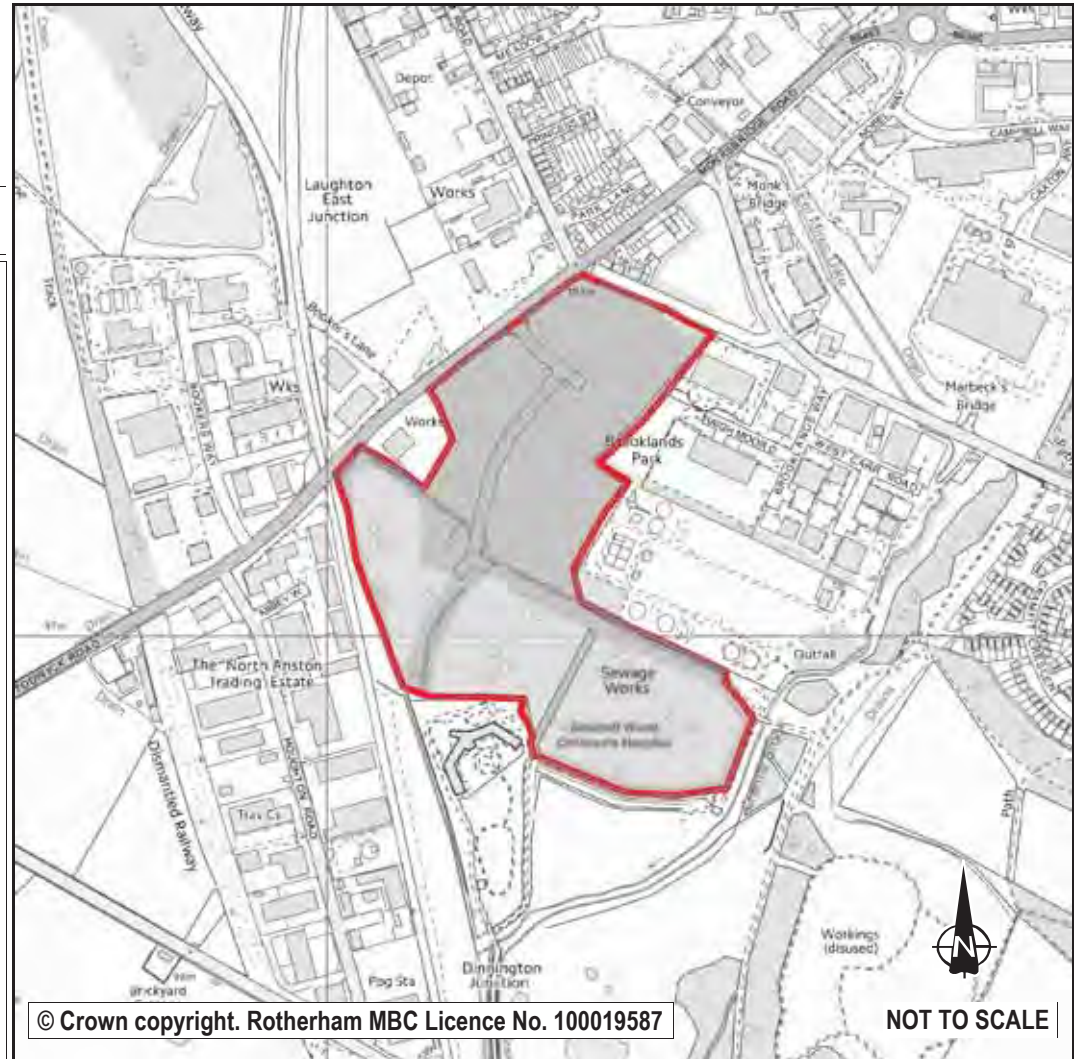
Dwellings: Employment Land:

Development Site? Site Allocation:

The site is currently allocated for Industrial and Business Use and includes employment development sites E42 and E46. In the 2010 Employment Land Review these sites (ELR13 and ELR17) scored highly (3) and it recommended that they be retained as employment development sites. The site has been reclaimed and forms phase 2 of the redevelopment of the former Dinnington Colliery. The infrastructure (including access roads) to enable new development has been provided. It is therefore proposed to retain the industrial and business use allocation and to identify as a development site.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:

This site is allocated for industry and business, although planning permission RB2012/1643 for residential use has been granted on the majority of the site and demolition of the vacant premises has taken place. It is therefore proposed that the site is allocated for residential use. This will not affect existing businesses who will continue to operate. Surface water drainage and suitable attenuation measures will be required on site as surface water flood routes cross the site; there is a linear pond on site running north south; layout, floor and ground levels will all need careful consideration.



Rotherham Local Plan : Site Plan

Ref:

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Town:

Hectares: Net Hectares:

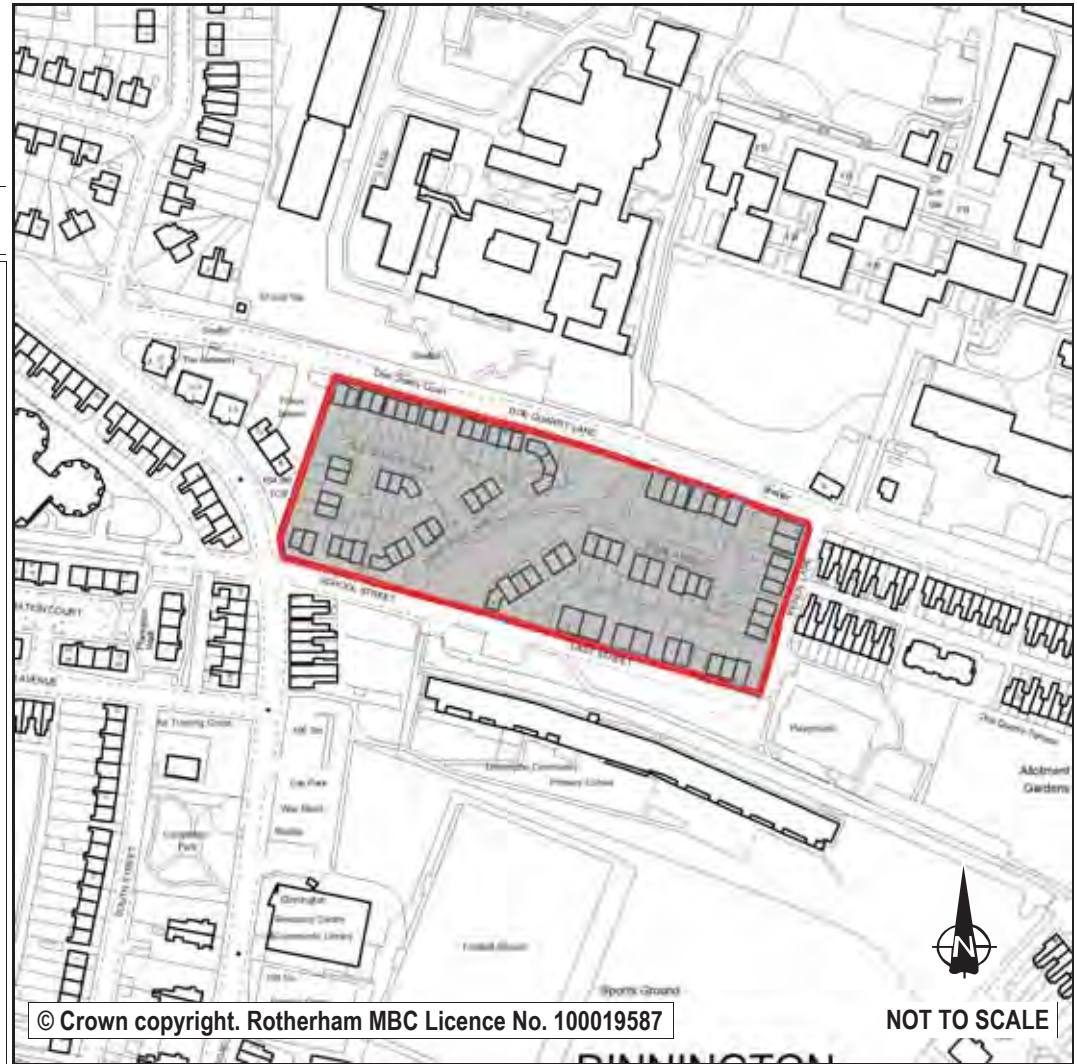
Dwellings: Employment Land:

Development Site? Site Allocation:

Planning permission has been granted for residential development on this former school site and construction is nearly complete, it is proposed to re-allocate the site as a residential development site.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



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NOT TO SCALE

Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:

This site is currently allocated within the Unitary Development Plan as retail to the highway frontage with urban greenspace to rear. During earlier rounds of consultation the Council proposed that this site be allocated as a residential development site in recognition of its positive attributes such as its relationship to the existing built settlement and it meeting the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy). Planning permission has been implemented for retail on ground floor with residential above, on part of the former retail allocation.

Further work to investigate surface water flooding, drainage attenuation issues and the amber rating of this site by Severn Trent Water has led the Council to consider that these issues cannot be suitably mitigated to enable further residential development to proceed on site. It is now proposed to change the site to a residential designation but not a residential development site. It is also acknowledged that there are further identified constraints including the multiplicity of owners (known and unknown) of the Urban Greenspace. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.



Rotherham Local Plan : Site Plan

Ref:

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Address:

Town:

Hectares: Net Hectares:

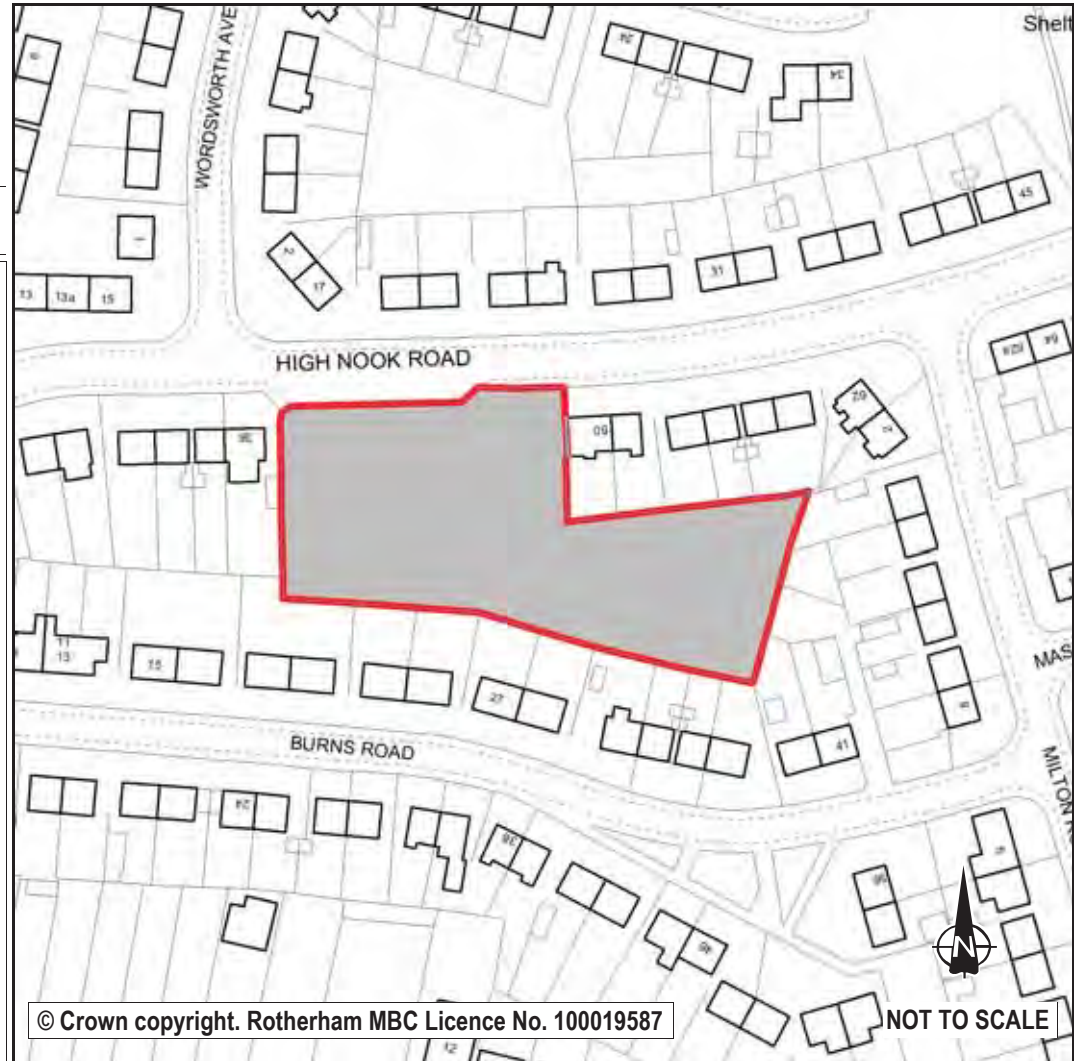
Dwellings: Employment Land:

Development Site? Site Allocation:

The site is allocated for residential development in the UDP. It should be noted that the site is classed as low quality /low value in the greenspace audit however there are no other constraints to development. It is proposed that the site remain designated for residential use but it is not identified as a development site given the incidental greenspace function that the site performs.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town

Hectares: Net Hectares:

Dwellings: Employment Land

Development Site? Site Allocation:

This site is currently allocated as Community Facilities in the Unitary Development Plan. It is proposed that this site be allocated as a residential development site in recognition of its positive attributes such as its relationship to the existing built settlement and it meeting the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy). Whilst it is acknowledged that there are identified constraints including its proximity to a Local Wildlife Site (LWS18 Dinnington Public Open Space), it is anticipated that these will be suitably mitigated within any future resolutions to grant planning permission. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score Sustainability Appraisal Environment Score



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

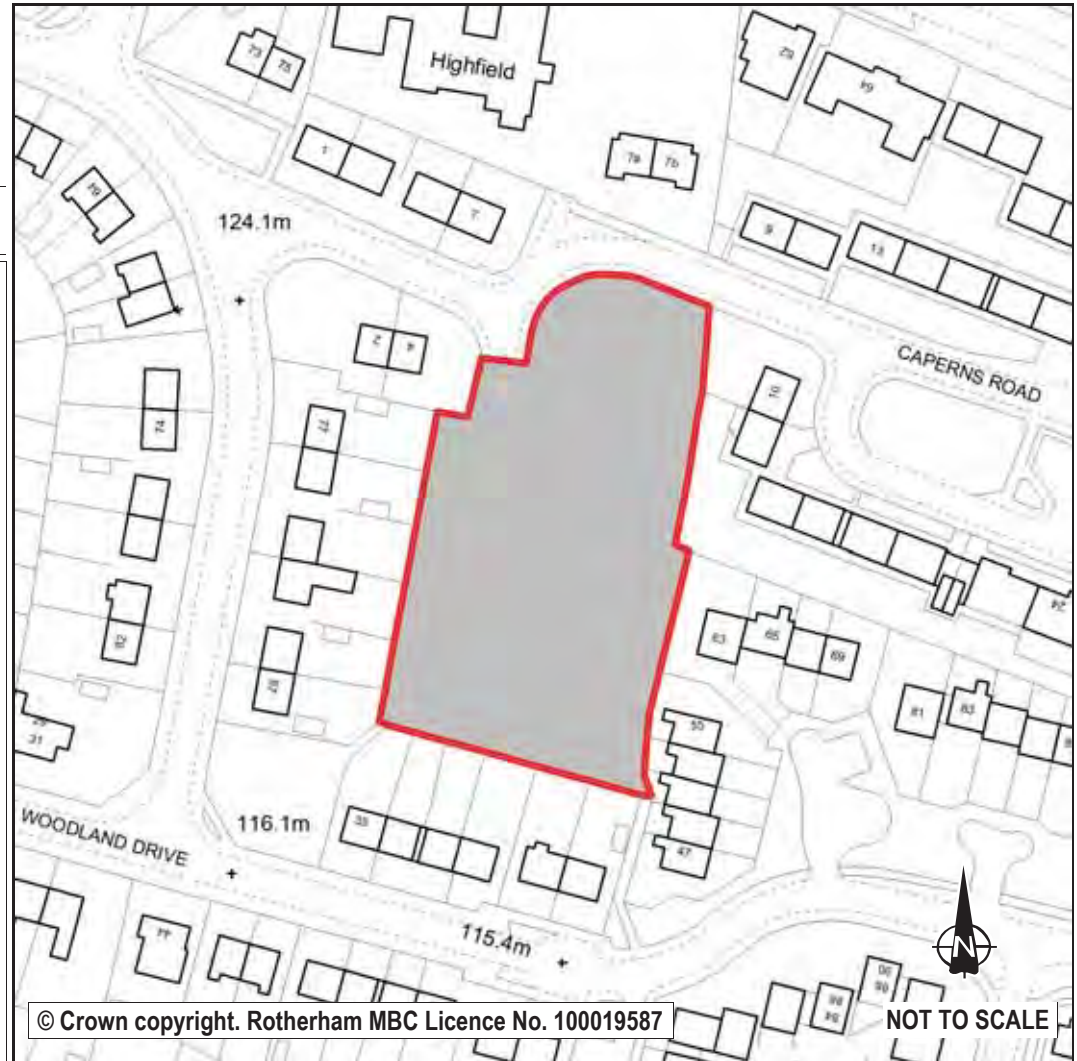
Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score:

Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score:

Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

This site is allocated for residential use and consists of existing back gardens. Comprehensive redevelopment of this site is unlikely to be achieved as access and land assembly constraints are liable to render development unfeasible. Individual sites may be developed where access can be achieved. It is proposed that the site remain designated for residential use but it is not a development site allocated for development. Any completions on site will be monitored.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

This site is allocated as urban greenspace and is currently used for informal recreation. The site is situated on a restored landfill site and may have contamination and geo technical constraints to development. The greenspace has been assessed by the Greenspace Audit as being high value / low quality. The community made a case for this site to become a QE2 playing field but were unsuccessful. There are concerns regarding accessibility to the site which is not ideal in terms of cul de sac length. Retain as Urban Greenspace.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



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NOT TO SCALE

Rotherham Local Plan : Site Plan

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Name:

Address:

Town:

Hectares: Net Hectares:

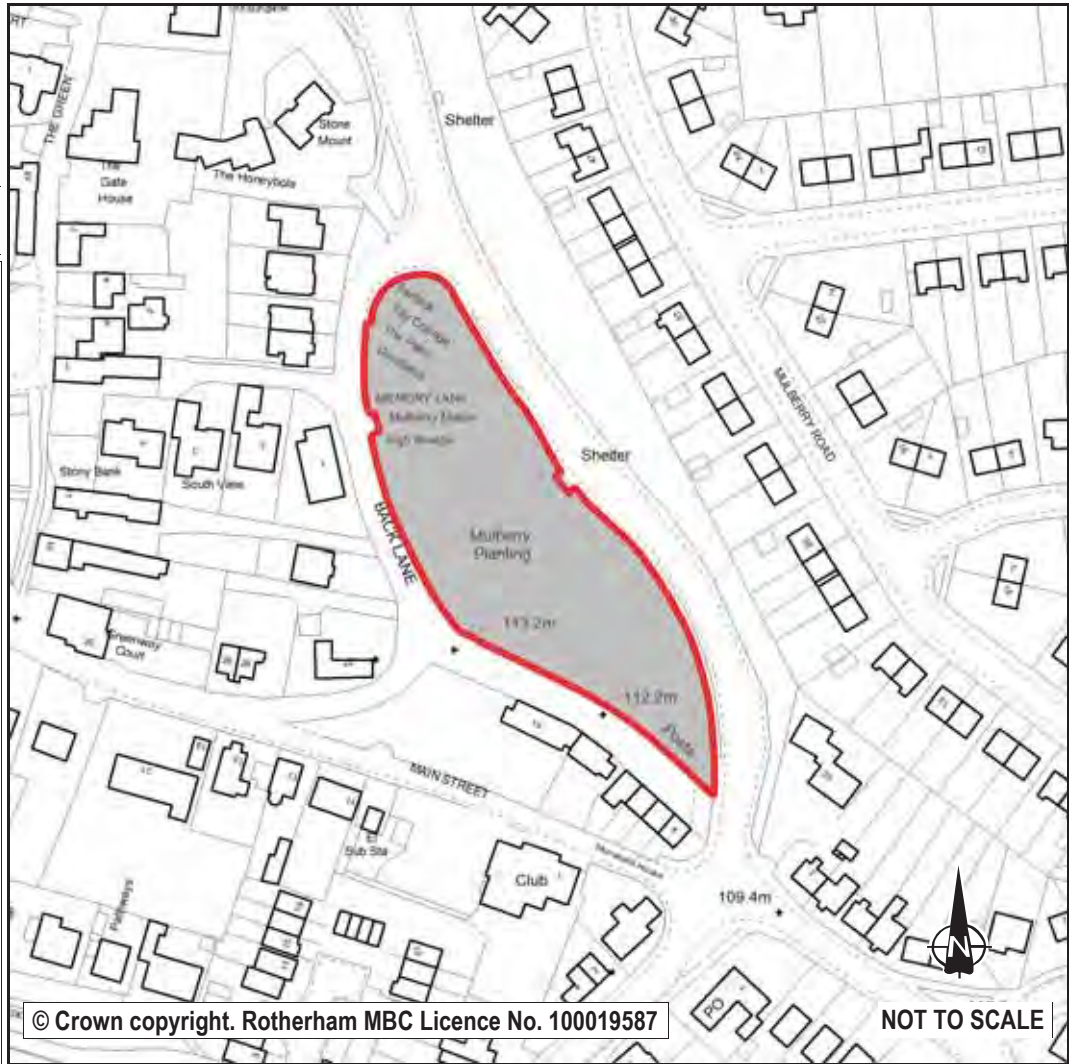
Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score:

Sustainability Appraisal Environment Score:



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Rotherham Local Plan : Site Plan

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Address:

Town:

Hectares: Net Hectares:

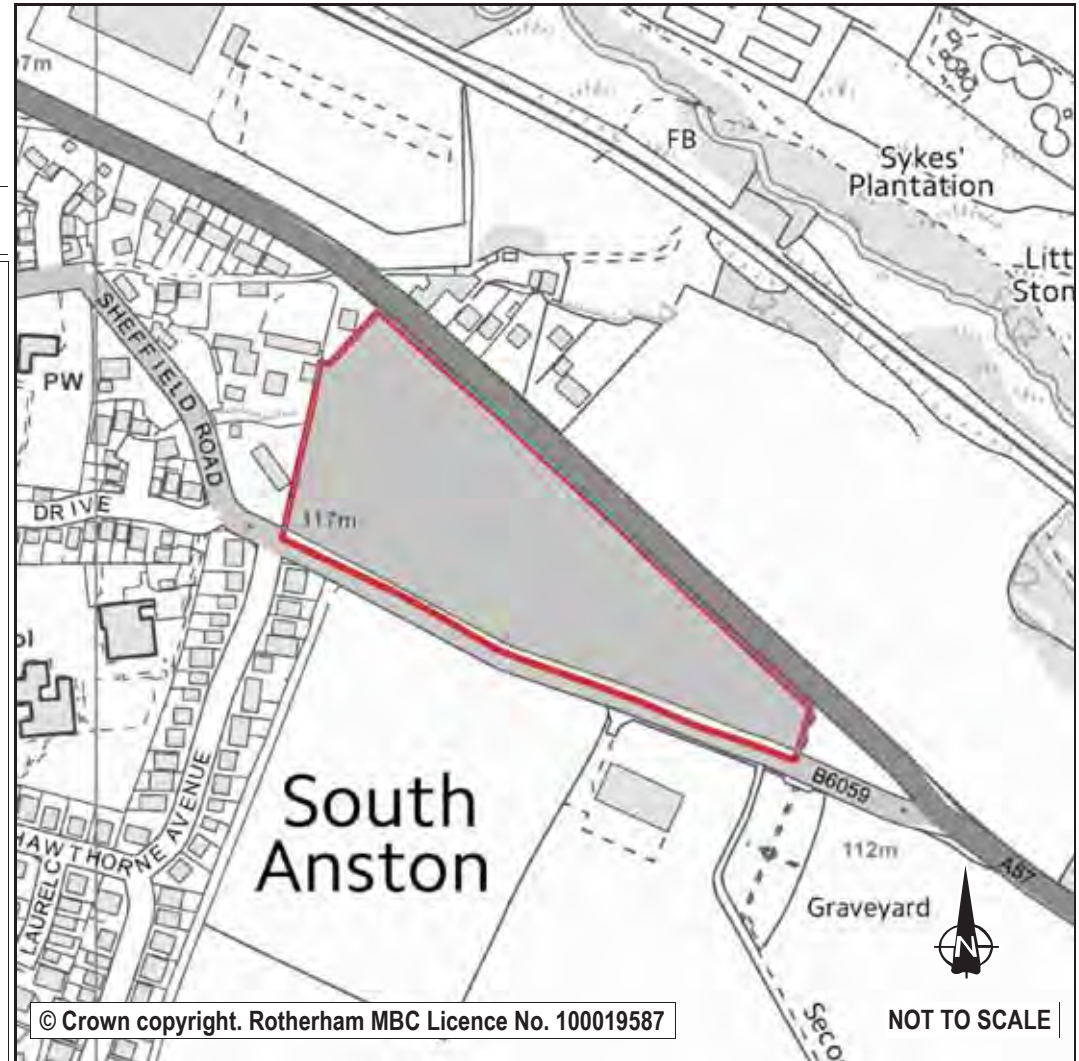
Dwellings: Employment Land:

Development Site? Site Allocation:

The site is within the Green Belt and currently in agricultural use. The site is adjacent to the Area of High Landscape Value. Natural England have provided detailed advice regarding the potential impact development of this site would have on the nearby SSSI Site of Special Scientific Interest at Anston Stones Wood and have requested to be consulted on any future planning application should the site be allocated for future development. Vehicular access to the A57 is not considered acceptable, and Sheffield Road would require mitigation; the site is also poorly served by public transport. There are few services within South Anston and there would be a requirement for additional services and facilities to meet any development needs. The site is within 250m of grade 1 or 2* listed building. The development of this site would promote ribbon development along the A57. Given the above constraints it is considered appropriate to retain this site as Green Belt.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

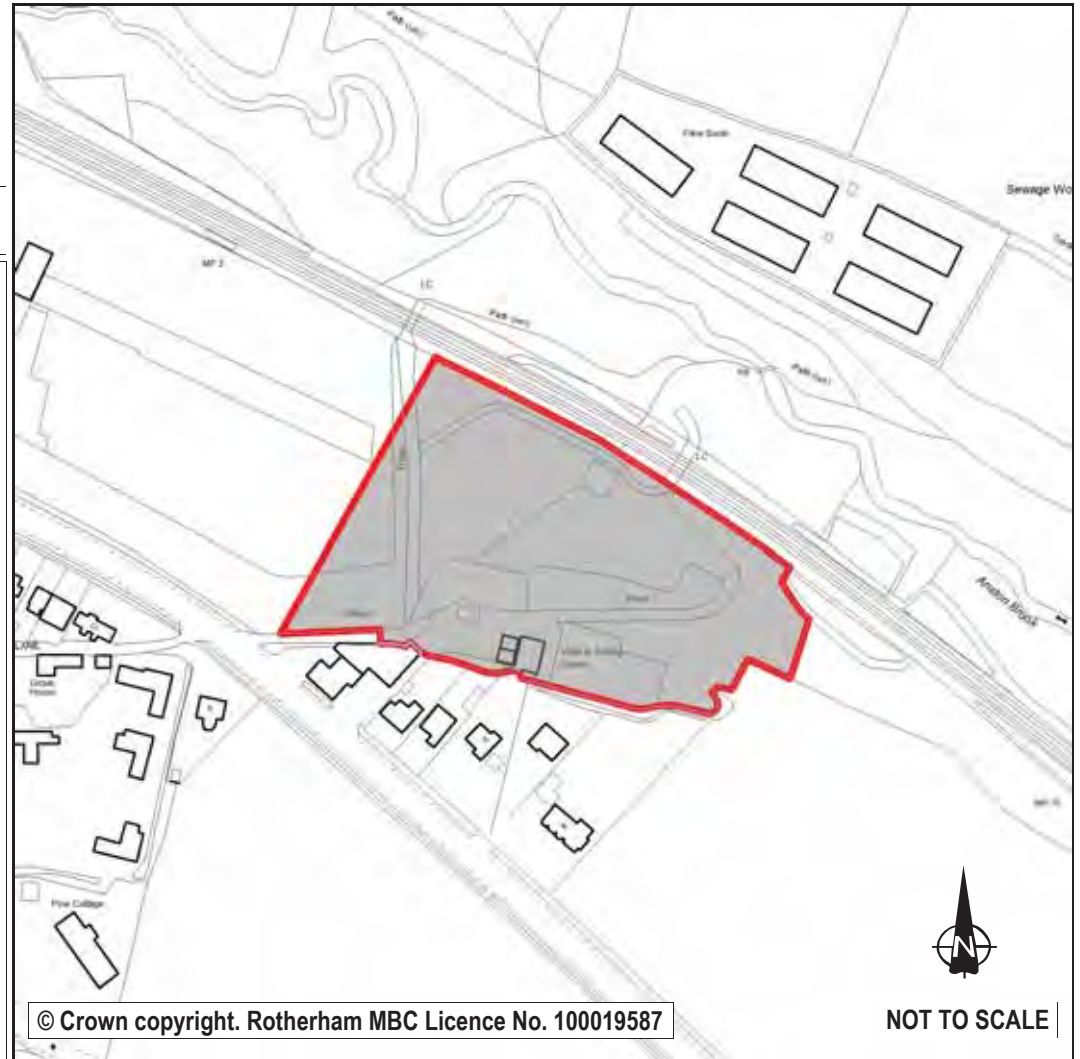
Dwellings: Employment Land:

Development Site? Site Allocation:

The site is within the Green Belt allocation and adjacent to a coach depot and the mineral railway. It has significant access issues of gradient and turning traffic on A57 and is poorly served by public transport. The site was considered as part of the 2010 Employment Land Review (ELR129) where it scored poorly (1) with a recommendation to retain the current non-employment allocation. Natural England have provided detailed advice regarding the potential impact development of this site would have on the nearby SSSI Site of Special Scientific Interest at Anston Stones Wood and have requested to be consulted on any future planning application if the site were to be allocated for development. It is therefore proposed that the site remain allocated as Green Belt.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

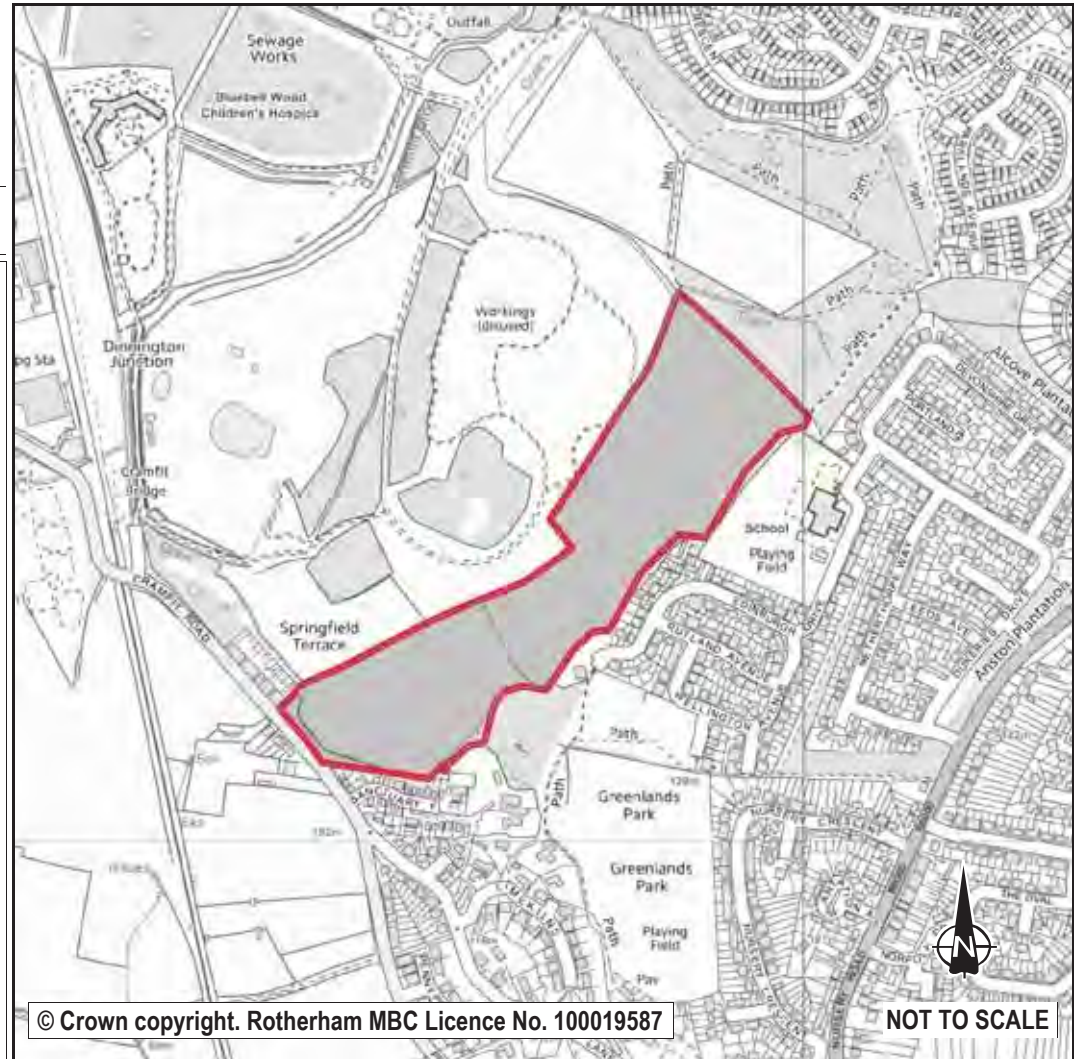
Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:

The site is designated as an area of urban greenspace and is also a local wildlife site LWS16 Dinnington Colliery Tip. Development of the site would have significant adverse impacts on the site as a local wildlife site and as an area of greenspace.

Adjacent road network not ideally suited to cater for a significant increase in traffic. Site poorly served by public transport. The surrounding road network is narrow and therefore the increased number of cars associated with potential development needs to be considered. Cramfit Bridge is signalled to prevent two way traffic at any one time, Main Street, North Anston is very narrow and passes through the Conservation Area, Mill Lane passes under a narrow railway bridge. Therefore accessibility into this site could be compromised by the existing highway network that is currently (and likely to remain) very limited. The site is not well located to the existing settlement services and facilities. As a result the site has not been considered as suitable for development and should be retained as Urban Greenspace.



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

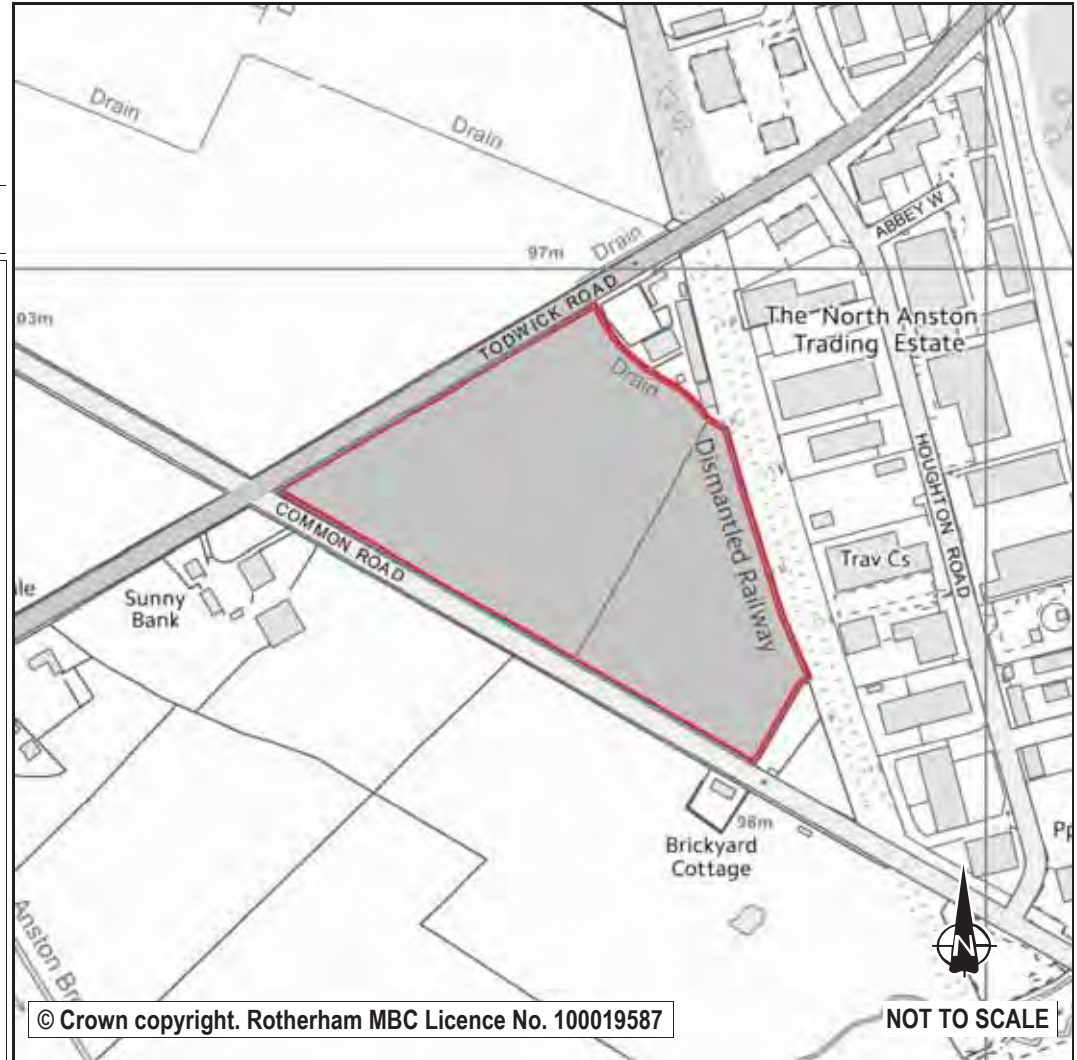
Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:

The site has been put forward for a mix of uses including a new school, a gospel hall and employment development. In the Employment Land Review this site (ELR 170) scored moderately (2) with a recommendation that the site could be allocated as an employment development site. However the site on its own is remote from existing services and facilities.

This site is allocated as Green Belt. Mature trees and significant hedgrows bound the site and the railway line to the east of the site provides a strong defenceable boundary for the Green Belt. The development of this site would have a significant impact on the character and openness of the Green Belt. In transport terms there is an issue of additional turning traffic at or near the crossroads, and the site is poorly served by public transport. Retain Green Belt allocation.



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

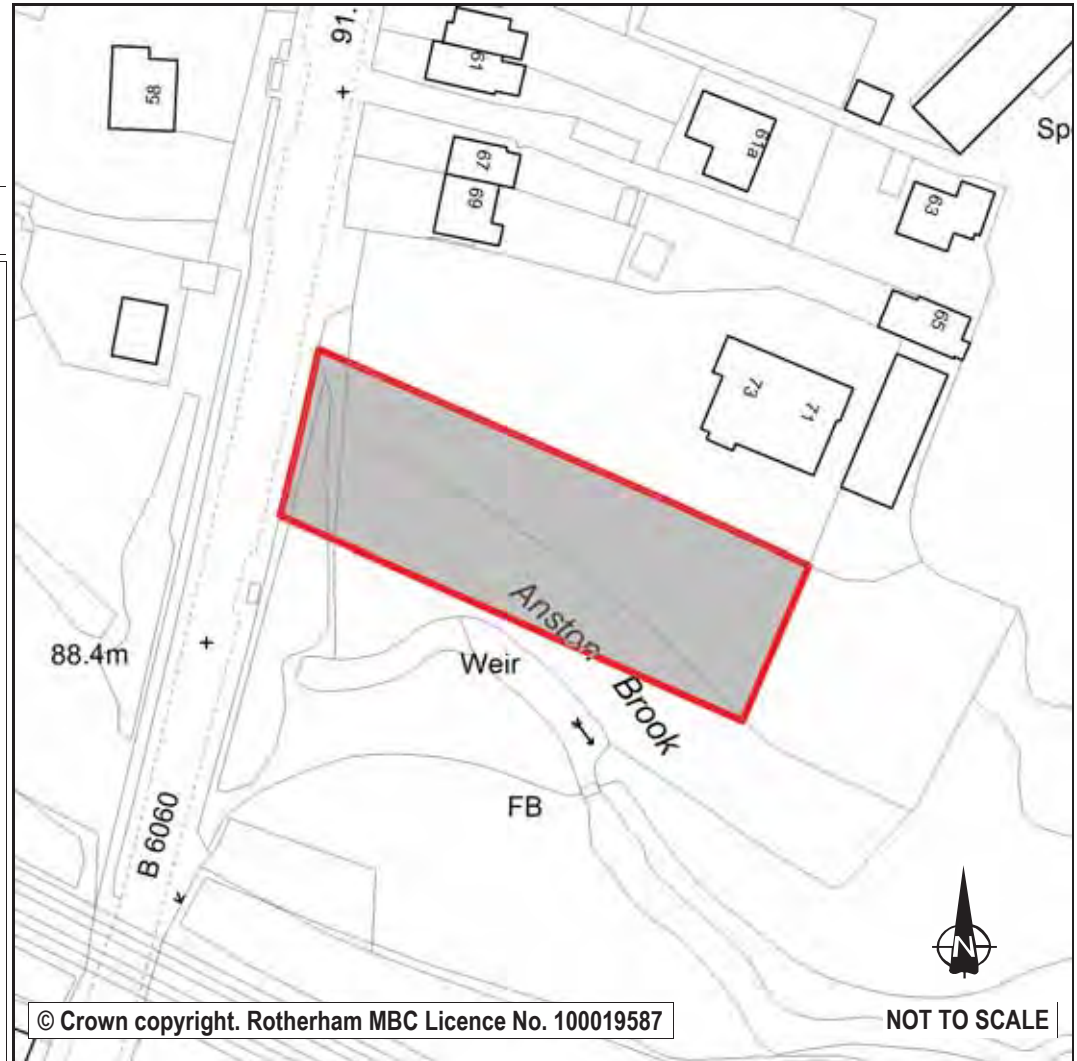
Dwellings: Employment Land:

Development Site? Site Allocation:

This site is allocated as green belt and consists of grassed land with mature trees. Parts of the site's southern and western boundaries are in flood zones 2 and 3, and it is adjacent to a Local Wildlife Site LWS 10 Anston Stones Wood and Local Nature Reserve. Due to the constraints above, the number of mature trees on site, the known environmental interest and the proximity to the Weir it is proposed that the site remains allocated as green belt.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

| | | | |
|-------------------|--------------------------|------------------|-------|
| Ref: | LDF0497 | | |
| Name: | LAND SOUTH OF LODGE LANE | | |
| Address: | SOUTH LODGE LANE | | |
| Town: | DINNINGTON | | |
| Hectares: | 55.27 | Net Hectares: | 38.69 |
| Dwellings: | 1161 | Employment Land | 0.00 |
| Development Site? | <input type="checkbox"/> | Site Allocation: | No |

This site is some distance from local employment opportunities and services and facilities. Farmland to the east of the site is within agricultural land classification grade 2. Lodge Lane will need to be widened and a new junction created at the crossroads with Doe Quarry Lane. Several points of access will be required if the whole of the site is developed. Capacity of crossroads at Lordens Hill and Swinston Hill Road/Lidget Lane junction would need to be assessed. The eastern boundary is adjacent to the Area of High Landscape Value - magnesian limestone, which is highly valued by most local residents. Development of this site in an easterly direction would be seen as posing a threat to the distinctiveness of rural communities of Gildingwells and Woodsetts. If allocated the site would be a significant development to the east of Dinnington with potential to deliver around 1500 new homes at a density of 40 dwellings per hectare. It is proposed to retain its current Green Belt allocation.

| | | | |
|---|---------------------|--|-------|
| Stage 1 Exclusion or taken to Sustainability Appraisal stage? | Taken to next stage | | |
| Sustainability Appraisal Socio-Economic Score | Red | Sustainability Appraisal Environment Score | Amber |



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

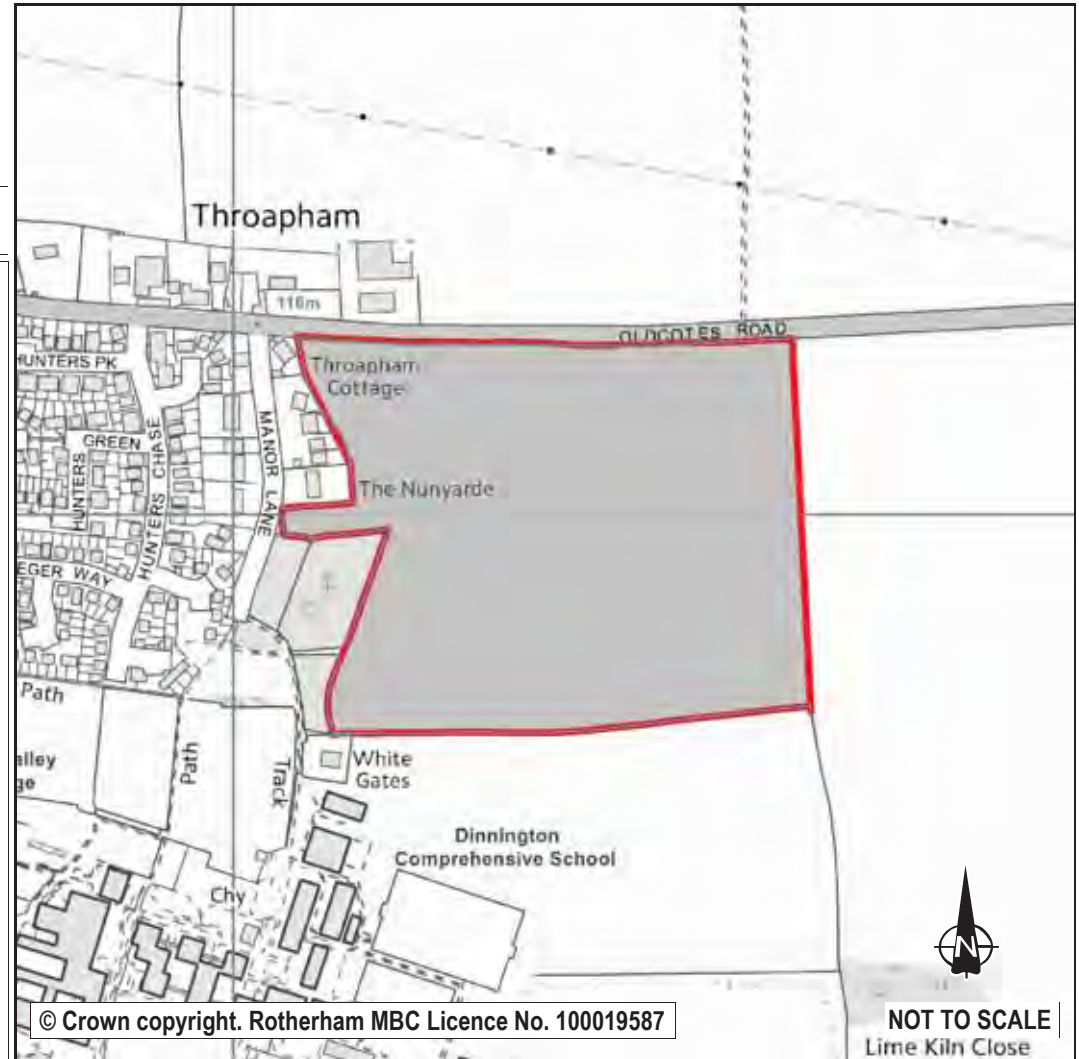
Dwellings: Employment Land:

Development Site? Site Allocation:

This site is currently allocated as Green Belt. It is proposed that this site be allocated as a residential development site in recognition of its positive attributes: its proximity to Dinnington and existing services and facilities, it is a popular residential area and it meets the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy). Whilst it is acknowledged that there are identified constraints including part of the site (approximately one third) being grade 2 agricultural land, it is anticipated that this issue can be mitigated within any future resolutions to grant planning permission as per emerging policy requirements. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



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NOT TO SCALE
Lime Kiln Close

Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

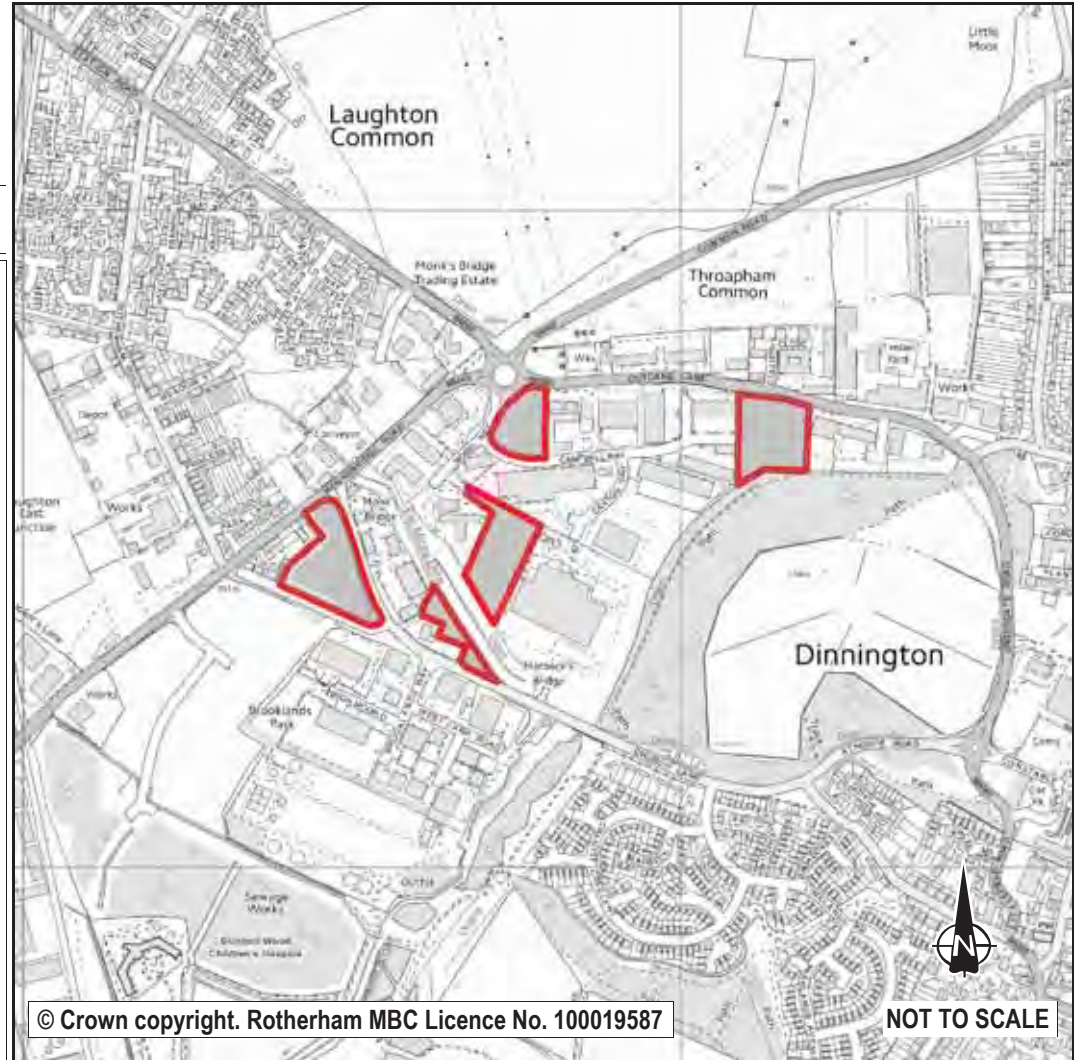
Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:

These sites represent the remaining plots still to be developed within phase 1 of the Dinnington Colliery redevelopment. They include sites within UDP employment development sites E44 and E45. In the 2010 Employment Land Review these sites (ELR15 and ELR16) scored highly (3) and the recommendation was to retain them as employment development sites.

There are no constraints to development and it is proposed that these sites remain allocated as employment development sites. In view of the substantial progress made in phase 1 of the Colliery redevelopment, it is proposed that in conjunction with identifying these development sites, that the wider mixed use area MU36 is re-allocated to business and industrial use.



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

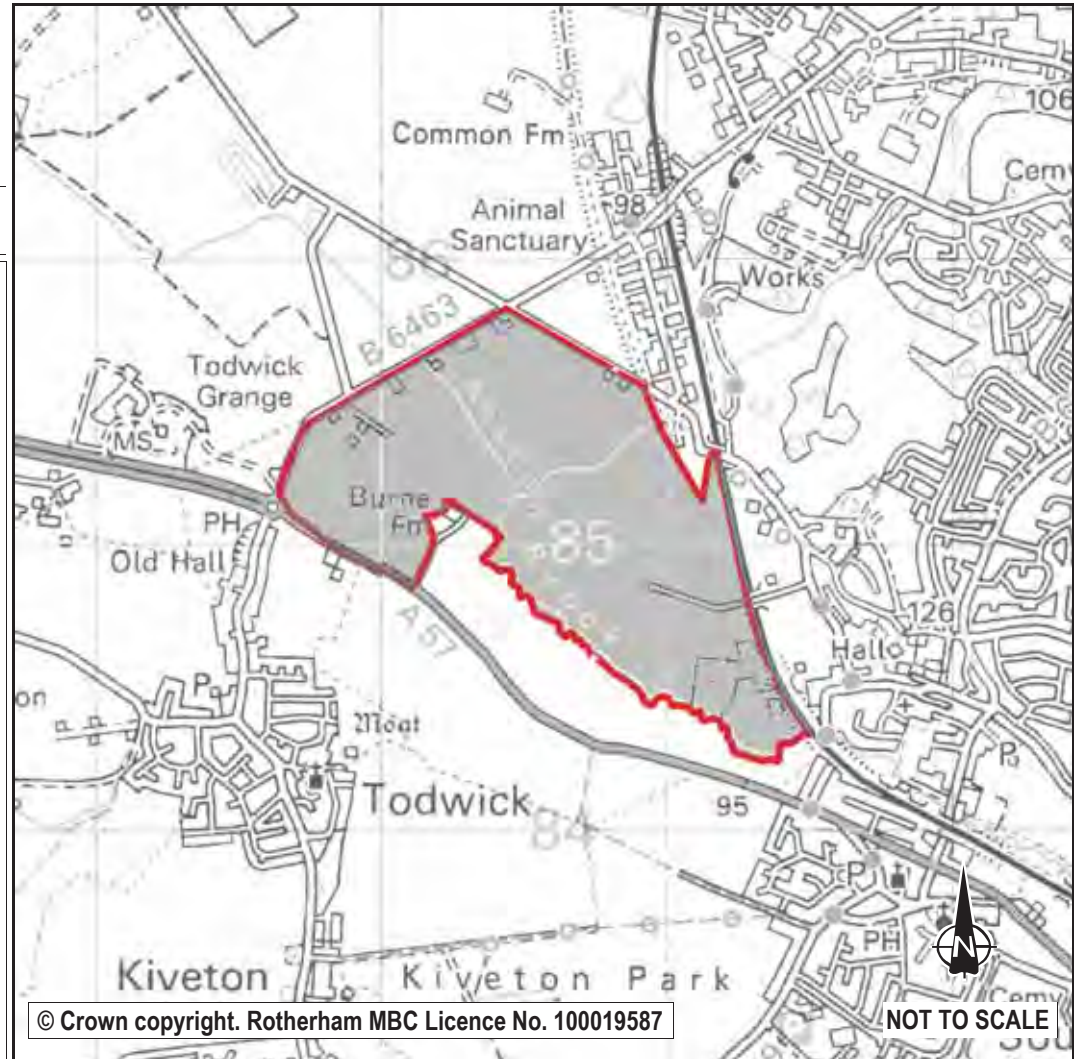
Dwellings: Employment Land:

Development Site? Site Allocation:

Consideration was given to the creation of an alternative urban extension to Dinnington East, in this location, however this site is remote and not contiguous with nearby communities and local accessibility and connectivity to Dinnington Town Centre is poor, it has limited pedestrian and cycle linkages to services and facilities. Proposals for a free standing new village were only to be considered as a potential alternative to development in other locations in the Borough. There are known protected species on site - over-wintering birds. The development of a new village in this location may also have impacted on the setting of the North Anston Conservation Area and careful consideration would have needed to be given to this matter. The Inspector into the Core Strategy did not favour Dinnington West above Dinnington East as a broad location for growth. The Council is proposing to release part of the site closet to the new Todwick roundabout for high quality employment opportunities and is proposing a Special Policy Area on part of the site. See record LDF0830 for details of the smaller portion of the site proposed to be allocated for employment purposes. Retain the majority of the site as Green Belt.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

| | | | |
|-------------------|--------------------------|------------------|----------------------------------|
| Ref: | LDF0717 | | |
| Name: | LAND OFF LODGE LANE (2) | | |
| Address: | DINNINGTON | | |
| Town: | ROTHERHAM | | |
| Hectares: | 4.27 | Net Hectares: | 2.99 |
| Dwellings: | 105 | Employment Land: | 0.00 |
| Development Site? | <input type="checkbox"/> | Site Allocation: | Safeguarded land for residential |

This site is currently allocated as green belt. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish its potential to accommodate future development. Specifically, Surface Water Flood Assessment rates the site amber and notes that there is a low spot in the centre of the site. Layout, floor and ground levels will need careful consideration in any future drainage attenuation measures. The application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment. The best performing sites when assessed against these criteria and based on current knowledge of constraints have been recommended for allocation for future development, subject to reaching the targets set out for each settlement grouping within the Core Strategy. As part of this process, consideration has also been given to designating Safeguarded Land.

In accordance with Central Government advice and policy CS5 of the Core Strategy, Safeguarded Land is removed from the Green Belt and set aside to be considered for the next Local Plan. The purpose of Safeguarded Land is to ensure that having reviewed the Green Belt boundary as part of this Local Plan we do not have to do so again before the end of the Plan period or immediately after. During this plan period (2013-2028) the land set aside as Safeguarded Land is not allocated for development nor will it be released.

| | | | |
|---|---------------------|--|-------|
| Stage 1 Exclusion or taken to Sustainability Appraisal stage? | Taken to next stage | | |
| Sustainability Appraisal Socio-Economic Score | Amber | Sustainability Appraisal Environment Score | Amber |



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NOT TO SCALE

Rotherham Local Plan : Site Plan

Ref: LDF0718

Name: LAND TO WEST OF LEYS LANE

Address: DINNINGTON

Town: ROTHERHAM

Hectares: 16.90 Net Hectares: 11.83

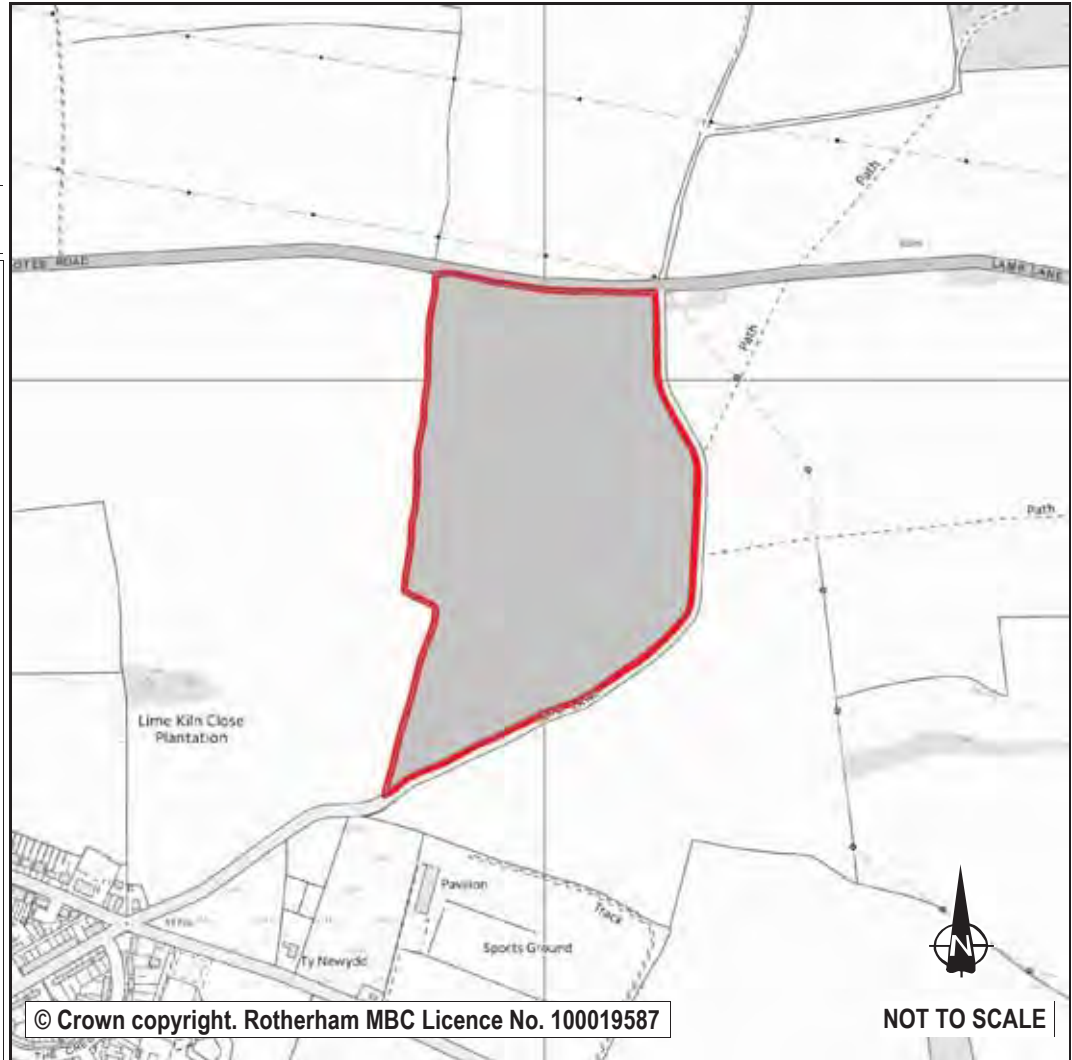
Dwellings: 355 Employment Land: 0.00

Development Site? Site Allocation: No

The site is remote from the main settlement of Dinnington, it does not integrate with the existing community and has poor access to the services and facilities provided within Dinnington. The site is within open countryside and will impact upon the openness of the Green Belt. Any development will have a significant visual impact on the surrounding landscape. Three quarters of the site is agricultural land classification Grade 2. Retain as Green Belt.

Stage 1 Exclusion or taken to Sustainability Appraisal stage? Taken to next stage

Sustainability Appraisal Socio-Economic Score Red Sustainability Appraisal Environment Score Amber



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score:

Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

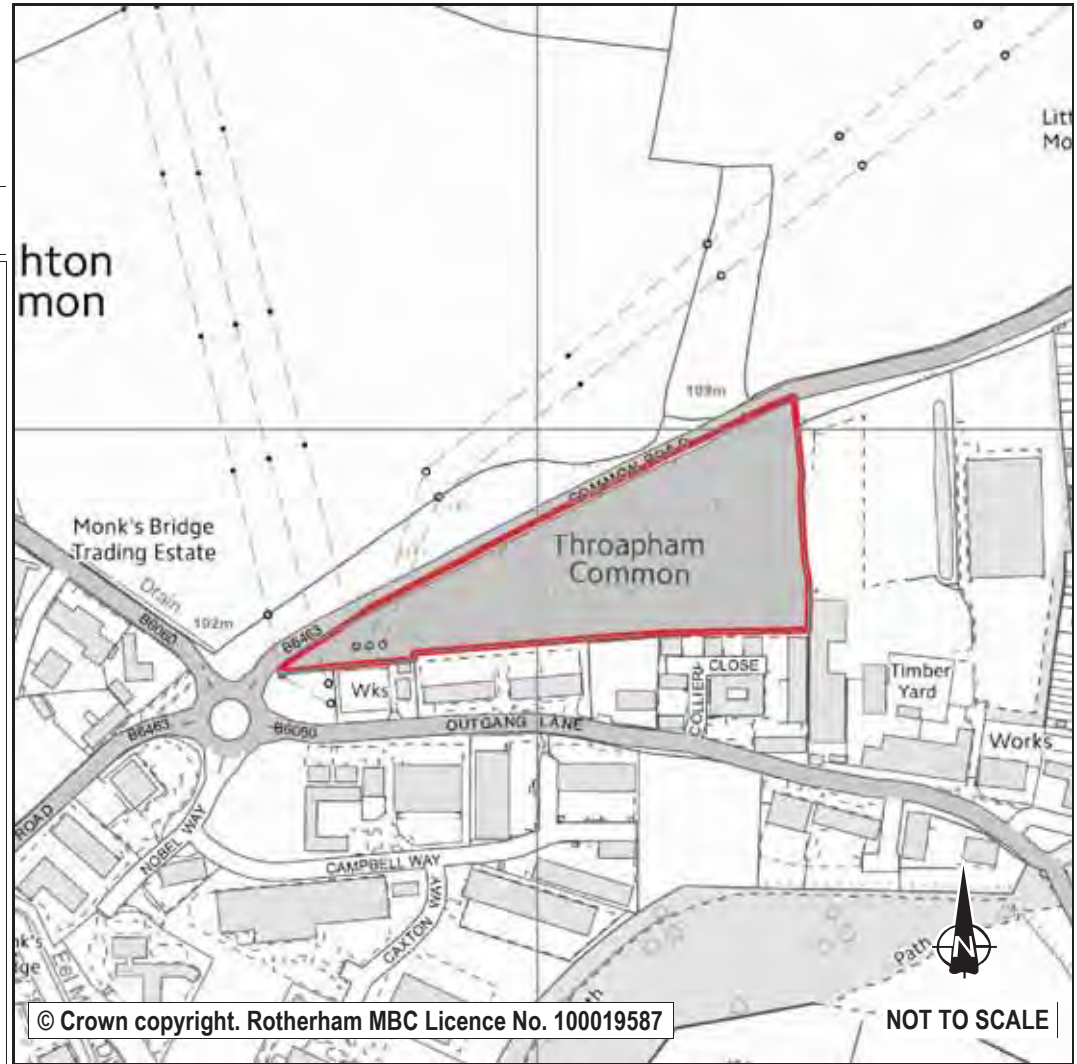
Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:

In depth investigations regarding the bio-diversity value of this site have not been undertaken but it is highly likely that there is natural environment interest on site which is likely to be significant for habitat - wet woodland and protected species. The site is Common Land. Noted as Natural England deciduous woodland. Retain as Green Belt.



Rotherham Local Plan : Site Plan

Ref: LDF0795

Name: LAND AT JUNCTION OF OUTGANG LANE AND COMMON ROAD

Address: LAUGHTON COMMON

Town: LAUGHTON COMMON

Hectares: 4.35 Net Hectares: 3.04

Dwellings: 122 Employment Land: 0.00

Development Site? Site Allocation: No

Whilst there is access to this site, development of the site would breach a currently strong Green Belt boundary located in the corner of an agricultural field. Development of the site would result in no readily discernible or strong defenceable boundary to the Green Belt. Retain as Green Belt.

Stage 1 Exclusion or taken to Sustainability Appraisal stage? Taken to next stage

Sustainability Appraisal Socio-Economic Score: Amber Sustainability Appraisal Environment Score: Red



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town

Hectares: Net Hectares:

Dwellings: Employment Land

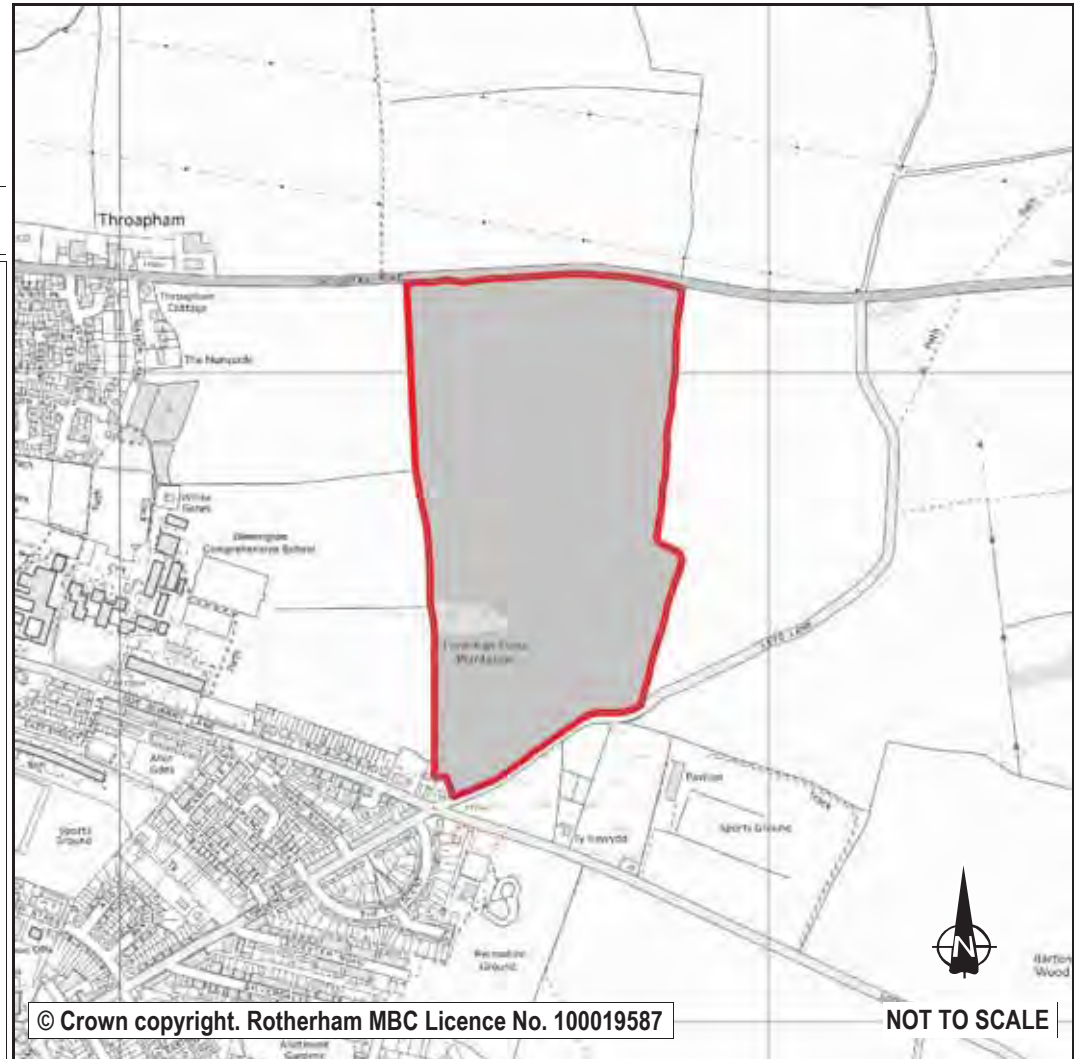
Development Site? Site Allocation:

This site is currently allocated as green belt. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish its potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment. The best performing sites when assessed against these criteria and based on current knowledge of constraints have been recommended for allocation for future development, subject to reaching the targets set out for each settlement grouping within the Core Strategy. As part of this process, consideration has also been given to designating Safeguarded Land.

In accordance with Central Government advice and policy CS5 of the Core Strategy, Safeguarded Land is removed from the Green Belt and set aside to be considered for the next Local Plan. The purpose of Safeguarded Land is to ensure that having reviewed the Green Belt boundary as part of this Local Plan we do not have to do so again before the end of the Plan period or immediately after. During this plan period (2013-2028) the land set aside as Safeguarded Land is not allocated for development nor will it be released.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score Sustainability Appraisal Environment Score



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

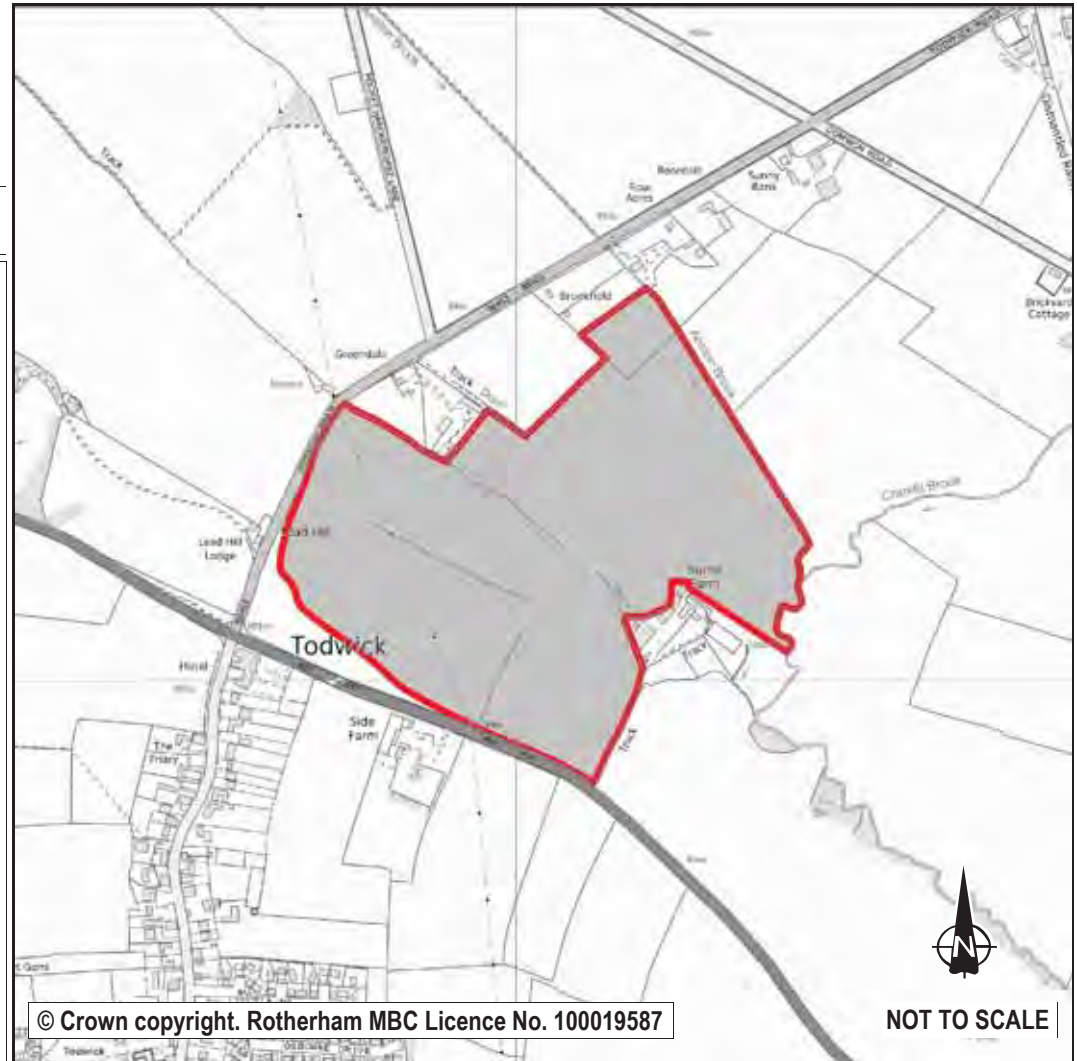
Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:

Development of a larger site for a mix of developments in this location (Dinnington West) as a broad location for growth in the Core Strategy was not taken forward. However in meeting the borough's employment land requirements this site is well located to benefit from the recent upgrading of the A57 and to provide a major inward investment opportunity. Ecological surveys of the wider area indicate the presence of a number of priority habitats and birds feeding, resting or roosting. Whilst there are sustainability issues with allocating this site for development it would be a significant benefit to the local economy and the wider borough, providing opportunities for developments whose requirements cannot be met on other sites. Taking account of this it is proposed that the site is allocated as an employment development site, with specific acceptable uses to be identified in the Sites and Policies document. The Council will ensure that appropriate mitigation of adverse impact on ecological interests is in place as part of any planning permission.



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

This site is identified as a development site within Dinnington town centre in the current Unitary Development Plan. It is close to the bus station and remains suitable for town centre uses. It is therefore proposed to identify the site as a retail development site.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Wath-upon-Dearne,
Brampton Bierlow and
West Melton

Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

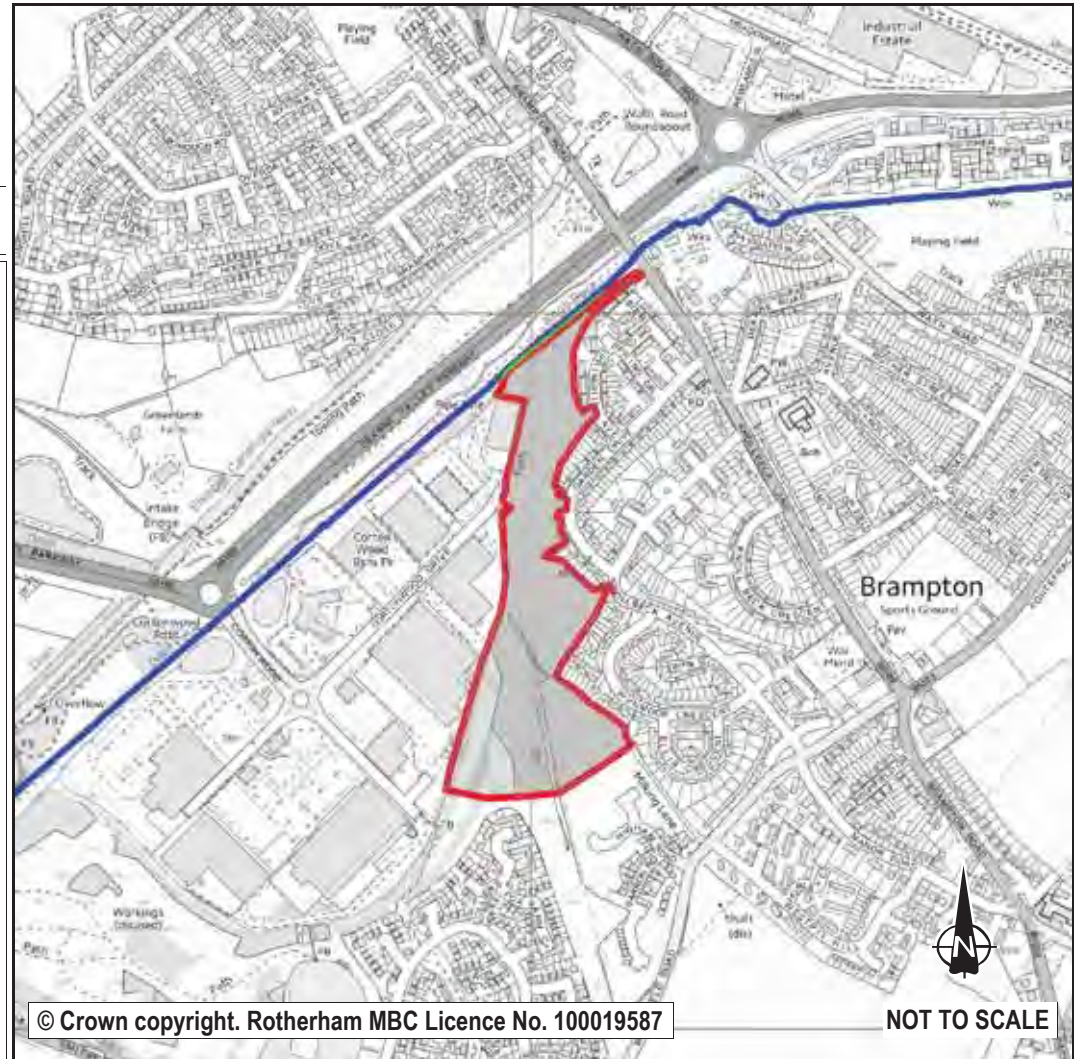
Dwellings: Employment Land:

Development Site? Site Allocation:

This site is allocated for employment use in the Unitary Development Plan. The Employment Land Review 2010 scored this site moderately (2) but recommended considering re-allocation to other uses in light of the steep nature of the site and overhead powerlines which are likely to make development for employment uses unviable. The site has extant planning permission for residential development and access into the site has been created. A watercourse has been identified running through the site and the site scores amber for surface water flooding. Drainage attenuation measures will be required. It is proposed to re-allocate the site for residential use.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

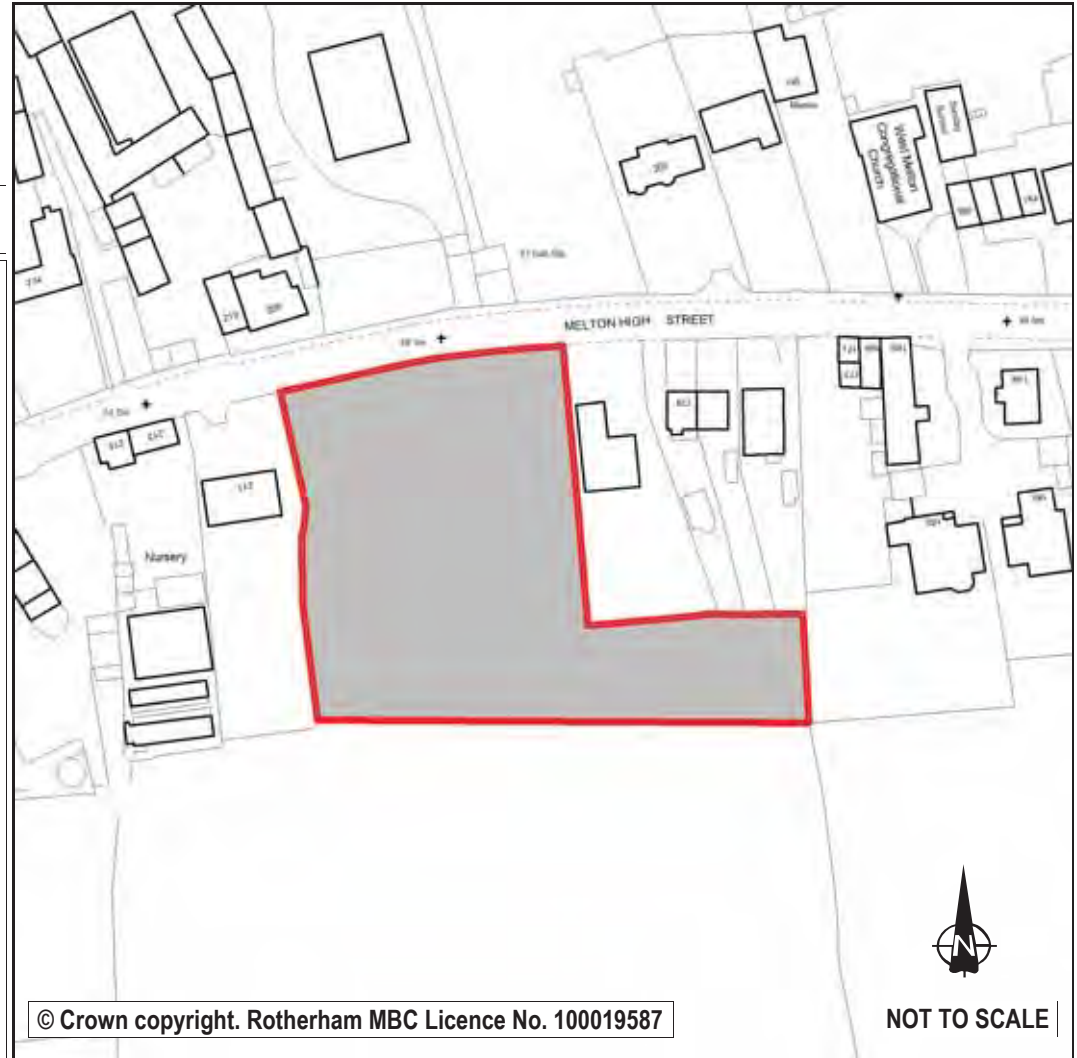
Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:

This site is currently allocated as green belt and is in agricultural use. Transportation rate the site amber, noting a possible issue of restricted visibility at any proposed junction and poor pedestrian facilities along Melton High Street. Spaces such as this define West Melton as a village, and attractive, distant views are afforded through this "gap" in the built frontage. The scale of the site is such that it is not large enough to be considered for a green belt boundary change.



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

There are a number of issues that prejudice against development being promoted on this site: it's recreational value, loss of significant hedgerow/trees, loss of urban greenspace and possible amenity issues from the industrial site opposite. Collectively, these aspects justify the site's retention as urban greenspace.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

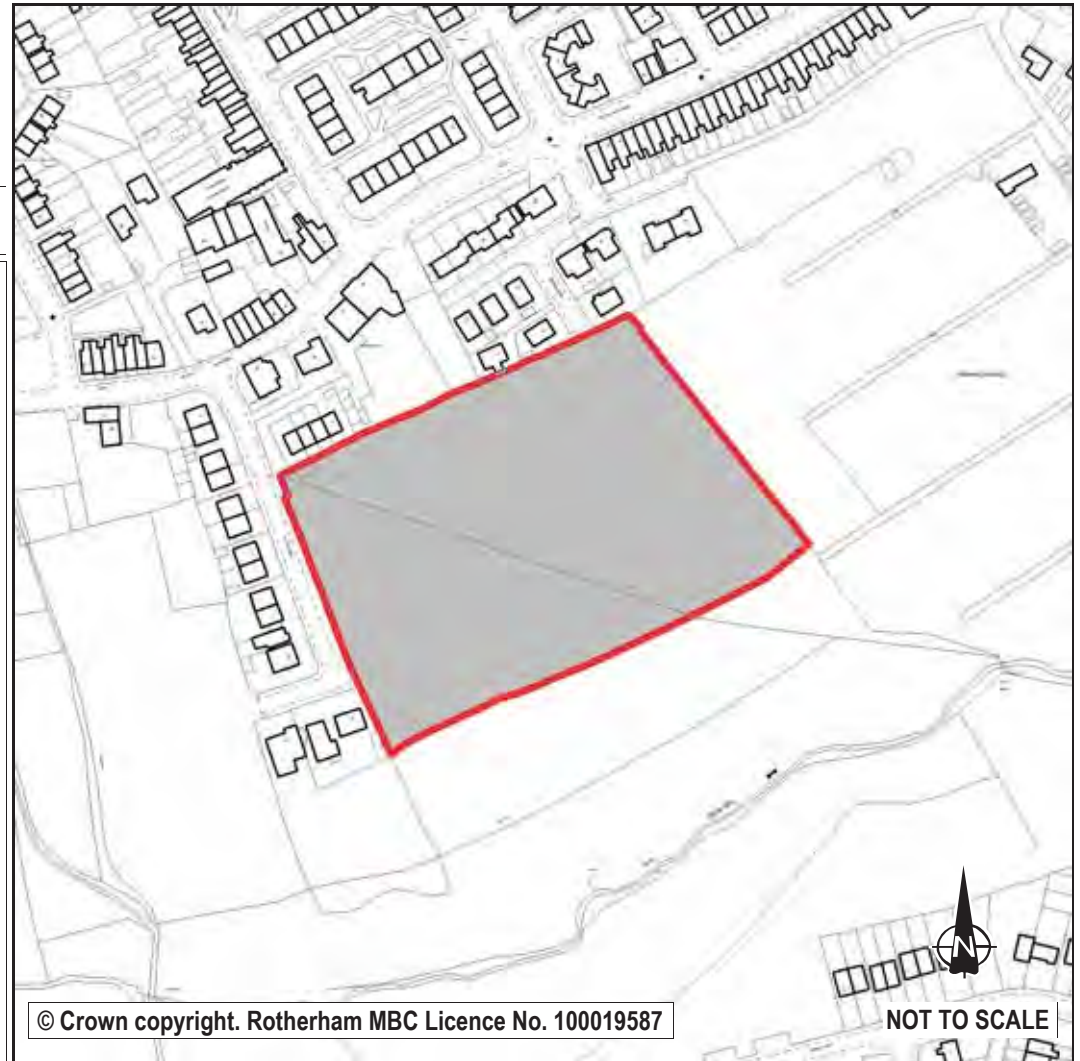
Dwellings: Employment Land:

Development Site? Site Allocation:

This site is currently allocated as Green Belt. The site is within 250m of a grade 1 or 2* Listed Building, there is a right of way across the site; potential for negative impact on the landscape and the natural recreational value of Flatts Valley; the site is immediately adjacent to Flatts Valley Local Wildlife site LWS88. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment. It is proposed to retain this site within the Green Belt.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

This site is allocated for industry and business and identified as development site E49 in the Unitary Development Plan. The site is located within a predominantly industrial area and industrial use is the most appropriate allocation for this site. Significant development is unlikely to be deliverable on site as Yorkshire Water indicate that the mains drain, which crosses the site, would require moving which may be prohibitive in cost terms. It is therefore proposed to retain the industry and business allocation but not to identify the site as a development site.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

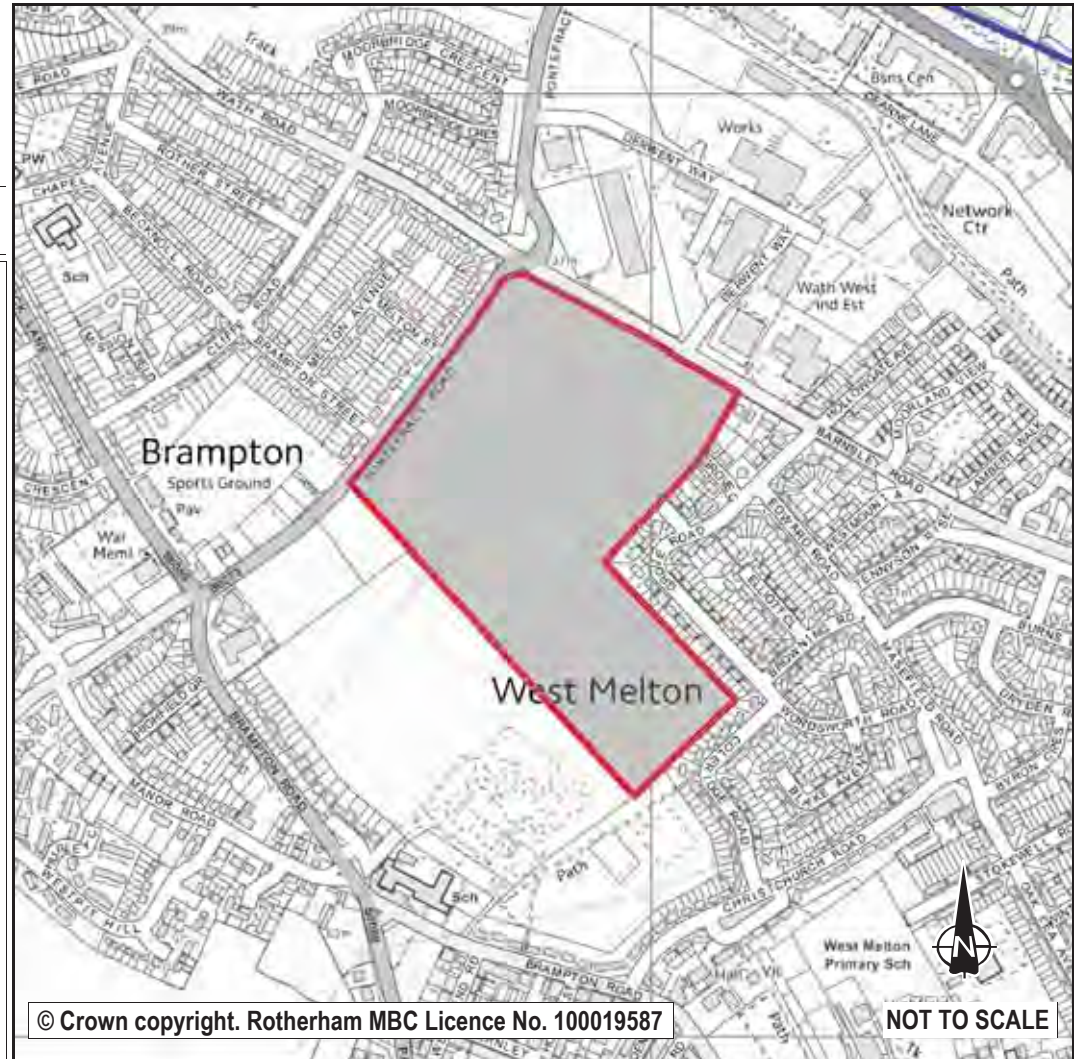
Development Site? Site Allocation:

This site is currently allocated as Urban Greenspace. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.

The best performing sites when assessed against these criteria and based on current knowledge of constraints have been recommended for allocation for future development, subject to reaching the targets set out for each settlement grouping within the Core Strategy. As the housing target for Wath, Brampton Bierlow, West Melton Settlement Grouping has been met there is no need to allocate this site for residential development. As the site is currently allocated Urban Greenspace it is inappropriate to designate it as Safeguarded Land in accord with policy CS5. It is proposed therefore to retain the Urban Greenspace allocation.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

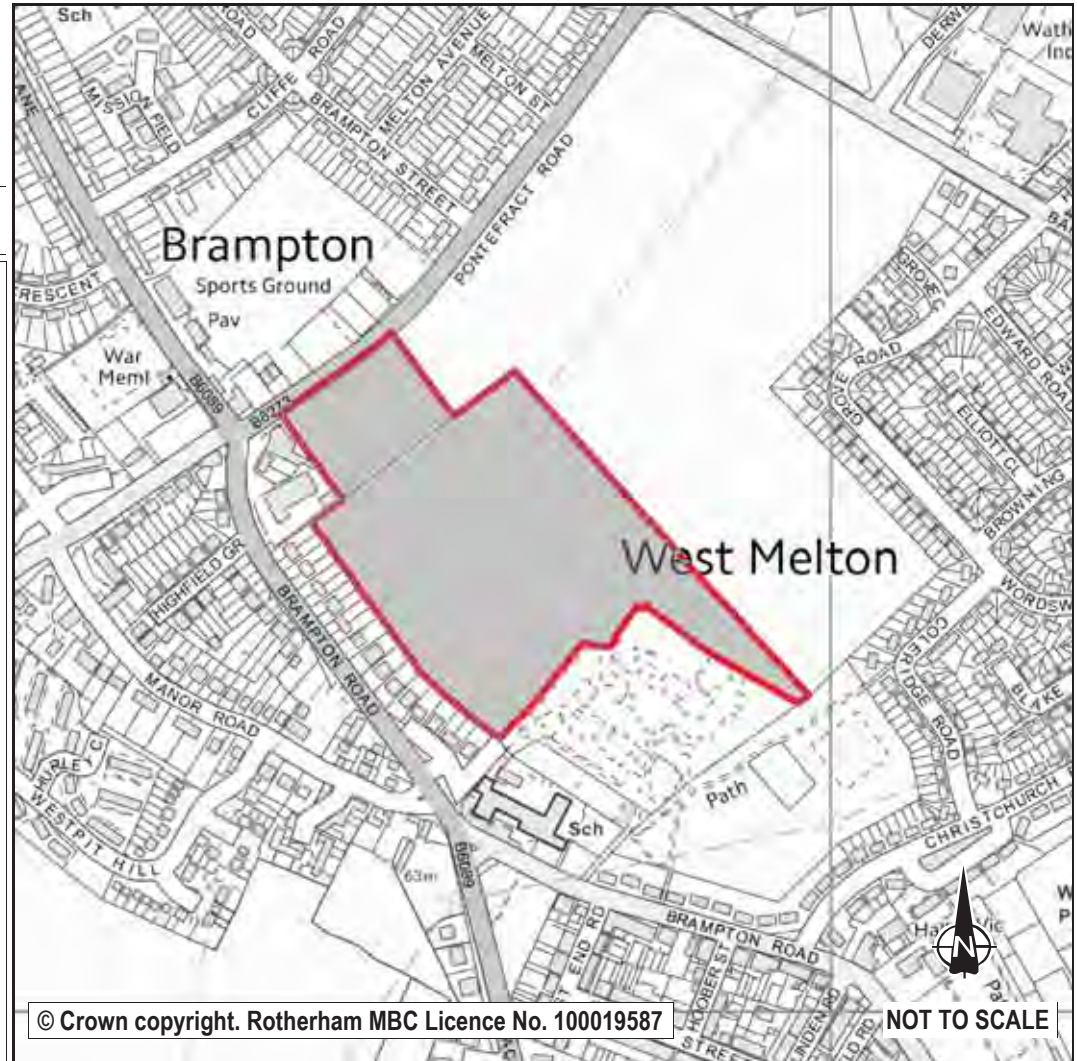
Dwellings: Employment Land:

Development Site? Site Allocation:

This site forms part of Brampton Recreation Ground and provides an attractive area of open space that is identified within the Greenspace Audit as being of high value. Overhead high voltage electricity cables also dissect the site. Given these issues, it is considered that the existing urban greenspace should be retained.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town

Hectares: Net Hectares:

Dwellings: Employment Land

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score Sustainability Appraisal Environment Score



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

This site is currently allocated as a residential development site. It is proposed that this site be allocated as a residential development site in recognition of development commencing to implement application RB2011/1119. There is a possible overland flood route / culverted watercourse along the north east side of the site and it is essential that development does not cause flooding - rated amber in surface water flood assessment. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

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Town:

Hectares: Net Hectares:

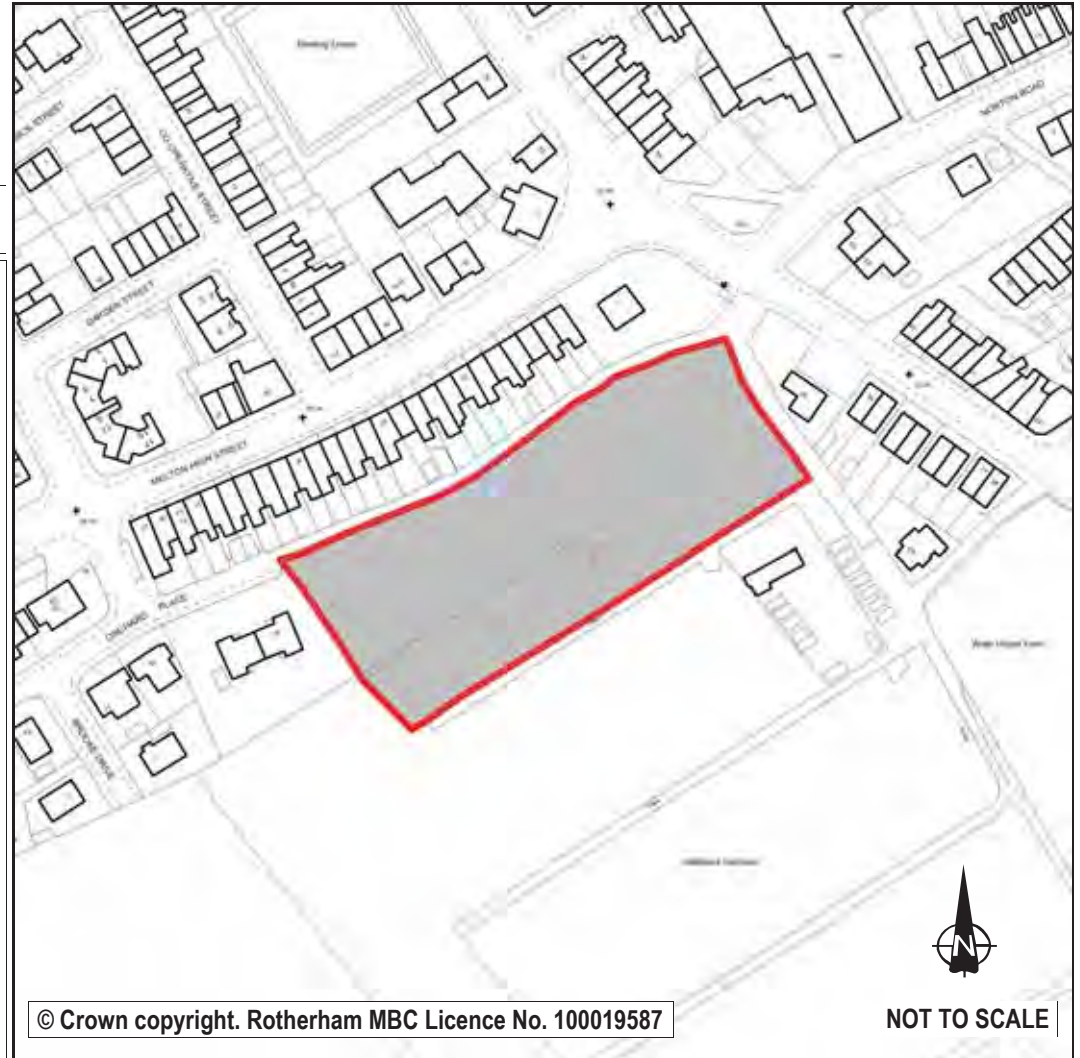
Dwellings: Employment Land:

Development Site? Site Allocation:

This site is currently allocated as residential. It is proposed that this site be allocated as a residential development site in recognition of its positive attributes such as its relationship to the existing built settlement, and it meeting the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy). Whilst it is acknowledged that there are identified constraints including the need for off site road access improvements, it is anticipated that these will be suitably mitigated within any future resolutions to grant planning permission. Equally, if it is not possible to relocate the occupants of the allotments (found on the area currently allocated as urban greenspace) this may reduce the site's developable area. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

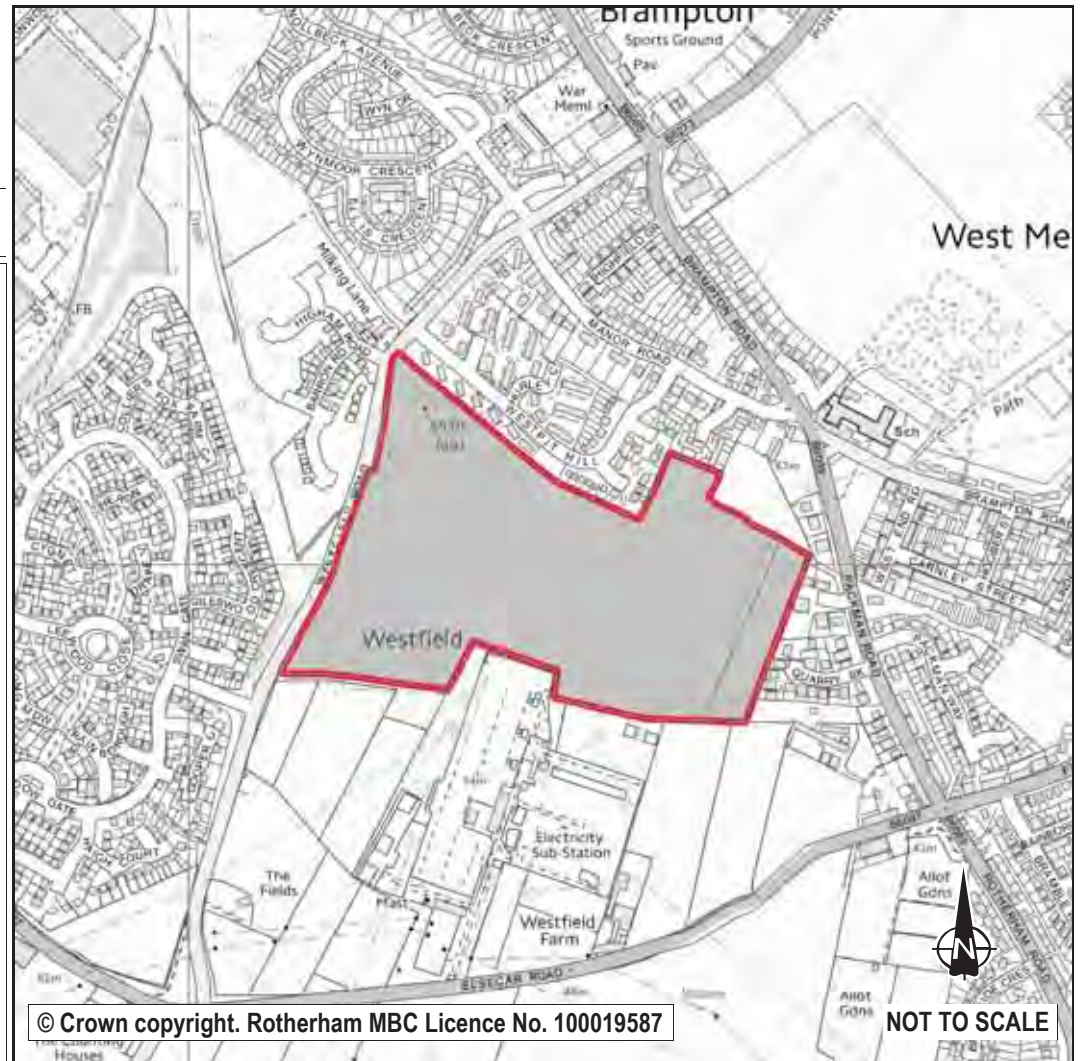
Development Site? Site Allocation:

This site is currently allocated as green belt. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish its potential to accommodate future development. There is a possible overland flood route through the site and future development should not give rise to flooding, there is a localised spot in the south-east corner of the site - rated amber for surface water flooding. The application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment. The best performing sites when assessed against these criteria and based on current knowledge of constraints have been recommended for allocation for future development, subject to reaching the targets set out for each settlement grouping within the Core Strategy. As part of this process, consideration has also been given to designating Safeguarded Land.

In accordance with Central Government advice and policy CS5 of the Core Strategy, Safeguarded Land is removed from the Green Belt and set aside to be considered for the next Local Plan. The purpose of Safeguarded Land is to ensure that having reviewed the Green Belt boundary as part of this Local Plan we do not have to do so again before the end of the Plan period or immediately after. During this plan period (2013-2028) the land set aside as Safeguarded Land is not allocated for development nor will it be released.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

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Town:

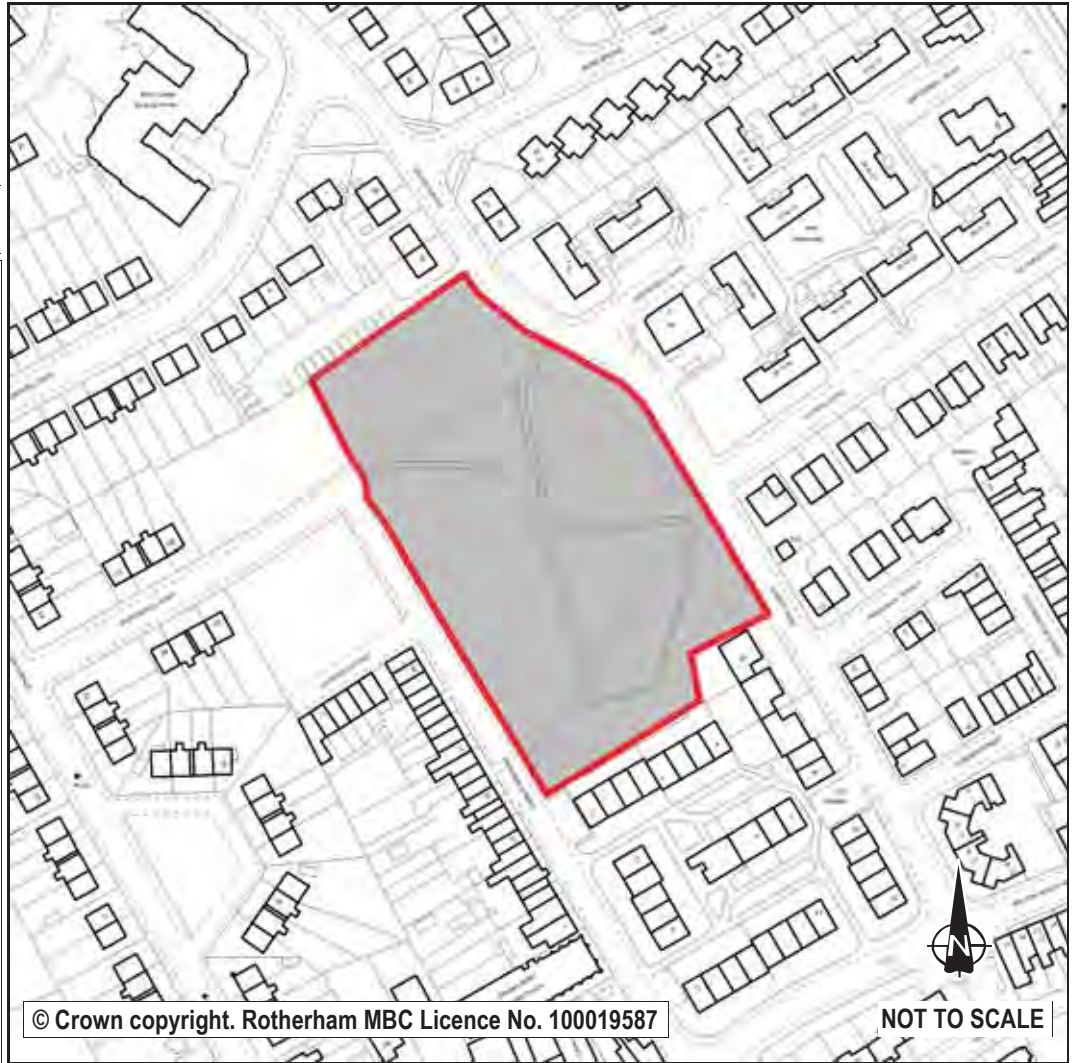
Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Given the close proximity of the electricity switching station, this site is to be retained as Green Belt. Development of this site would lead to an isolated, incongruous tongue of development that does not relate coherently to the existing settlement form; Westfield Road provides a strong Green Belt boundary.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

This site is partly allocated for mixed use and partly for community facilities in the Unitary Development Plan. The site is suitable for a mix of uses although a major constraint is that the site lies with flood zones 2 and 3 and is rated red for surface water flooding, very high flood risk north west section. Transportation rate the site red due to their being no suitable means of vehicular access unless other land can be acquired. It is proposed that the site is allocated for mixed use - now forming part of MU02. The menu of acceptable uses is detailed within the Sites and Policies document and the mixed-Use background paper. The site is within the Conservation Area.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:

This site is allocated for industrial and business use and identified as development site E7 in the Unitary Development Plan. It was reviewed as part of the 2010 Employment Land Review (ELR45) where it scored moderately (2). The recommendation was to consider re-allocation to alternative uses.

Part of the site is in flood zone 2. It adjoins Brook Dike which floods frequently and areas of this site have developed wetland vegetation due to prolonged periods under water, and may have biodiversity value. The site is rated red for surface water flooding, and any re-development within this area will need to carefully consider drainage attenuation measures. There has been previous developer interest in housing on the site and a change of allocation to residential has been considered. However Yorkshire Water have suggested a 'cordon sanitaire' of 400m around waste water treatment works to ensure that sensitive uses, such as housing, are not detrimentally affected by odours. Given the flooding issues and the fact that the site is within 400m of a sewage works it is proposed that the site remains allocated for business and industrial use, but not identified as a development site.



Rotherham Local Plan : Site Plan

Ref:

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Town:

Hectares: Net Hectares:

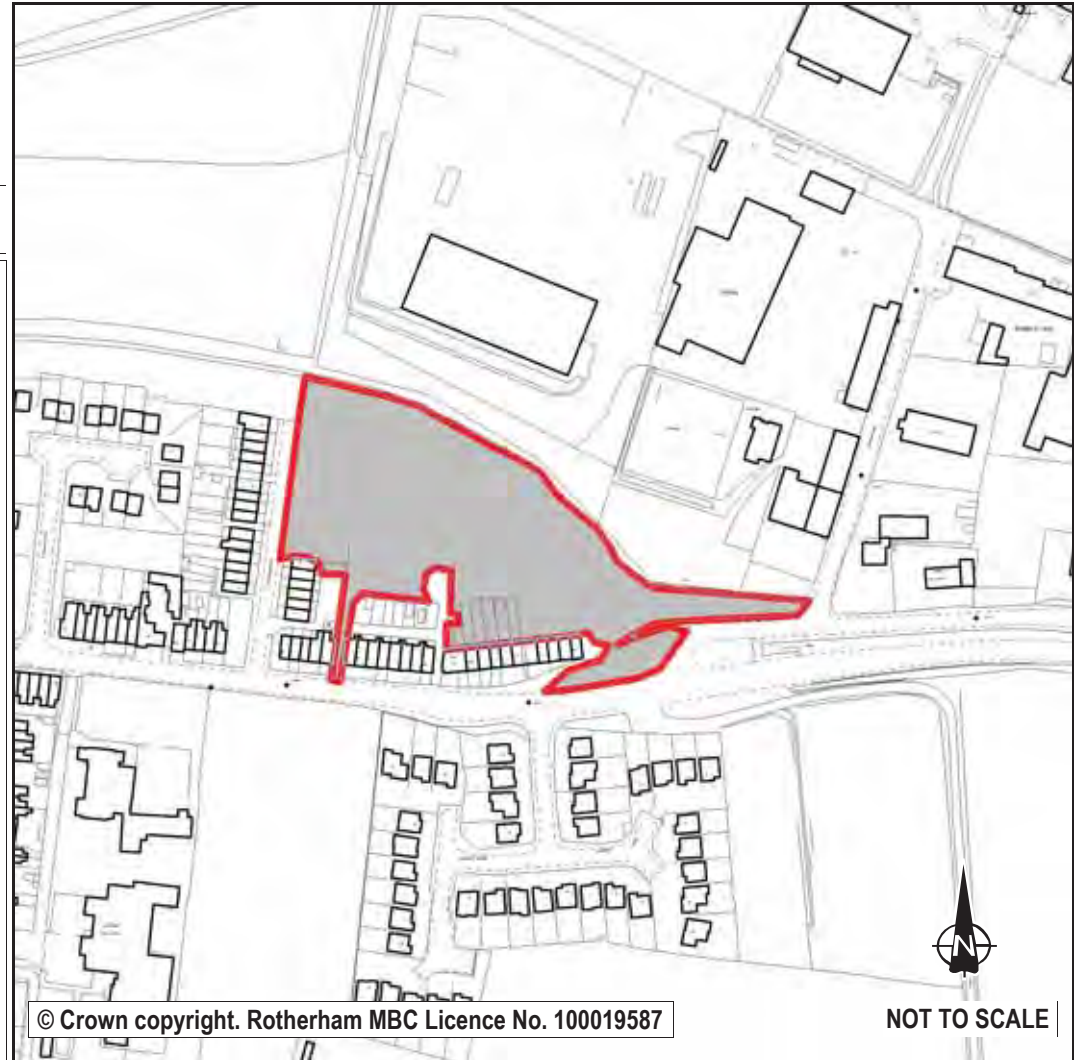
Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:

Yorkshire Water objection to this site re proximity to waste water treatment plant. Not taken forward as a development site.



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

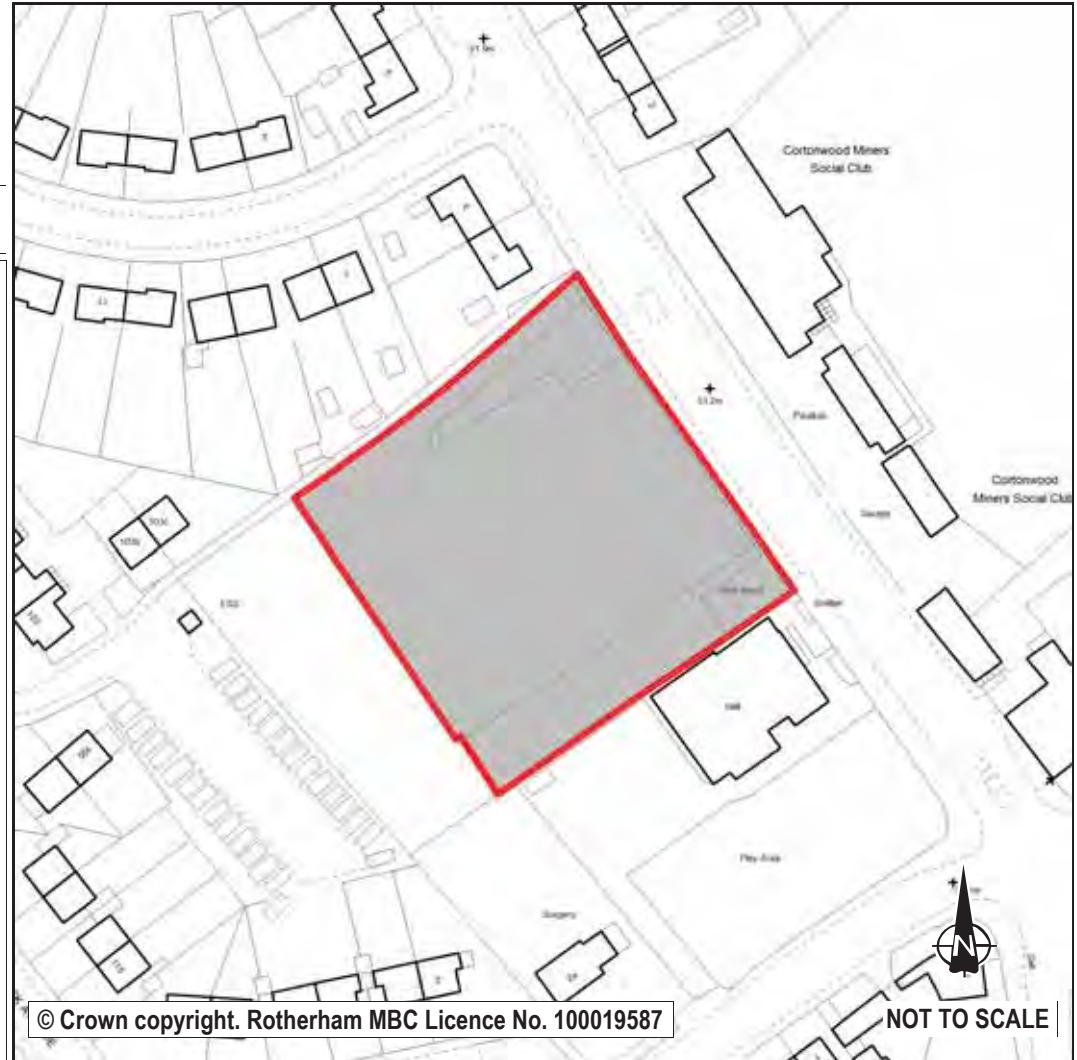
Dwellings: Employment Land:

Development Site? Site Allocation:

This site is allocated for community facilities in the Unitary Development Plan and is the former fire station in Brampton Bierlow; a new fire station has been built in Wath 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. Any completions on site will be monitored.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score:

Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

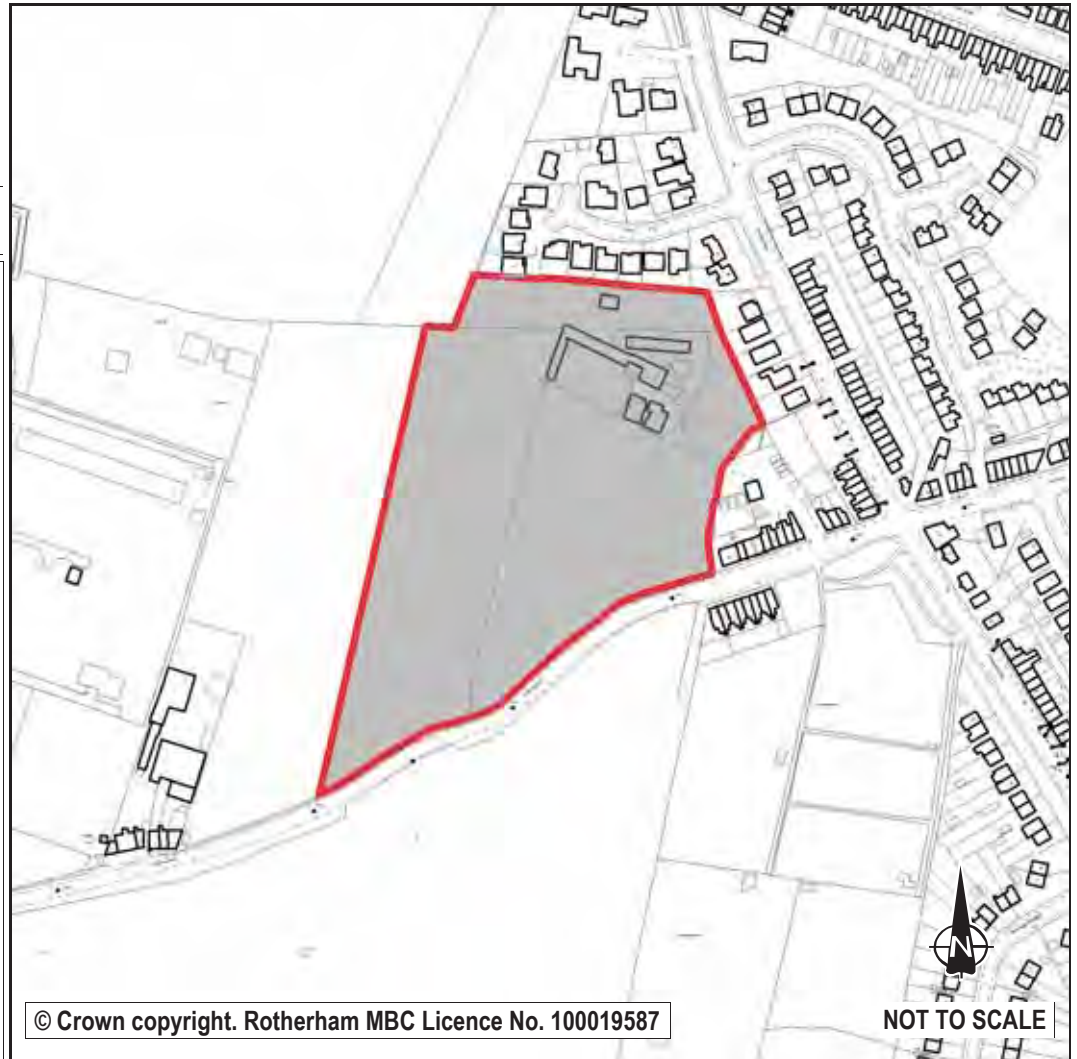
Development Site? Site Allocation:

This site is currently allocated as green belt. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish its potential to accommodate future development. The site is rated amber for surface water flooding and surface water overland flow routes are identified along the south-east boundary and the northern third of the site. Development will need to ensure that it does not cause flooding to the site or cause flooding downstream. The application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment. The best performing sites when assessed against these criteria and based on current knowledge of constraints have been recommended for allocation for future development, subject to reaching the targets set out for each settlement grouping within the Core Strategy. As part of this process, consideration has also been given to designating Safeguarded Land.

In accordance with Central Government advice and policy CS5 of the Core Strategy, Safeguarded Land is removed from the Green Belt and set aside to be considered for the next Local Plan. The purpose of Safeguarded Land is to ensure that having reviewed the Green Belt boundary as part of this Local Plan we do not have to do so again before the end of the Plan period or immediately after. During this plan period (2013-2028) the land set aside as Safeguarded Land is not allocated for development nor will it be released.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:

This site is currently allocated as residential. It is proposed that this site be identified as a residential development site in recognition of its positive attributes including its relationship to the existing built settlement, the recent resolution to grant permission for residential subject to signing a legal agreement, and it meeting the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy). Whilst it is acknowledged that there are identified constraints including, it is anticipated that these will be suitably mitigated within any future resolutions to grant planning permission. Given this it is appropriate to extend the residential development site so that it encompasses the whole of the boundary of LDF0292. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

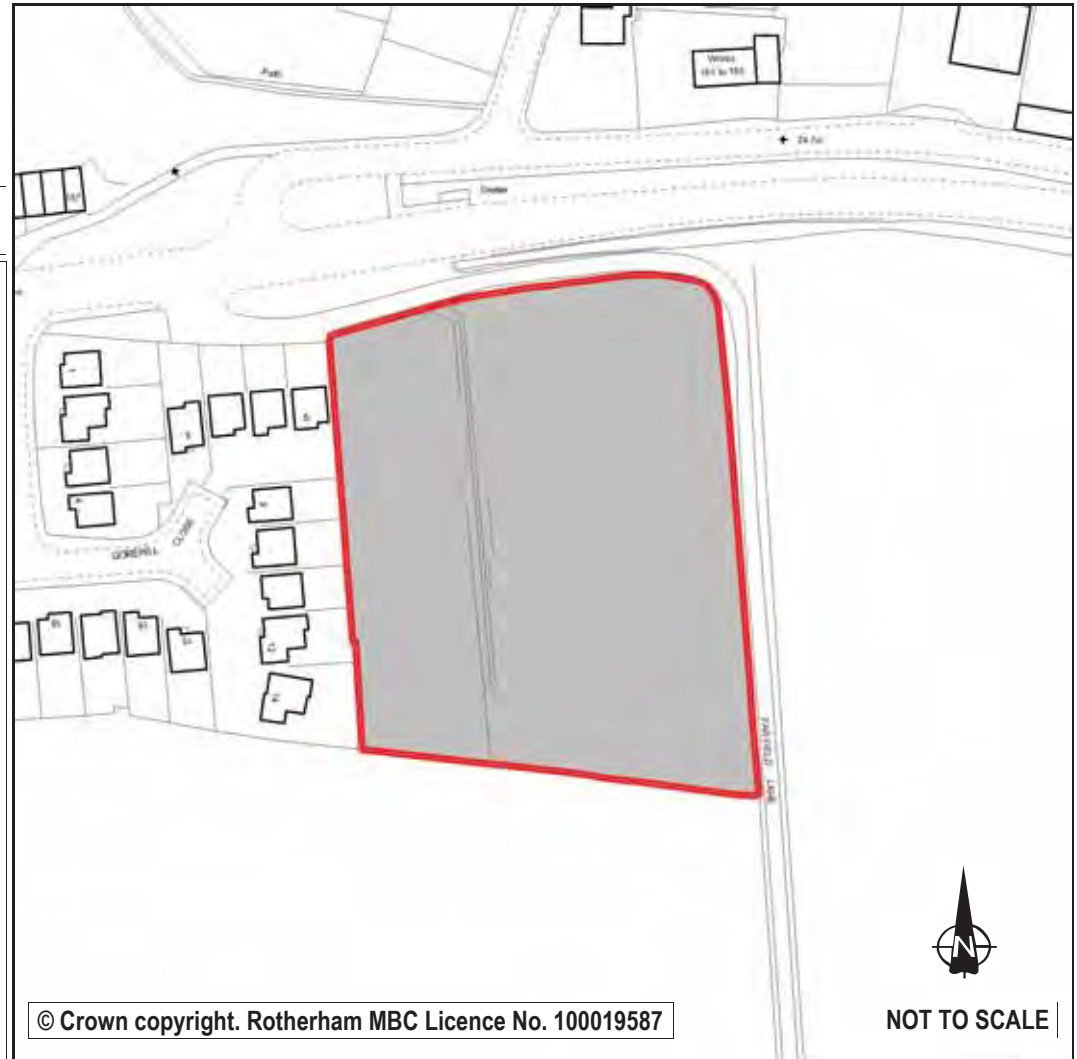
Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:

This site is currently allocated as green belt and it is intended that this site be utilised to accommodate the demand for allotment gardens within the locality. Potential road access problems have been identified by Transportation but access may be required to the east (and possibly including a small portion of this site) from Farfield Lane to site LDF0298/ Safeguarded Land site SG5.



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

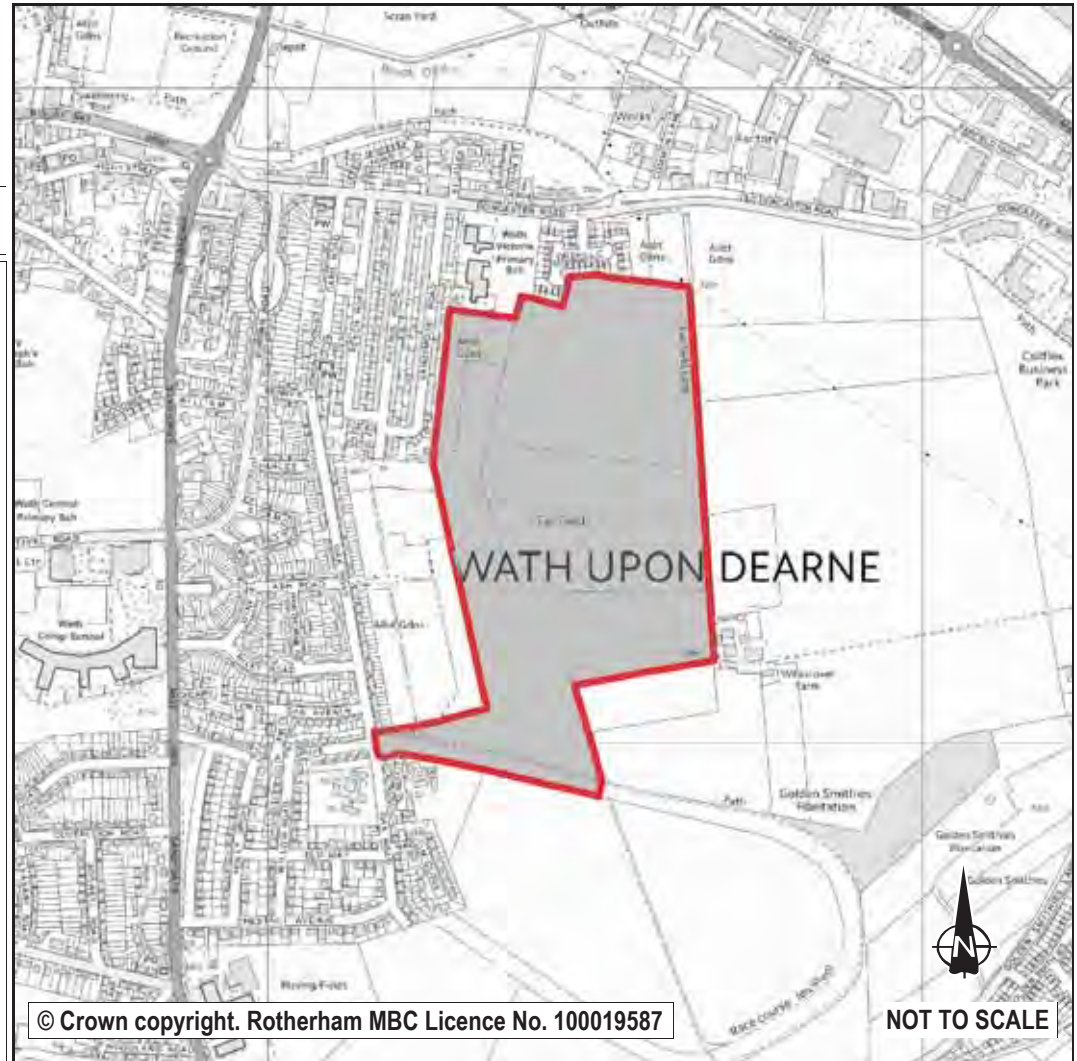
Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:

This site is currently allocated as green belt. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish its potential to accommodate future development. There is a possible overland flood route through this site. Development proposals should ensure that overland flows do not cause flooding. There are known flooding problems immediately downstream (north) consideration should be given to the location of a flood alleviation scheme in this locality. The application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment. The best performing sites when assessed against these criteria and based on current knowledge of constraints have been recommended for allocation for future development, subject to reaching the targets set out for each settlement grouping within the Core Strategy. As part of this process, consideration has also been given to designating Safeguarded Land.

In accordance with Central Government advice and policy CS5 of the Core Strategy, Safeguarded Land is removed from the Green Belt and set aside to be considered for the next Local Plan. The purpose of Safeguarded Land is to ensure that having reviewed the Green Belt boundary as part of this Local Plan we do not have to do so again before the end of the Plan period or immediately after. During this plan period (2013-2028) the land set aside as Safeguarded Land is not allocated for development nor will it be released.



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town

Hectares: Net Hectares:

Dwellings: Employment Land

Development Site? Site Allocation:

This site forms a well-used area of allotment gardens. Potential road access problems have been identified by Transportation with it being rated as red in recognition of Avenue Road being unsuitable to accommodate the extra traffic that development of this site would generate. To reflect its existing use it is suggested that the site be reallocated to urban greenspace (with the possible allowance for a vehicular and pedestrian access through to LDF0298).

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score Sustainability Appraisal Environment Score



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

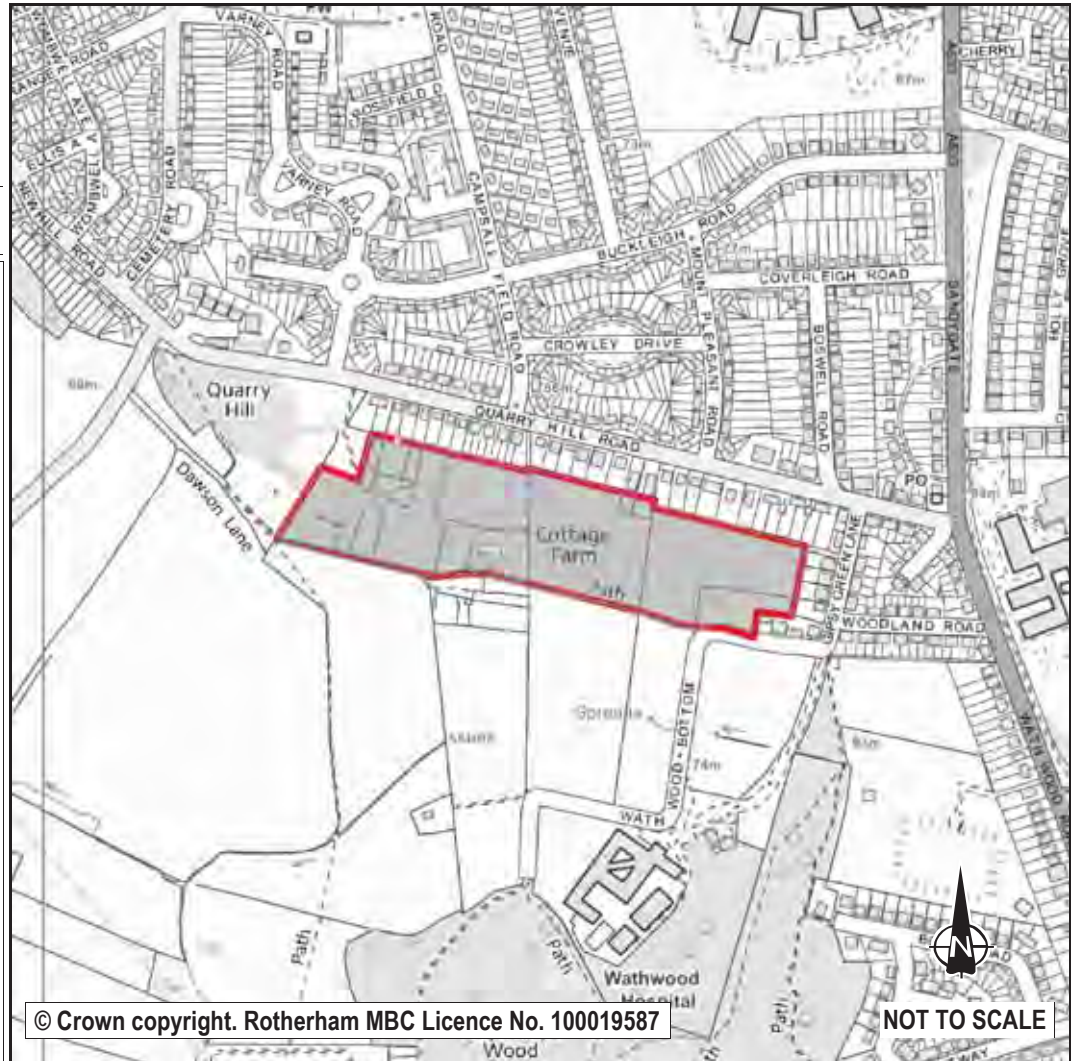
Dwellings: Employment Land:

Development Site? Site Allocation:

It is considered that this site should remain in the Green Belt as the steeply sloping nature of the site - the topography - means it is highly prominent and does not relate well to the existing settlement form. The site is not well served by public transport.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:

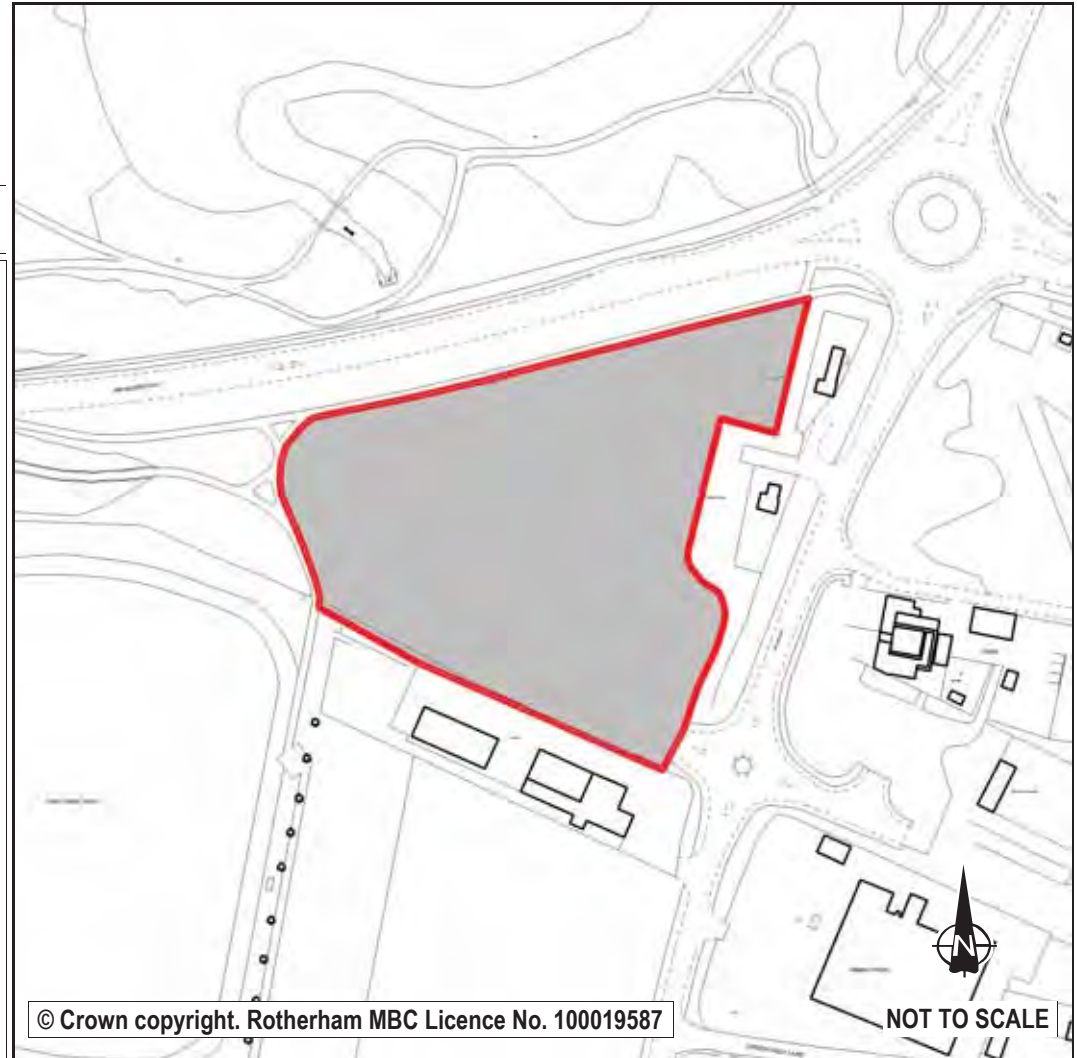


Rotherham Local Plan : Site Plan

| | | | |
|-------------------|-------------------------------------|------------------|-----------------------------|
| Ref: | LDF0308 | | |
| Name: | MANVERS WAY/ STATION ROAD | | |
| Address: | WATH | | |
| Town: | ROTHERHAM | | |
| Hectares: | 1.92 | Net Hectares: | |
| Dwellings: | 0 | Employment Land | 1.92 |
| Development Site? | <input checked="" type="checkbox"/> | Site Allocation: | Employment Development Site |

This site is allocated for mixed use (part) and employment development (site E6) in the Unitary Development Plan. In the 2010 Employment Land Review the site (ELR52) scored moderately (2) with a recommendation to retain as a development site. There are no major constraints to development aside from the site being within flood zone 2 (and parts within flood zone 3a), although employment uses can be acceptable in such locations. It is therefore proposed that this site be allocated for industry and business and be identified as a development site.

| | | | |
|---|---------------------|--|-------|
| Stage 1 Exclusion or taken to Sustainability Appraisal stage? | Taken to next stage | | |
| Sustainability Appraisal Socio-Economic Score | Amber | Sustainability Appraisal Environment Score | Amber |



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

This site is currently allocated for mixed use in the Unitary Development Plan and comprises a garden centre and several residential properties. In 2012 an application for residential development was withdrawn. The site is isolated from local services and facilities and this is reflected in transportation rating the site red. However if the site were to be redeveloped, it could be suitable for redevelopment for leisure uses in conjunction with the adjacent lake, providing that the flooding issues could be mitigated. It is therefore proposed to allocate the site for leisure use - Mixed Use site MU01. The menu of acceptable uses is set out in the Sites and Policies document and the mixed use background paper.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref: LDF0321

Name: LAND OFF KNOLL BECK LANE

Address: BRAMPTON

Town: ROTHERHAM

Hectares: 0.51 Net Hectares:

Dwellings: 0 Employment Land: 0.51

Development Site? Site Allocation: No

This site is allocated for business use and contains well established businesses. Knoll Beck flows along northern boundary and the north eastern corner of the site is within flood zones 2 and 3a and might be susceptible to flooding. It is rated as amber from a Surface Water Flooding perspective. It sits well below road level such that a road of suitable standard to serve any new development appears difficult to achieve.

It is therefore proposed that the site remains allocated for business use but not identified as a development site.

Stage 1 Exclusion or taken to Sustainability Appraisal stage? Taken to next stage

Sustainability Appraisal Socio-Economic Score Red Sustainability Appraisal Environment Score Red



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

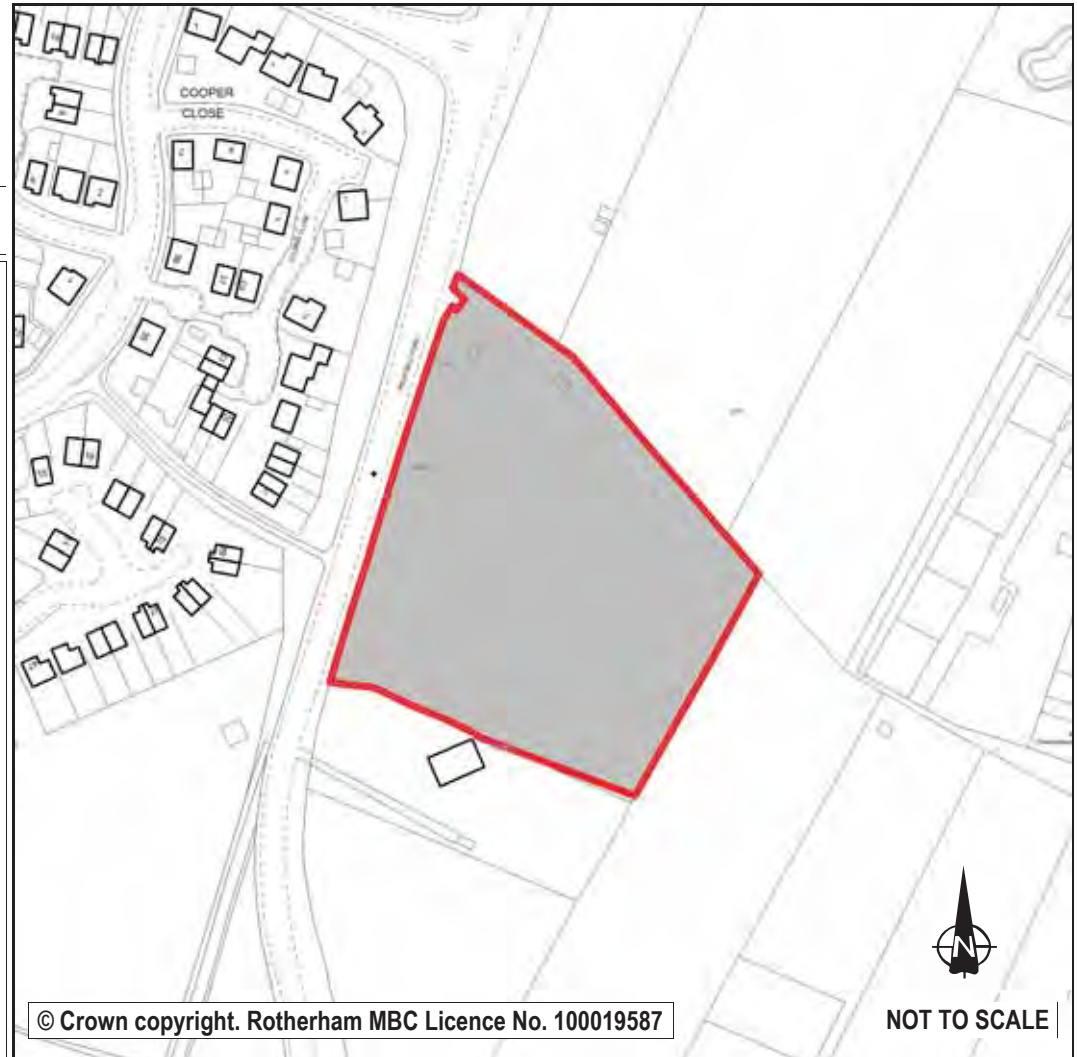
Dwellings: Employment Land:

Development Site? Site Allocation:

The allocation of this site is not being pursued given the site's close proximity to the electricity switching station and the power cables that dissect the site. Furthermore, development of this site would lead to an isolated, incongruous tongue of development that does not relate coherently to the existing settlement form, with Westfield Road currently providing a strong Green Belt boundary. Retain within the Green Belt.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

This site is currently allocated partly for business use and partly for community use. It is proposed that this site be allocated as a residential development site in recognition of its positive attributes such as its relationship to the existing built settlement, it being vacant & brownfield, planning permission (RB2014/0936 - erection of 63 dwellinghouses) and it meeting the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy). Whilst it is acknowledged that there are identified constraints including the history of access issues from Brampton Road and its proximity to a Grade 2 Listed Building, it is anticipated that these will be suitably mitigated within any future resolutions to grant planning permission. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

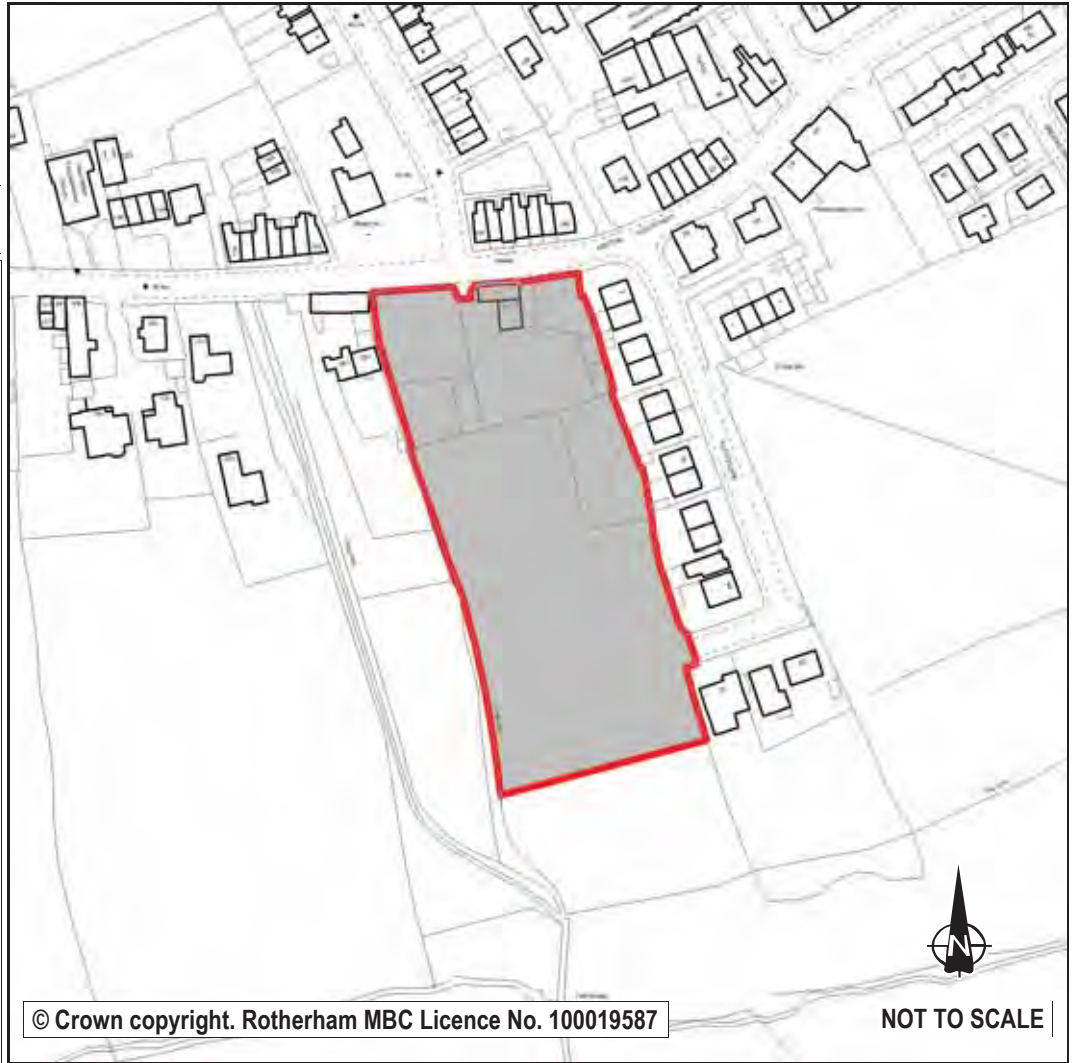
Dwellings: Employment Land:

Development Site? Site Allocation:

This site is currently allocated as Green Belt and residential in the Unitary Development Plan. Views into and out of the site are significant and the linear nature of the site means that it would result in an incongruous tongue of development into Flatts Valley. LWS88 Flatts Valley is also adjacent. Archaeological concerns relating to the allocation of this site for future development. It is proposed to retain the current allocations as residential and Green Belt.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

This site is currently allocated as residential. It is proposed that this site be allocated as a residential development site in recognition of its positive attributes such as its relationship to the existing built settlement, access availability and it meeting the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy). Whilst it is acknowledged that there are identified constraints including the site's proximity to a listed building, and its proximity to the Local Wildlife Site 88: Flatts Valley; planning permission has been granted on site and development is underway. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.

| | | |
|---|--|--|
| Stage 1 Exclusion or taken to Sustainability Appraisal stage? | <input type="text" value="Taken to next stage"/> | |
| Sustainability Appraisal Socio-Economic Score | <input type="text" value="Amber"/> | Sustainability Appraisal Environment Score |
| | | <input type="text" value="Amber"/> |



Rotherham Local Plan : Site Plan

Ref: LDF0336

Name: LAND OFF MATTHEWS AVENUE/ BUSHFIELD ROAD

Address: WATH

Town: ROTHERHAM

Hectares: 1.72 Net Hectares: 0.40

Dwellings: 16 Employment Land: 0.00

Development Site? Site Allocation: No

This site is allocated for residential use and is in use as open space. The site previously had planning permission (now lapsed) to develop new housing around the periphery of the site to provide "security" for the open space which was to be developed as a park. The site has been used for football in the past. There are no major constraints to development and whilst permission has lapsed the proposed redevelopment for housing and improvements to the greenspace remains appropriate in principle. Nonetheless, in recognition of its previous formal sports use it is proposed that the site is allocated as urban greenspace.

Stage 1 Exclusion or taken to Sustainability Appraisal stage? Taken to next stage

Sustainability Appraisal Socio-Economic Score: Amber Sustainability Appraisal Environment Score: Green



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

There are a number of constraints to the development of this site, including Transportation rating the site red due to the site not being well served by public transport and its accessibility to the highway network. It may also impact on Newhill Grange - a grade 2 listed building which is in close proximity. The impact of these issues is such it is considered appropriate to retain its existing green belt allocation.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



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Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

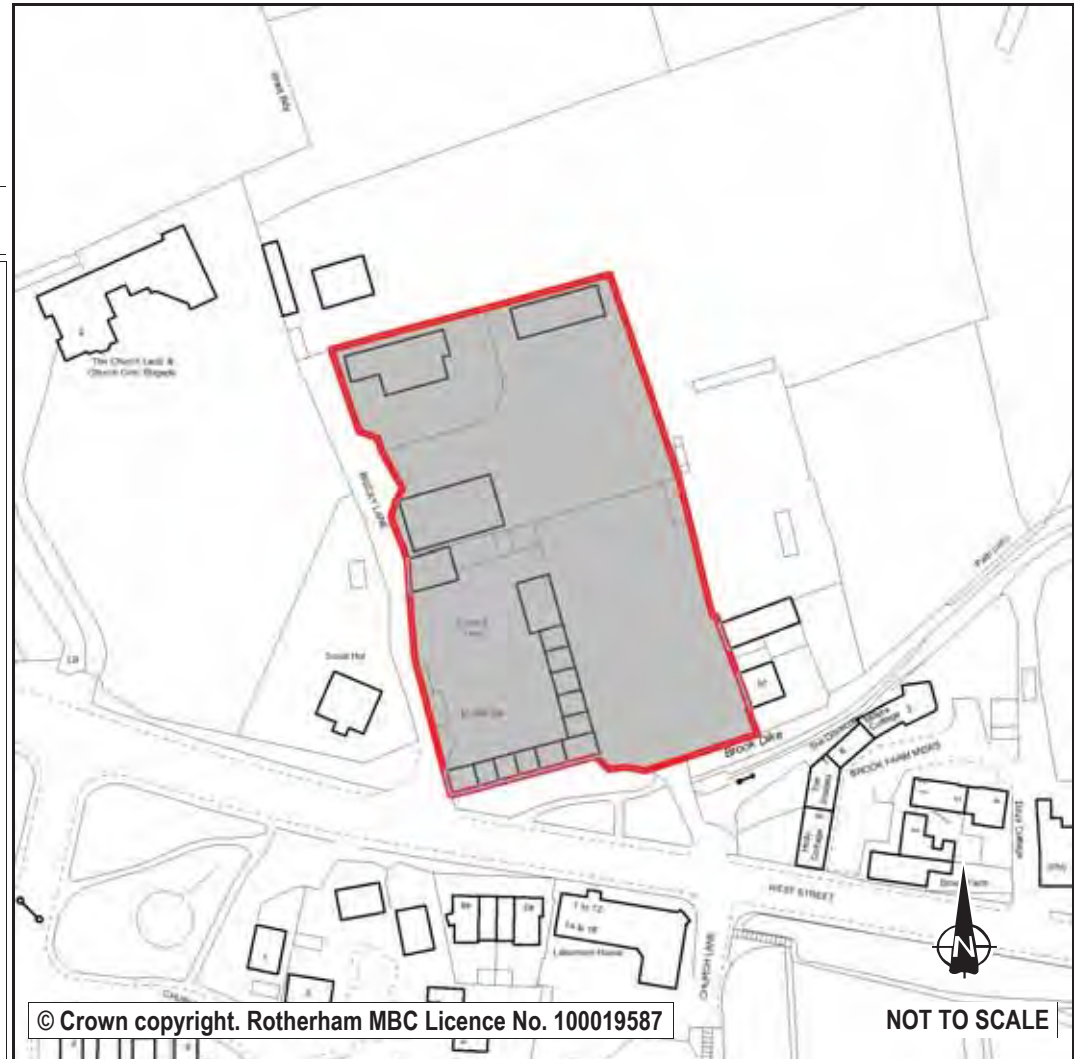
Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:

This site is allocated for mixed use and is partly vacant and partly in use as a builders yard. It is close to Listed Buildings and a major constraint is that the site lies within flood zones 2 and 3. Surface water flooding assessment rate site red and notes there is a very high flood risk north west section. Any future redevelopment of the site will require consideration of drainage attenuation measures, including careful consideration of the location of any new build opportunities. It is proposed that the site remains part of a mixed use allocation - MU02 - see Sites and Policies document and the mixed use background paper for details of the menu of appropriate uses.



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:

This site is allocated for mixed use and is in use as a Council depot and builders yard. Surface water flooding assessment rates site red and notes there is a very high flood risk north west section of the designated Mixed Use area MU02. Any future redevelopment of the site will require consideration of drainage attenuation measures, including careful consideration of the location of any new build opportunities. The site is close to Wath Town Centre and all the facilities located there. It is proposed that the site retains a mixed use allocation (MU02) - see Sites and Policies document and background paper for details of the menu of appropriate uses.



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

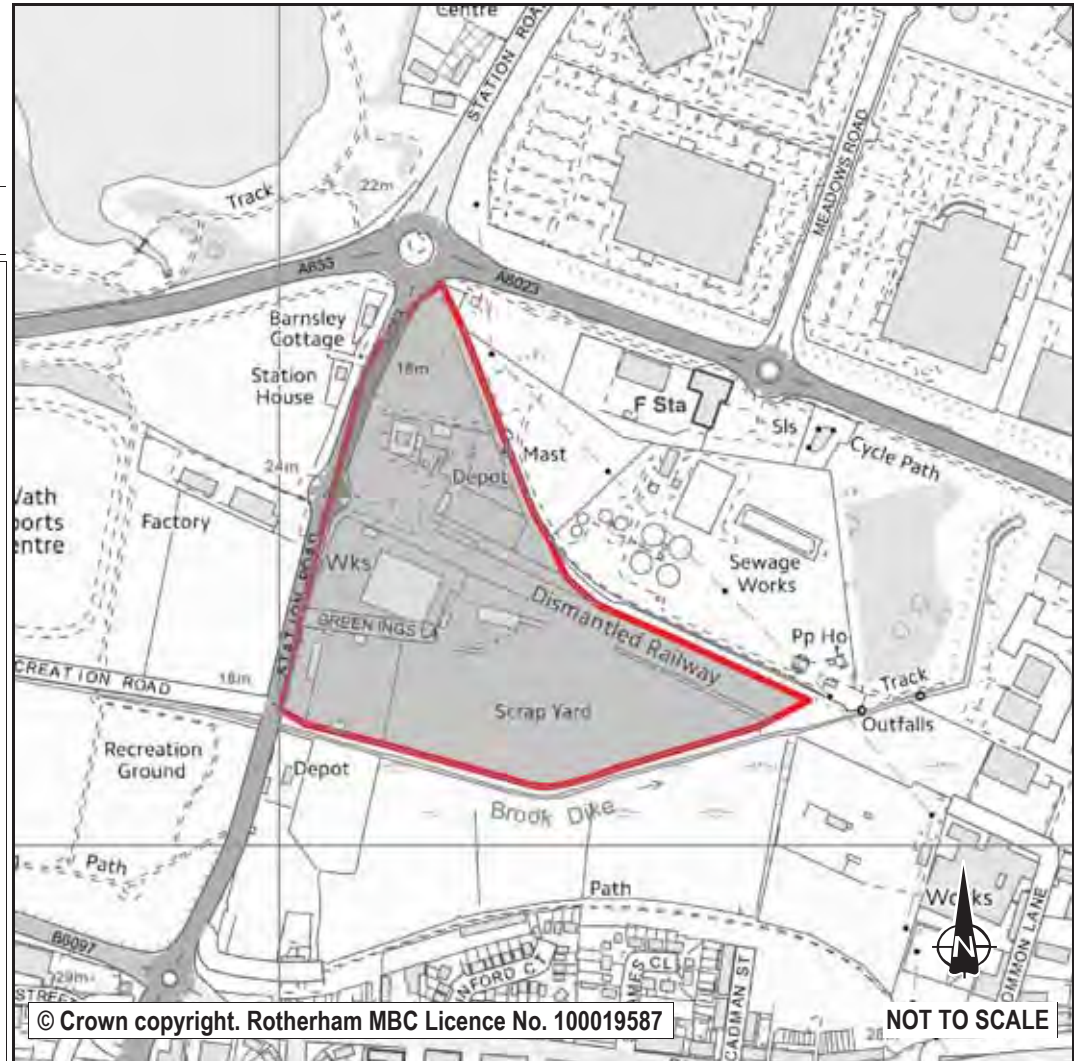
Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:

This site is allocated for business and industry. In the 2010 Employment Land Review the site (ELR73) scored moderately (2) with a recommendation to retain the current employment land allocation. It is currently used for industrial and open storage purposes. In terms of constraints the key issue is that most of site is in either flood zone 2 or 3a, the site is also rated red for surface water flooding and is known to flood regularly. Due to the seriousness of the flooding issue it is considered that the best use for this land remains for industrial use. It is therefore proposed that the site remains allocated for industry and business use but not identified as a development site.



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

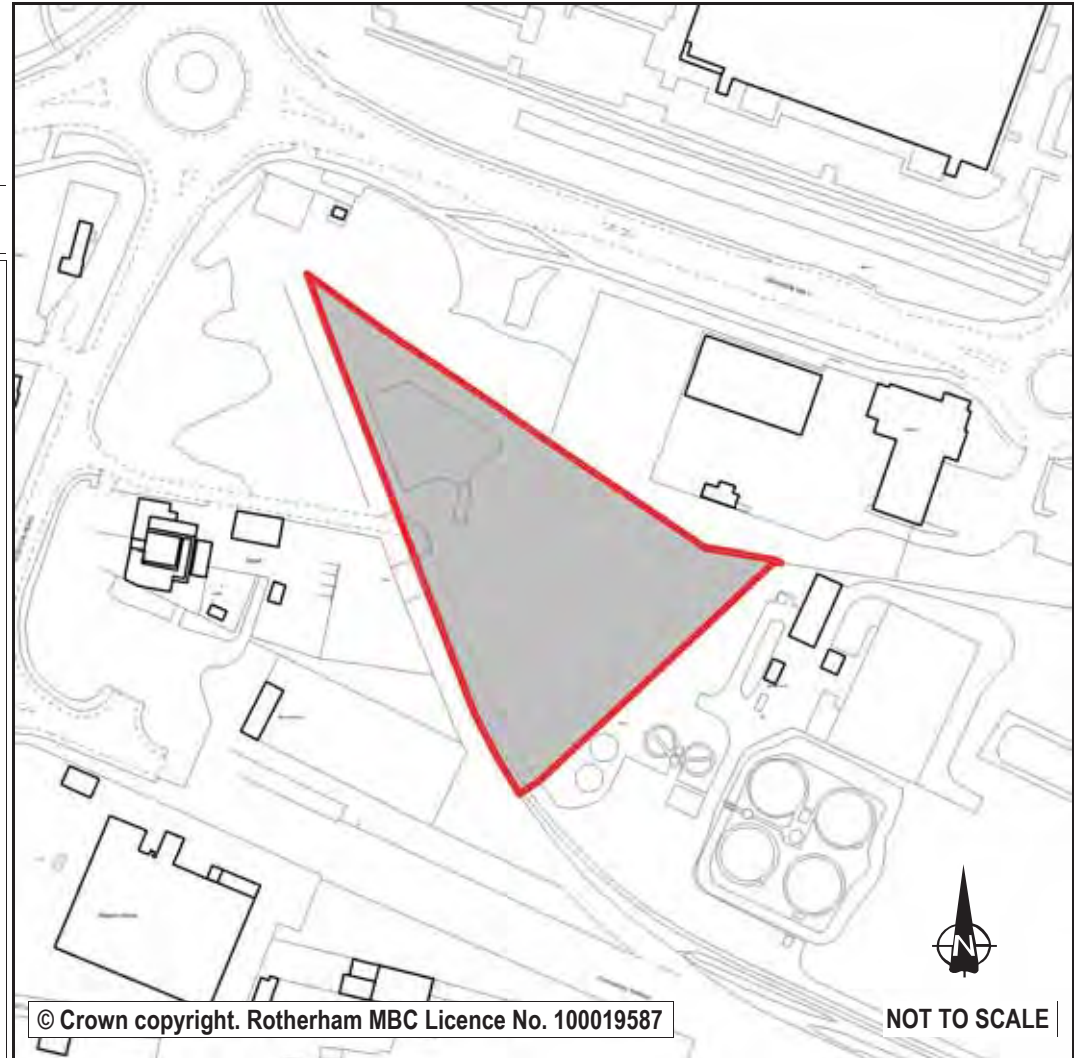
Dwellings: Employment Land:

Development Site? Site Allocation:

This site is allocated for industrial and business use. It is a predominantly grassed area within the sewage works complex but no longer operationally required. It adjoins other industrial uses, and the new fire station. There are however a number of constraints. The site is within flood zone 3, and is rated red for surface water flooding, a power cable crosses the site and whilst there is access to the site there are concerns about its suitability. It is proposed that the site remain allocated for business and industrial use but not identified as a development site.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

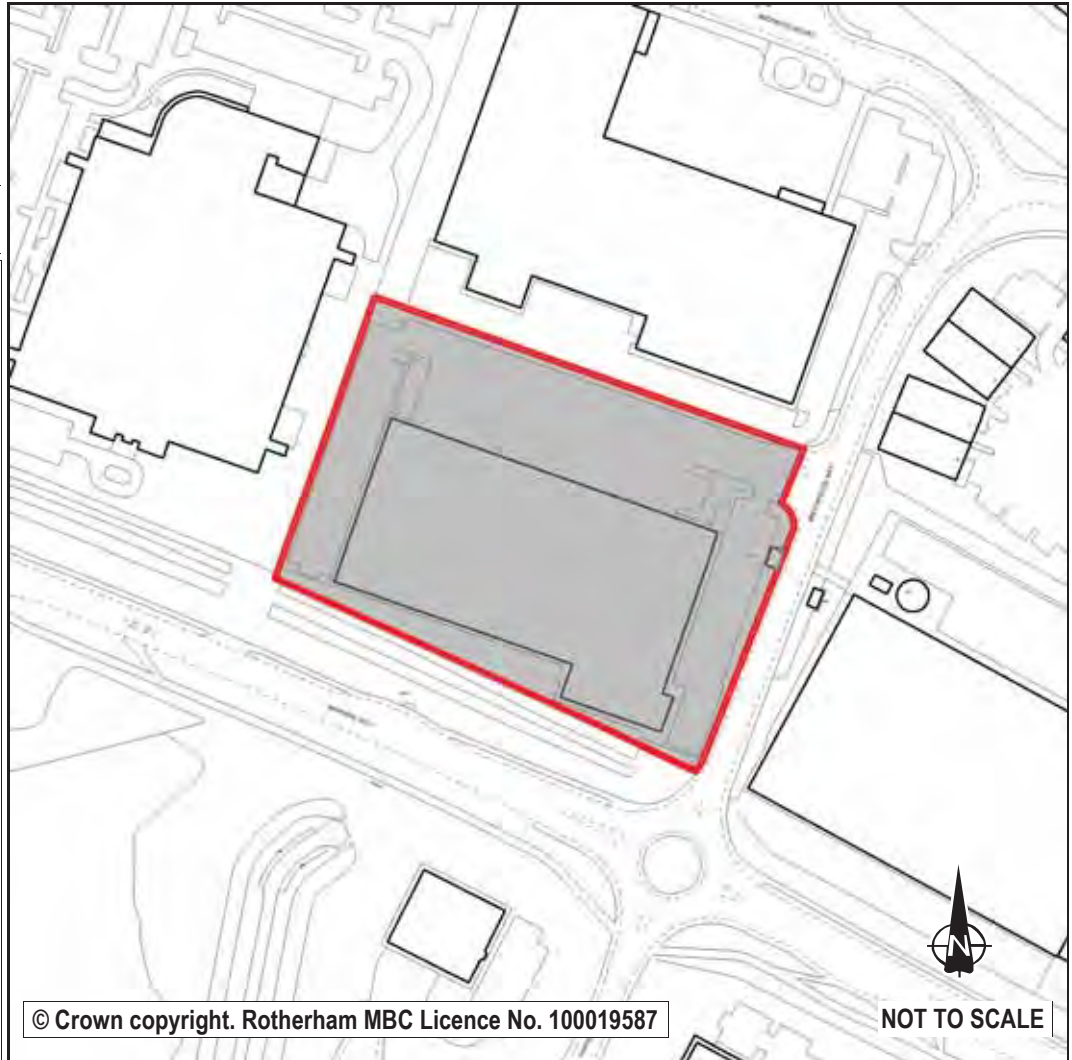
Dwellings: Employment Land:

Development Site? Site Allocation:

This site is allocated for industry and business use and was previously one the remaining plots to be developed at Brookfield Park industrial estate. The site has now been developed and therefore it is proposed that the site remain allocated for industry and business use, but not identified as a development site.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



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NOT TO SCALE

Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

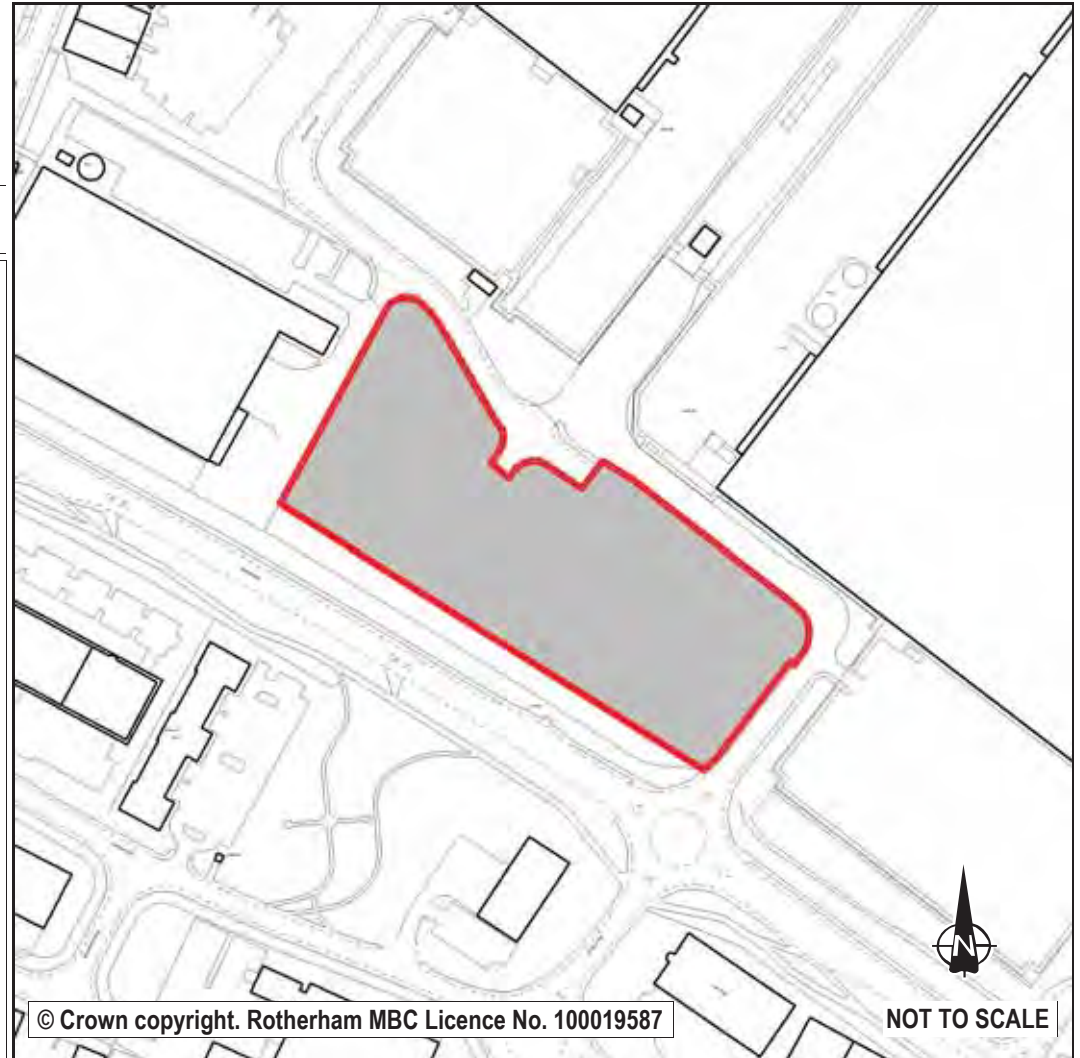
Dwellings: Employment Land:

Development Site? Site Allocation:

This site is allocated for industry and business use and forms part of the wider Unitary Development Plan site E8. It represents the remaining plot to be developed at Brookfield Park industrial estate; planning permission on the site has been granted for extension of the existing warehouse. It is therefore proposed that the site remain allocated for industry and business use, and is identified as a development site.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

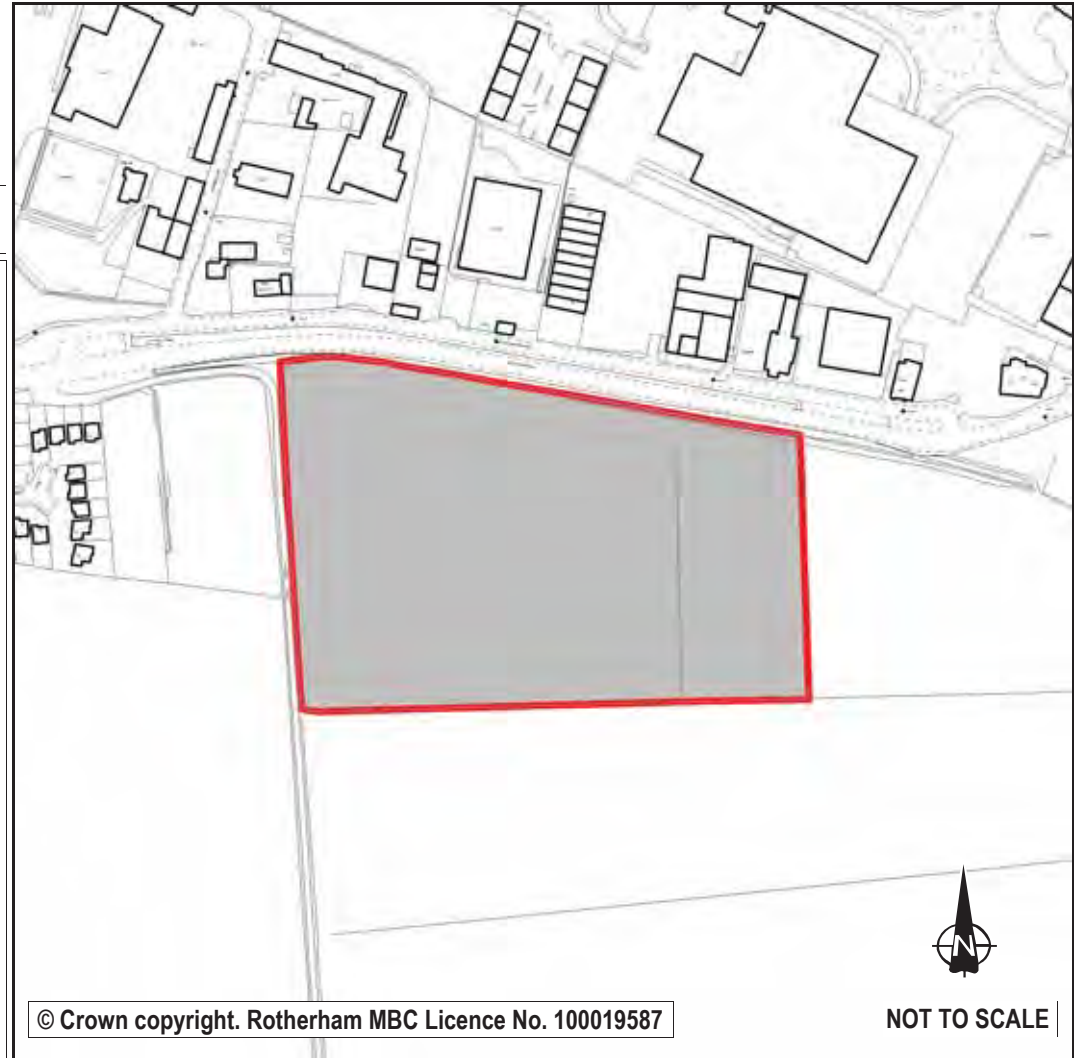
Dwellings: Employment Land:

Development Site? Site Allocation:

The site is remote from the existing settlement form, and development would encroach into open countryside which is currently in productive agricultural use. Power lines also dissect the site's south-western corner. Major archaeological objections to allocation. Given these issues, it is considered that the site should remain within the green belt.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



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NOT TO SCALE

Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

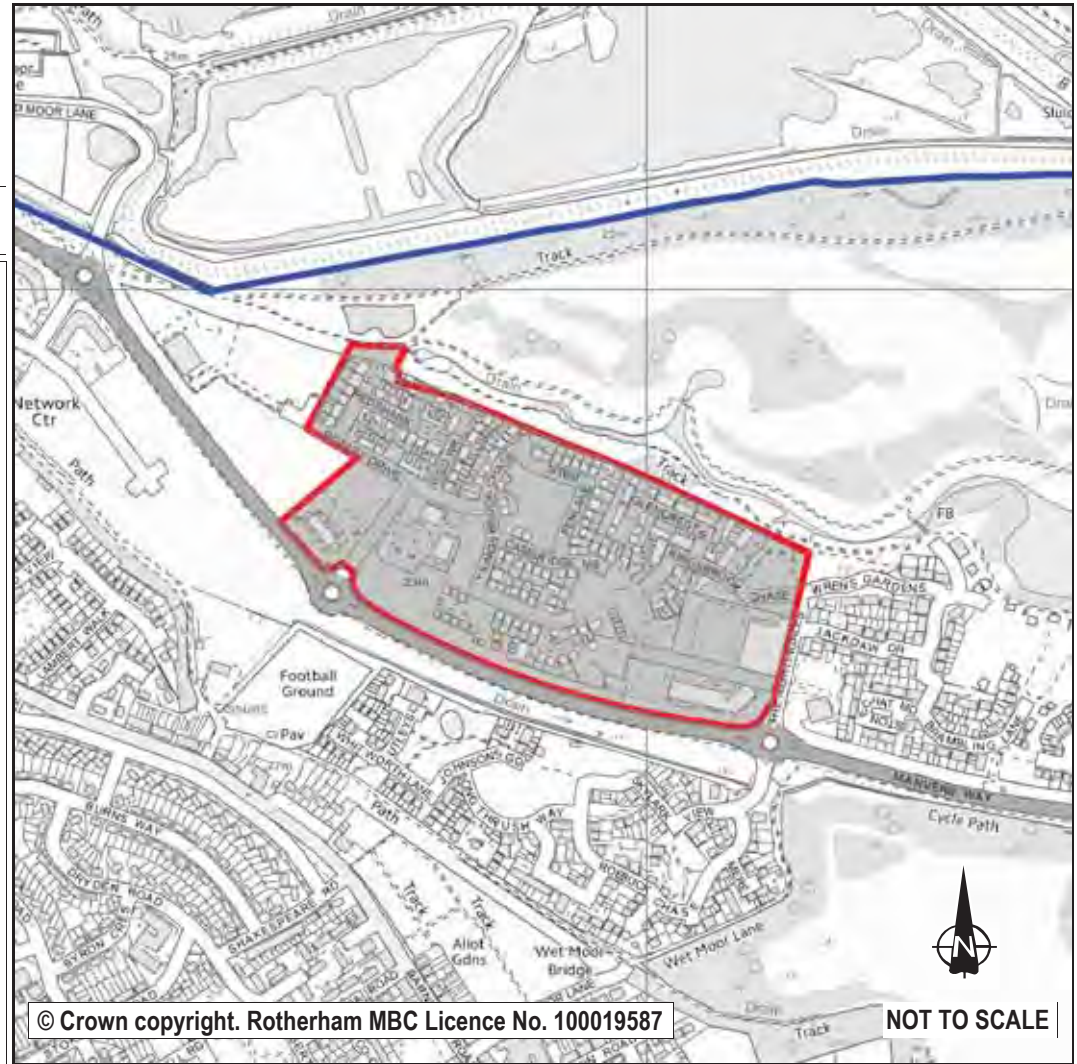
Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:

This site, which is allocated for industrial and business use in the Unitary Development Plan, is identified as part of development site E5. However this part of E5 has permission for a mix of residential, leisure, community, and supporting retail uses. There are some identified low spots on the site and culverts beneath the site. Development has commenced and therefore it is proposed that the site is allocated for housing as a residential development site.



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NOT TO SCALE

Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

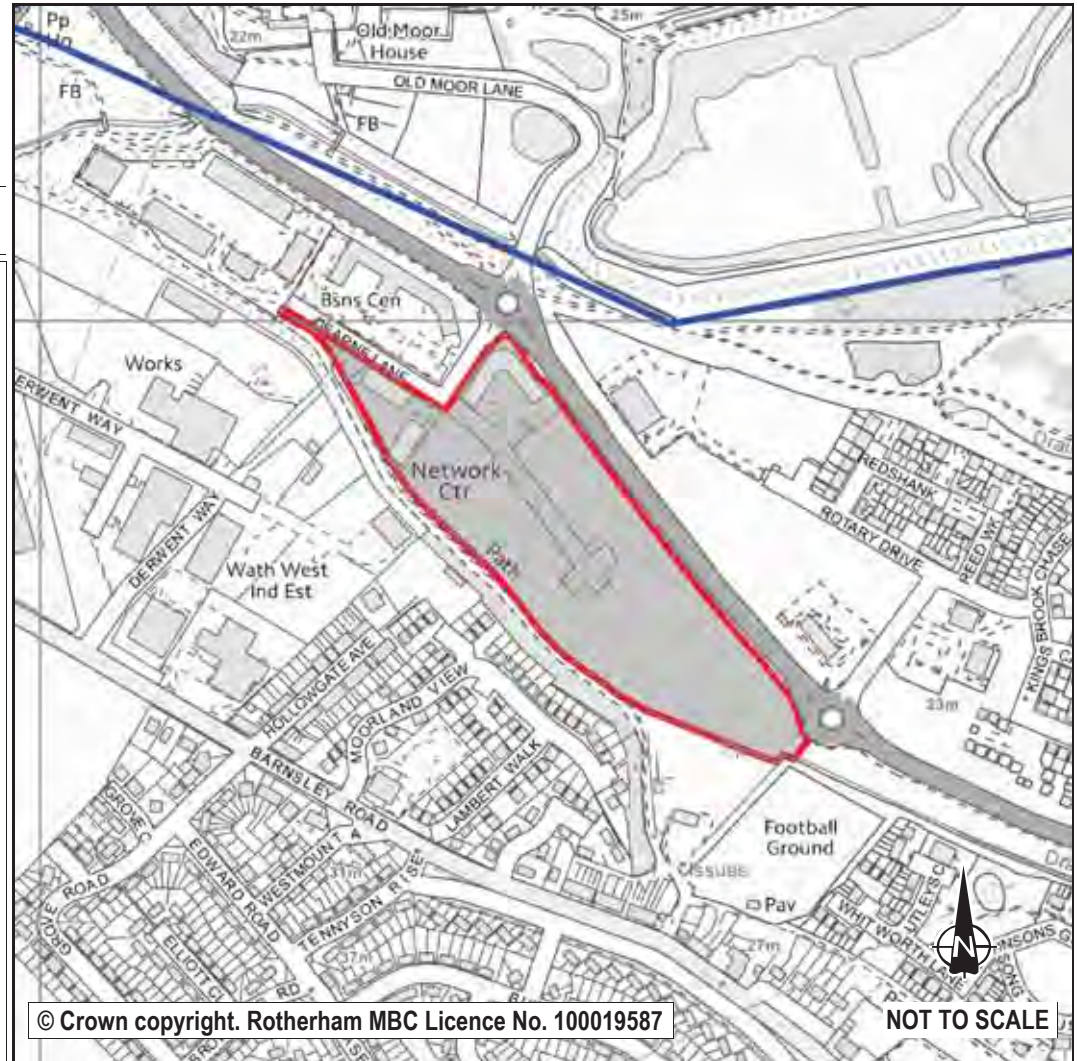
Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:

This site is allocated for industrial and business use in the Unitary Development Plan and identified as development site E3. The land remaining to develop was reviewed as part of the 2010 Employment Land Review (ELR41) and scored moderately (2) with a recommendation to retain as an employment development site. The site is part of the wider industrial estate which includes Century Business Centre. The site has no constraints to development, and an access road has already been developed. It is therefore proposed to retain the site's industrial and business allocation, and to continue identifying it as a development site.



Rotherham Local Plan : Site Plan

| | | | |
|-------------------|-------------------------------------|------------------|-----------------------------|
| Ref: | LDF0351 | | |
| Name: | MANVERS WAY | | |
| Address: | BRAMPTON | | |
| Town: | ROTHERHAM | | |
| Hectares: | 3.51 | Net Hectares: | |
| Dwellings: | 0 | Employment Land | 3.51 |
| Development Site? | <input checked="" type="checkbox"/> | Site Allocation: | Employment Development Site |

This site is allocated for industrial and business use in the Unitary Development Plan, and identified as a development site (E5). The 2010 Employment Land Review scored this site (ELR43) moderately (2) with a recommendation that it be retained as a development site.

The site is part of the wider Manvers Lakeside development which has planning permission for a mix of uses. This part of the site has planning permission for business and industrial uses. There are no major constraints to development although potential negative affects on the adjacent RSPB reserve need to be considered at design stage. It is proposed that the site retains its industry and business allocation and remains identified as a development site.

| | | | |
|---|---------------------|--|-------|
| Stage 1 Exclusion or taken to Sustainability Appraisal stage? | Taken to next stage | | |
| Sustainability Appraisal Socio-Economic Score | Amber | Sustainability Appraisal Environment Score | Amber |



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town

Hectares: Net Hectares:

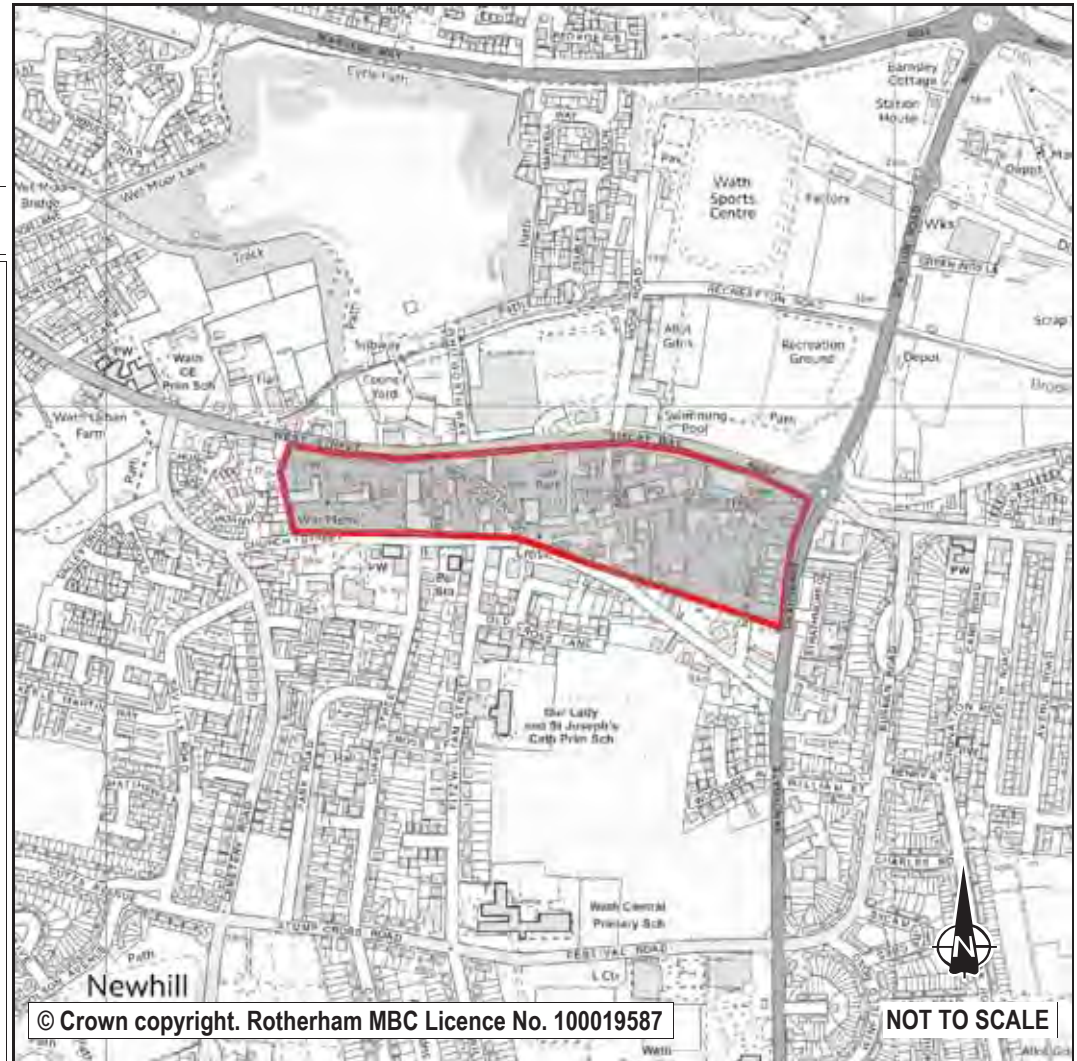
Dwellings: Employment Land

Development Site? Site Allocation:

This area includes a number of current allocations including Wath town centre, community allocations, residential allocations and urban greenspace. These uses remain appropriate in this location and it is therefore proposed that the existing allocations remain unchanged. It is noted that the western part of the site includes All Saints Church that is Grade I listed. Development in this part of the stie could potentially have a significant impact.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score Sustainability Appraisal Environment Score



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

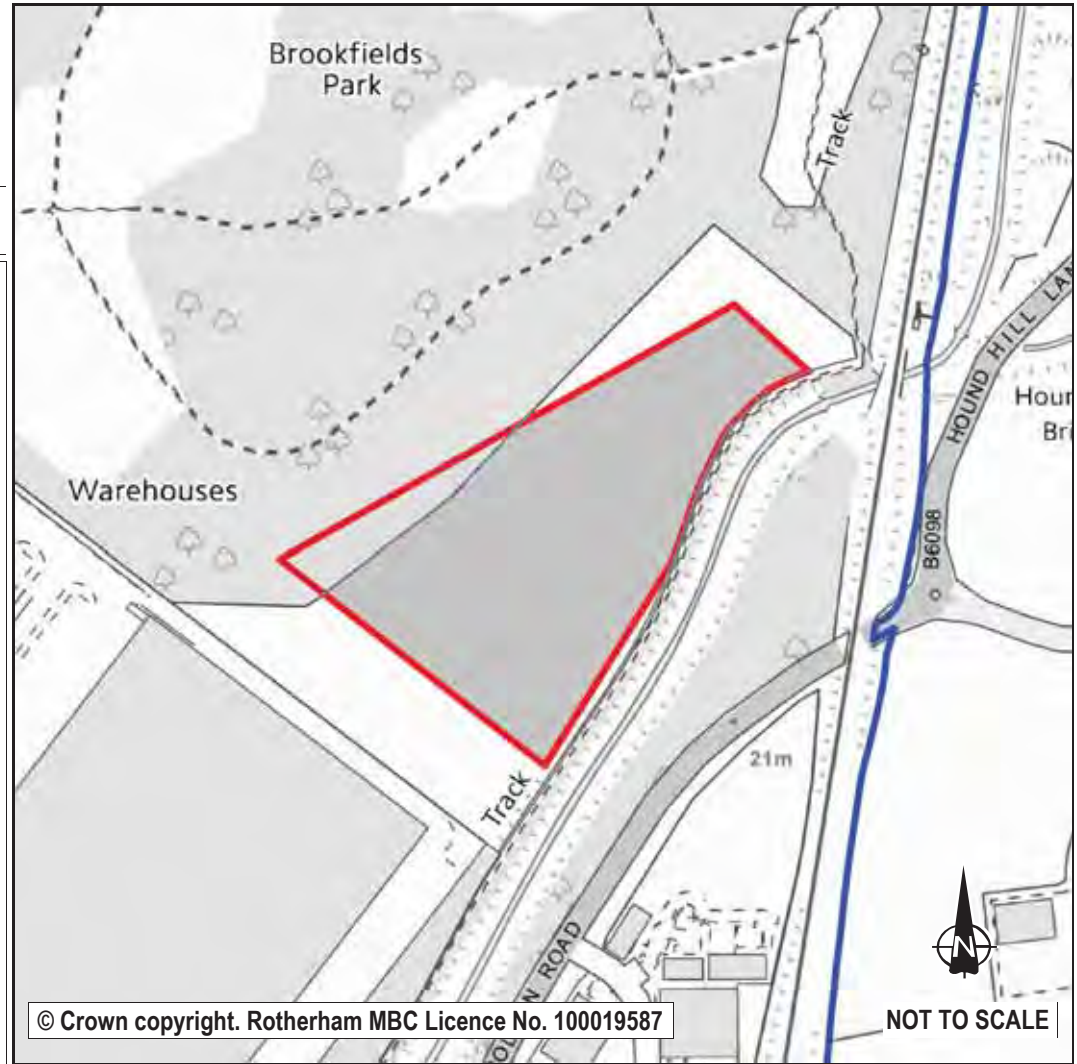
Dwellings: Employment Land:

Development Site? Site Allocation:

This site is allocated for business and industrial use and comprises reclaimed land. The site has been identified as a strategic waste management site in the adopted Barnsley, Doncaster and Rotherham Joint Waste Plan (2012), and construction work is under way. Whilst the waste use is compatible with the site's current allocation, it is proposed to re-allocate the site for waste use.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

The site is situated within the Green Belt and it is rated red by the Transportation team in recognition of its access difficulties and it not being well served by public transport. It also contains a number of mature trees which are covered by Tree Preservation Orders (TPOs). These issues, allied to the site's topography, serve to justify retention of its existing Green Belt allocation.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Taken in isolation, this site is too small (<0.4ha) to allocate a development site and accordingly its existing allocations (a combination of residential and green belt) are considered appropriate for retention. The site also contains a number of mature trees that are covered by a Tree Preservation Order (TPO); it is not well served by public transport. It is acknowledged that this site could offer access to LDF307 but the reasons highlighted in that site summary: "It is considered that this site should remain in the Green Belt as the steeply sloping nature of the site - the topography - means it is highly prominent and does not relate well to the existing settlement form" indicate the wider area is not considered appropriate for development.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

This site is within an existing industrial estate and part of development site E2. In the 2010 Employment Land Review the site (ELR40) scored moderately (2) with a recommendation to retain the employment allocation but not to identify as a development site. This reflects the fact that the majority of development site has been developed and this small remainder, although it has no planning permission, is being used for the storage of caravans. There are no constraints to development and it is therefore proposed to retain the site's industrial and business allocation.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town

Hectares: Net Hectares:

Dwellings: Employment Land

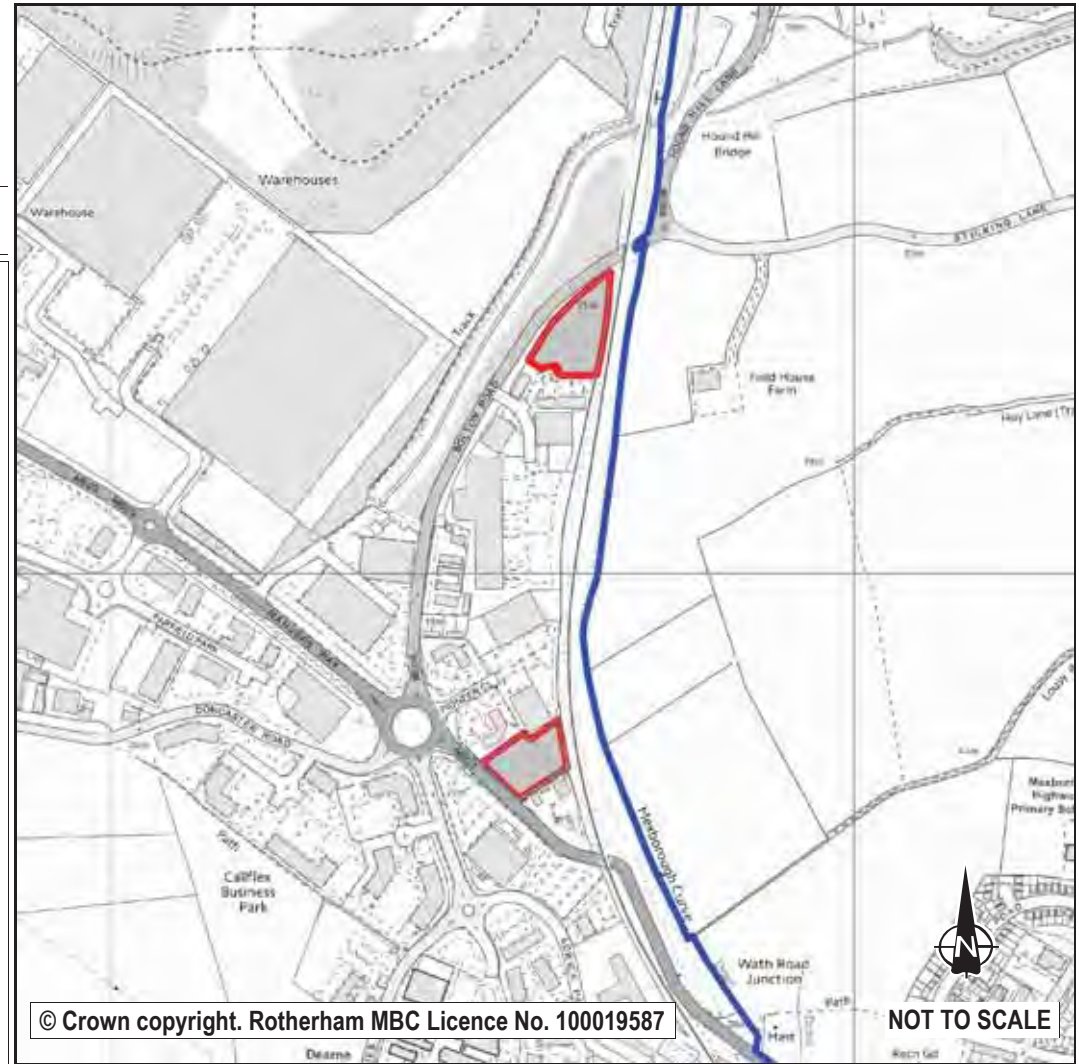
Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score Sustainability Appraisal Environment Score

The site is allocated for industry and business use, and identified as part of development site E11. This was reviewed as part of the 2010 Employment Land Review (ELR47) and scored moderately (2) with a recommendation to retain as a development site.

These sites represent the last plots to be developed as part of the wider industrial estate. There are no major constraints to development and there is an extant permission for an industrial building on one of the plots. It is proposed to retain the industry and business allocation, and remain identified as a development site.



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town

Hectares: Net Hectares:

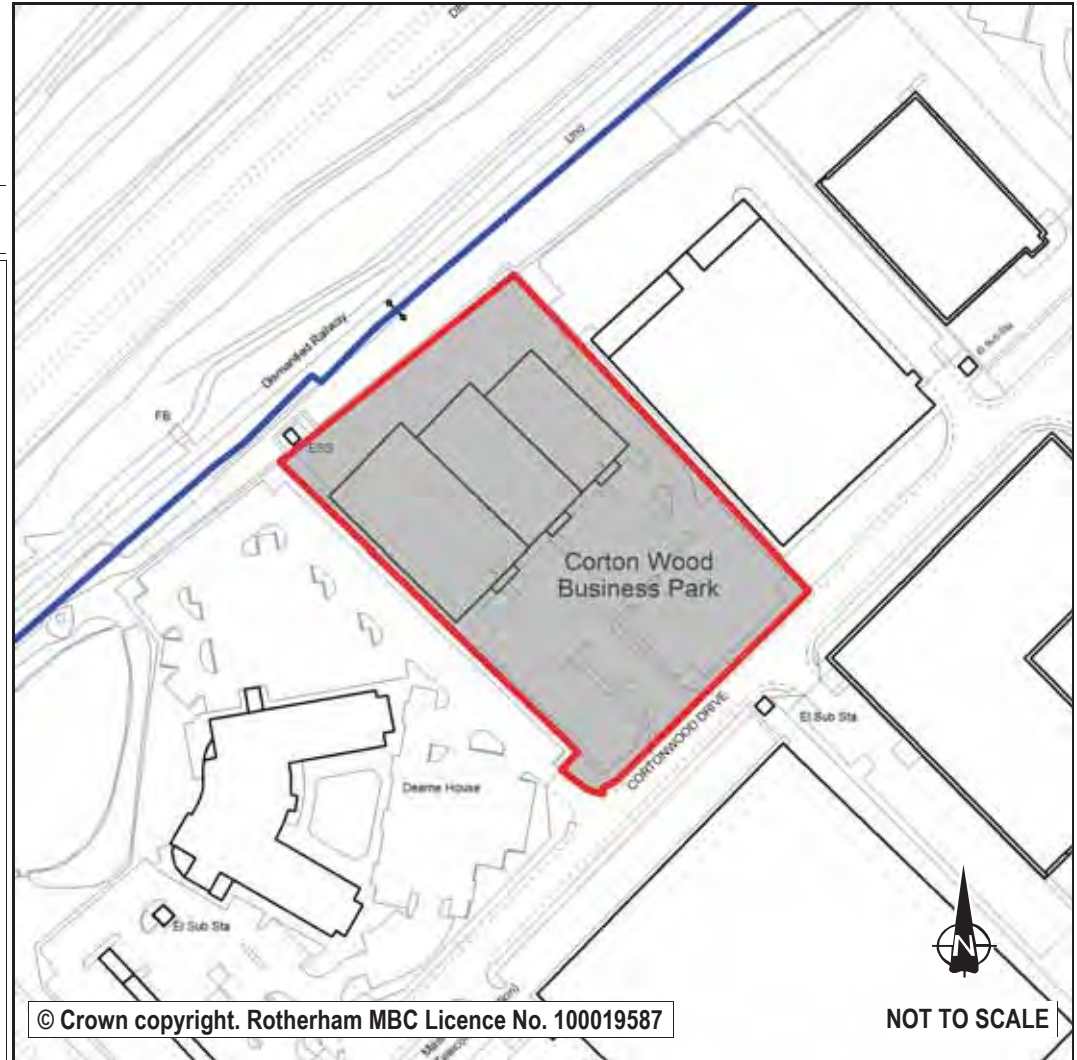
Dwellings: Employment Land

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score Sustainability Appraisal Environment Score

This site is allocated for industry and business and part of the wider development site E1. Retail units have been constructed on site although the site remains part of the wider industrial estate. Should any future redevelopment take place then industrial and business use would be preferable therefore it is proposed to retain the allocation for industrial and business purposes only.

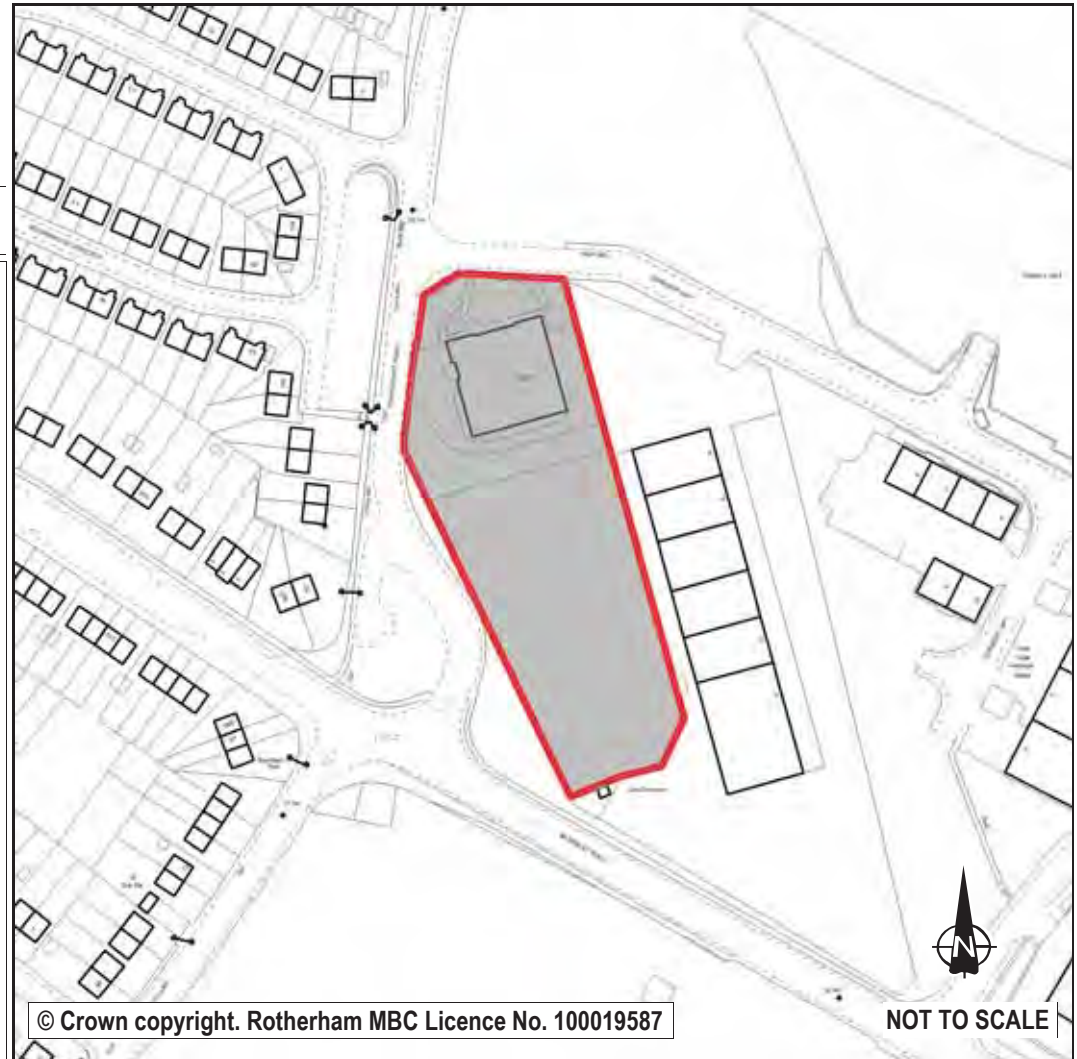


Rotherham Local Plan : Site Plan

| | | | |
|-------------------|---|------------------|------|
| Ref: | LDF0711 | | |
| Name: | BESSACARR SERVICE CENTRE, DERWENT WAY, BRAMPTON BIERLOW | | |
| Address: | DERWENT WAY, BRAMPTON BIERLOW | | |
| Town: | ROTHERHAM | | |
| Hectares: | 0.85 | Net Hectares: | 0.00 |
| Dwellings: | 0 | Employment Land: | 0.85 |
| Development Site? | <input type="checkbox"/> | Site Allocation: | No |

This site is allocated for business and industrial use in the Unitary Development Plan and is used for caravan storage. The continuing use of this site for general industrial purposes is acceptable. Given its location - part of the Derwent Way industrial estate - means that the site is unsuitable for other types of uses. Re-allocation to a more sensitive land use would cause conflict with adjacent neighbours. It is therefore proposed to retain the existing business and industrial allocation but not promote the site as a development site.

| | | | |
|---|---------------------|--|-------|
| Stage 1 Exclusion or taken to Sustainability Appraisal stage? | Taken to next stage | | |
| Sustainability Appraisal Socio-Economic Score | Amber | Sustainability Appraisal Environment Score | Amber |



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

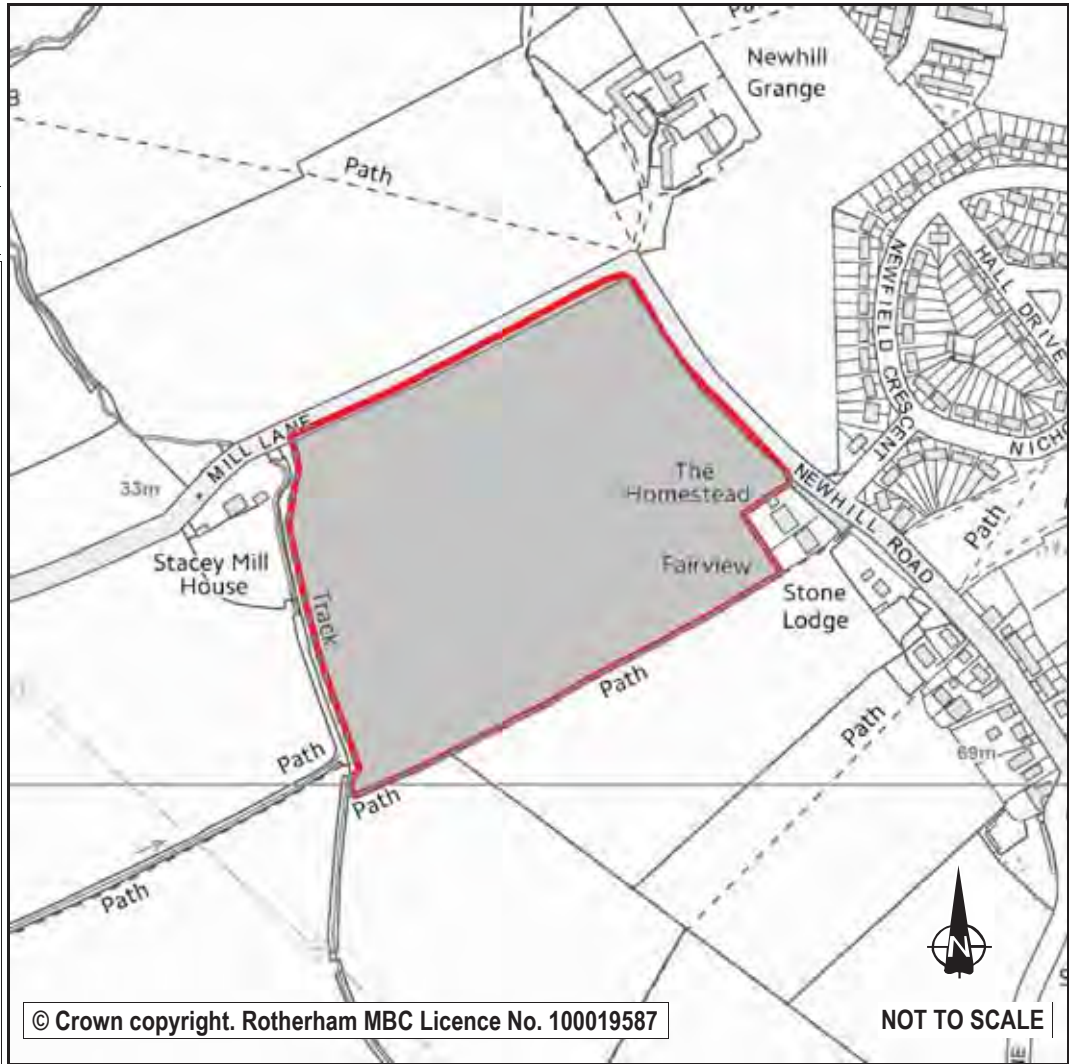
Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score:

Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

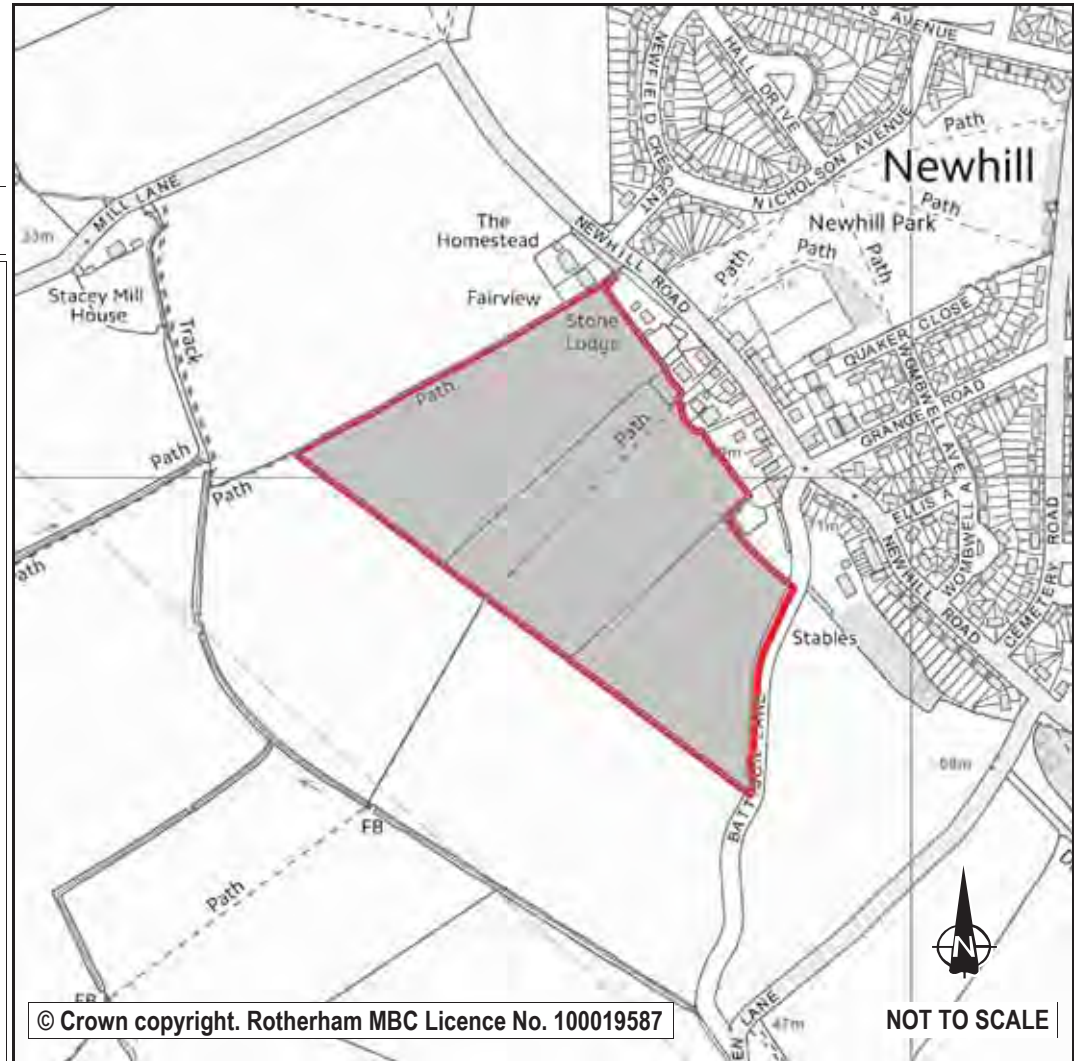
Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:

Transportation rate the site red in recognition that access cannot be achieved without additional land or demolition. Public rights of way also dissect the site. It's relationship to the existing settlement form promotes a visual intrusion into open countryside and the site is only connected to the settlement of Wath along one boundary, these issues are a cause for concern. Accordingly, it is considered that the site should retain its existing Green Belt allocation.



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

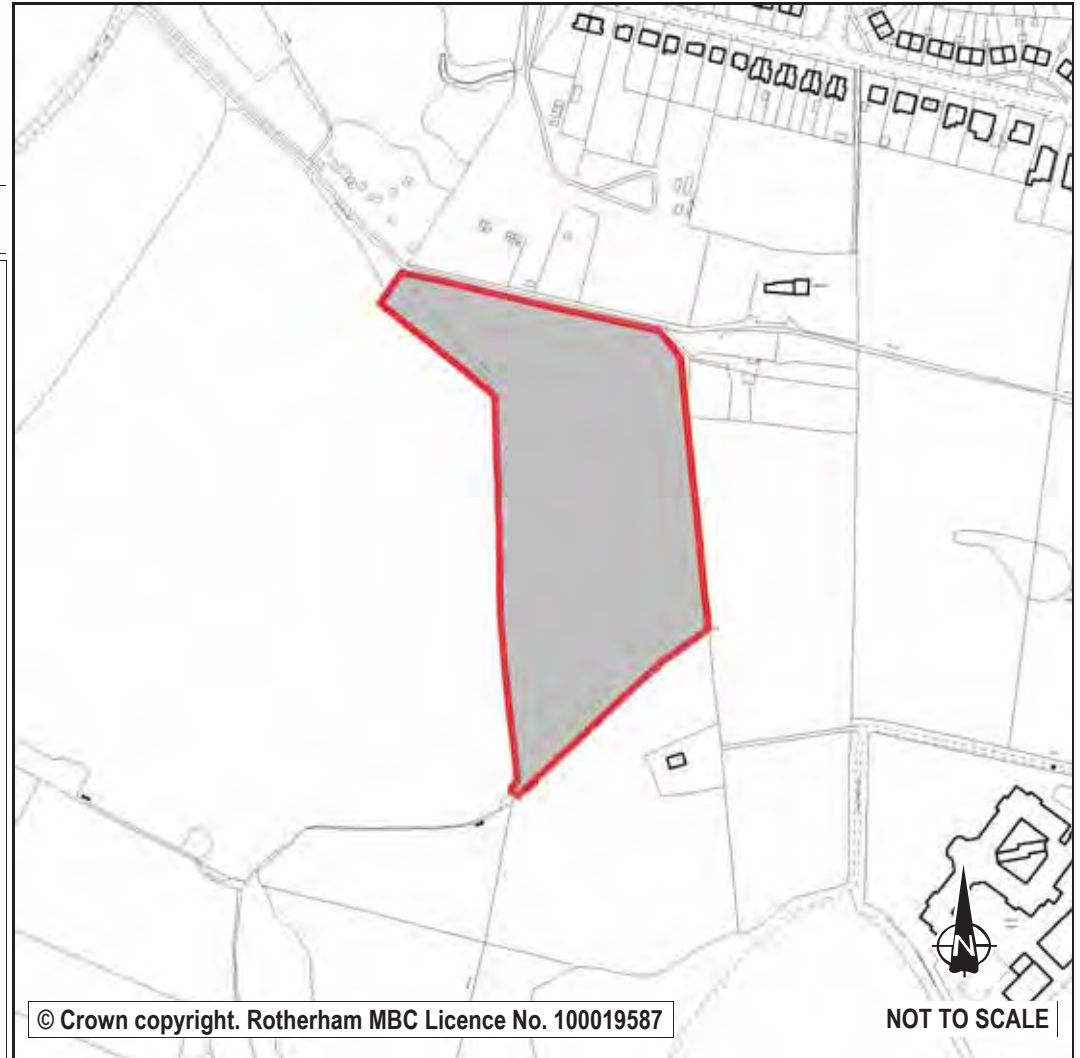
Dwellings: Employment Land:

Development Site? Site Allocation:

It is concluded that the site should remain in the Green Belt as Transportation rate the site red recognising its access difficulties. It does not relate well to the existing settlement form, extending the built-up area further into open countryside. Furthermore, a public right of way runs along the northern and western boundary of the site, with hedgerows around the perimeter of the site.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

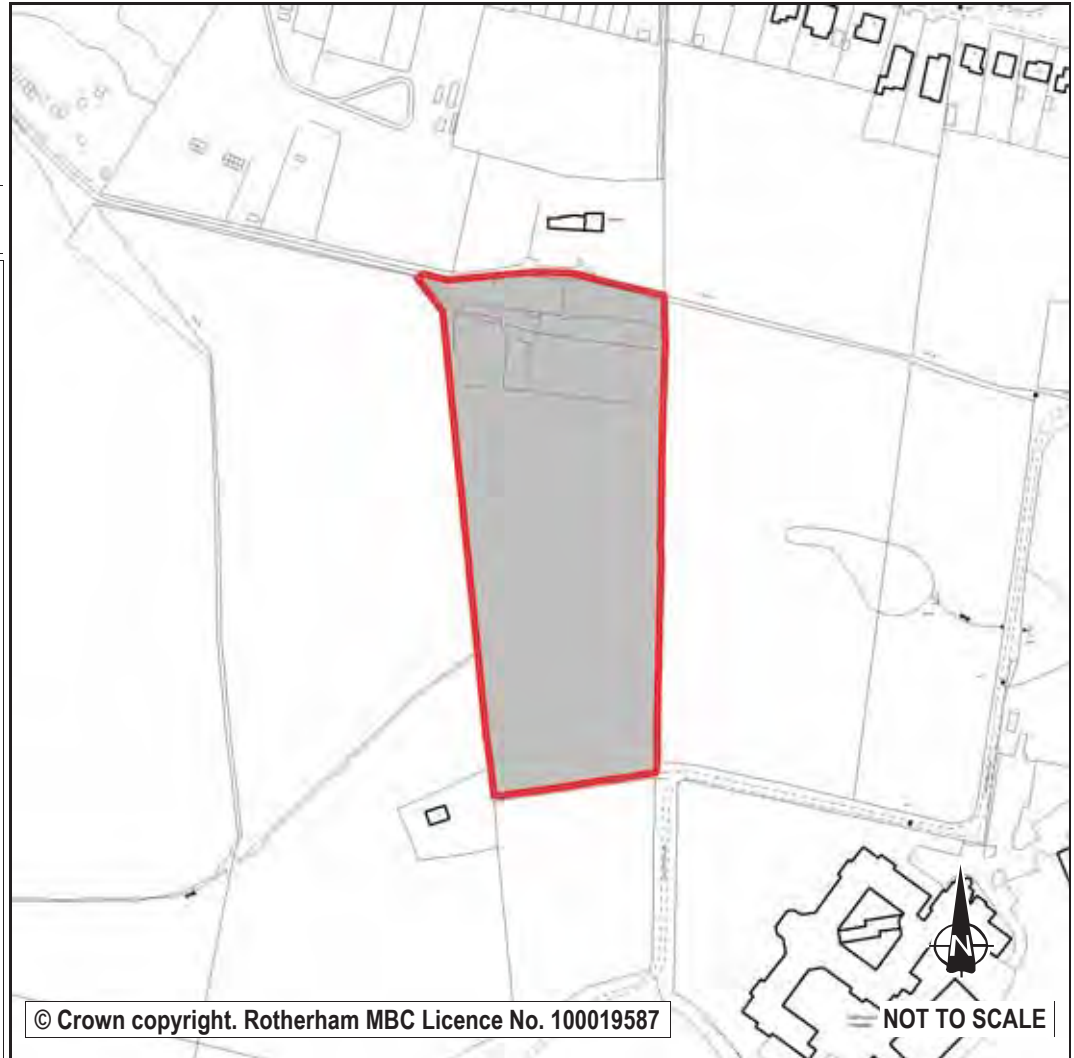
Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:

It is concluded that the site should remain in the Green Belt as Transportation rate the site red recognising its access difficulties. It does not relate well to the existing settlement form, extending the built-up area further into open countryside. Furthermore, a public right of way runs along the northern boundary of the site, with hedgerows around the perimeter of the site.



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

It is concluded that the site should remain in the Green Belt as Transportation rate the site red recognising its access difficulties. It does not relate well to the existing settlement form, extending the built-up area further into open countryside. Furthermore, a public right of way runs along the northern boundary of the site, with hedgerows around the perimeter of the site.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

| | | | |
|-------------------|---------------------------|------------------|------|
| Ref: | LDF0736 | | |
| Name: | LAND OFF GIPSY GREEN LANE | | |
| Address: | WATH | | |
| Town: | ROTHERHAM | | |
| Hectares: | 1.48 | Net Hectares: | 1.18 |
| Dwellings: | 36 | Employment Land: | 0.00 |
| Development Site? | <input type="checkbox"/> | Site Allocation: | No |

It is concluded that the site should remain in the Green Belt as Transportation rate the site red recognising its access difficulties. It does not relate well to the existing settlement form, extending the built-up area further into open countryside. Furthermore, a public right of way runs along the northern boundary of the site, with hedgerows around the perimeter of the site.

| | | | |
|---|---------------------|--|-----|
| Stage 1 Exclusion or taken to Sustainability Appraisal stage? | Taken to next stage | | |
| Sustainability Appraisal Socio-Economic Score | Red | Sustainability Appraisal Environment Score | Red |



Rotherham Local Plan : Site Plan

| | | | |
|-------------------|---|------------------|------|
| Ref: | LDF0744 | | |
| Name: | FOOTBALL GROUND, MANVERS FITZWILLIAM FIELDS | | |
| Address: | MANVERS WAY | | |
| Town: | ROTHERHAM | | |
| Hectares: | 1.73 | Net Hectares: | 0.00 |
| Dwellings: | 0 | Employment Land | 1.73 |
| Development Site? | <input type="checkbox"/> | Site Allocation: | No |

This site is allocated in the UDP for a mix of uses and forms part of employment development site E4. It is currently in use as a football ground, with the remainder of development site E4 having permission for housing. The site was reviewed as part of the Employment Land Review 2010 (site ELR42) where it scored moderately (2) but with a recommendation to consider re-allocation to other uses having regard to its current use.

Part of the site is within flood zone 2 and there are concerns about access to Barnsley Road. However it appears well used as a football ground, and it is therefore proposed that the site is re-allocated as urban greenspace.

| | | | |
|---|---------------------|--|-----|
| Stage 1 Exclusion or taken to Sustainability Appraisal stage? | Taken to next stage | | |
| Sustainability Appraisal Socio-Economic Score | Amber | Sustainability Appraisal Environment Score | Red |



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:

This site is allocated for industrial and business use in the Unitary Development Plan. In the 2010 Employment Land Review the site (ELR124) scored poorly (1) with a recommendation that consideration be given to non-employment use of the site. This reflected the clearance of the site, the owners intention not to utilise the land for employment purposes and the grant of permission on part of the site for a meeting hall (now built). Issues of access (currently unadopted with limited width, lack of separate pedestrian facilities and substandard construction) mean that the site is unsuitable for a number of houses, however the site has extant planning permission for one dwelling. It is therefore proposed to allocate the site for residential use but not promote the site as a development site. Any completions on site will be monitored.



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

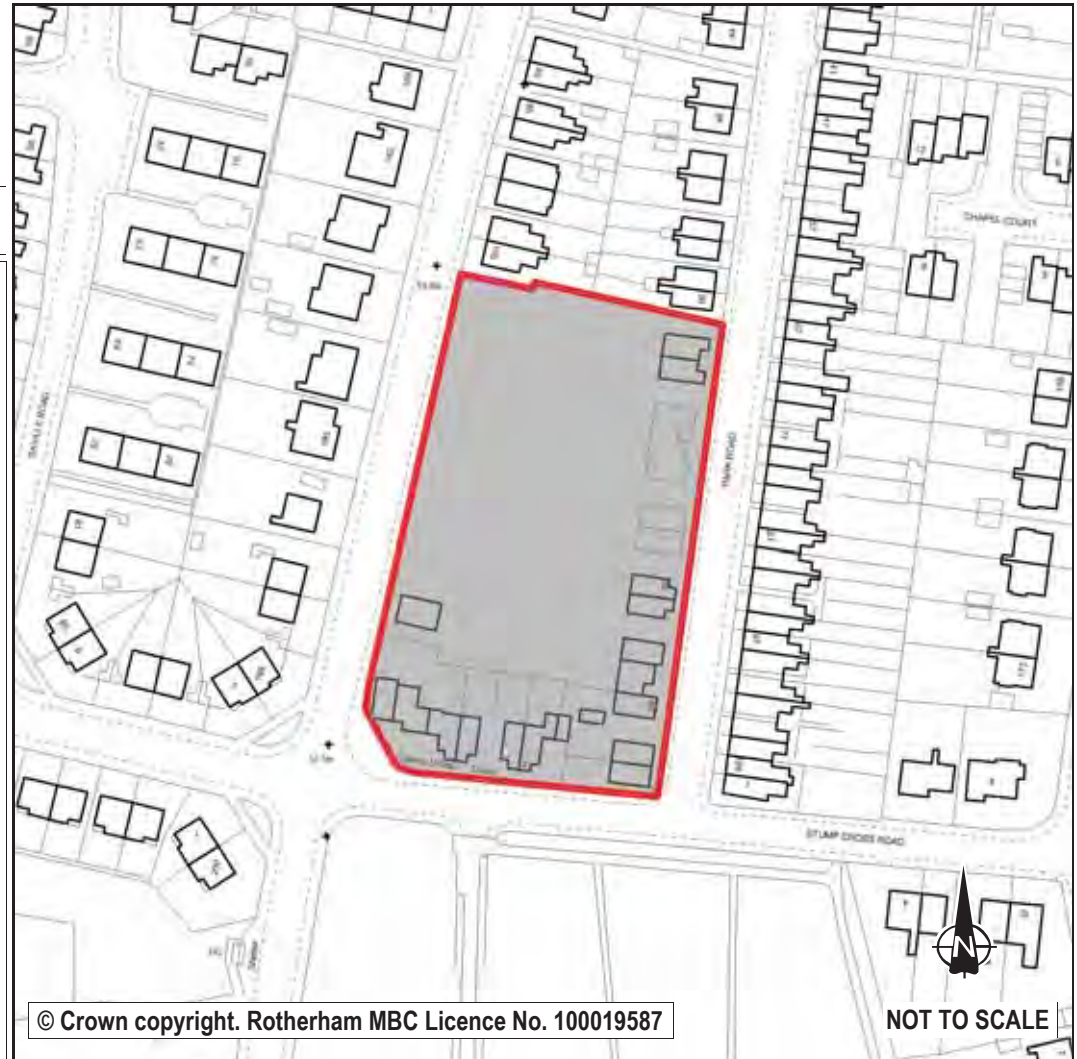
Dwellings: Employment Land:

Development Site? Site Allocation:

This site is currently allocated as community facilities. It is proposed that this site be allocated as a residential development site in recognition of its positive attributes such as its relationship to the existing built settlement, the site being vacant for a significant period of time and it meeting the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy). Whilst it is acknowledged that there are identified constraints including biodiversity, it is anticipated that these will be suitably mitigated within any future resolutions to grant planning permission. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town

Hectares: Net Hectares:

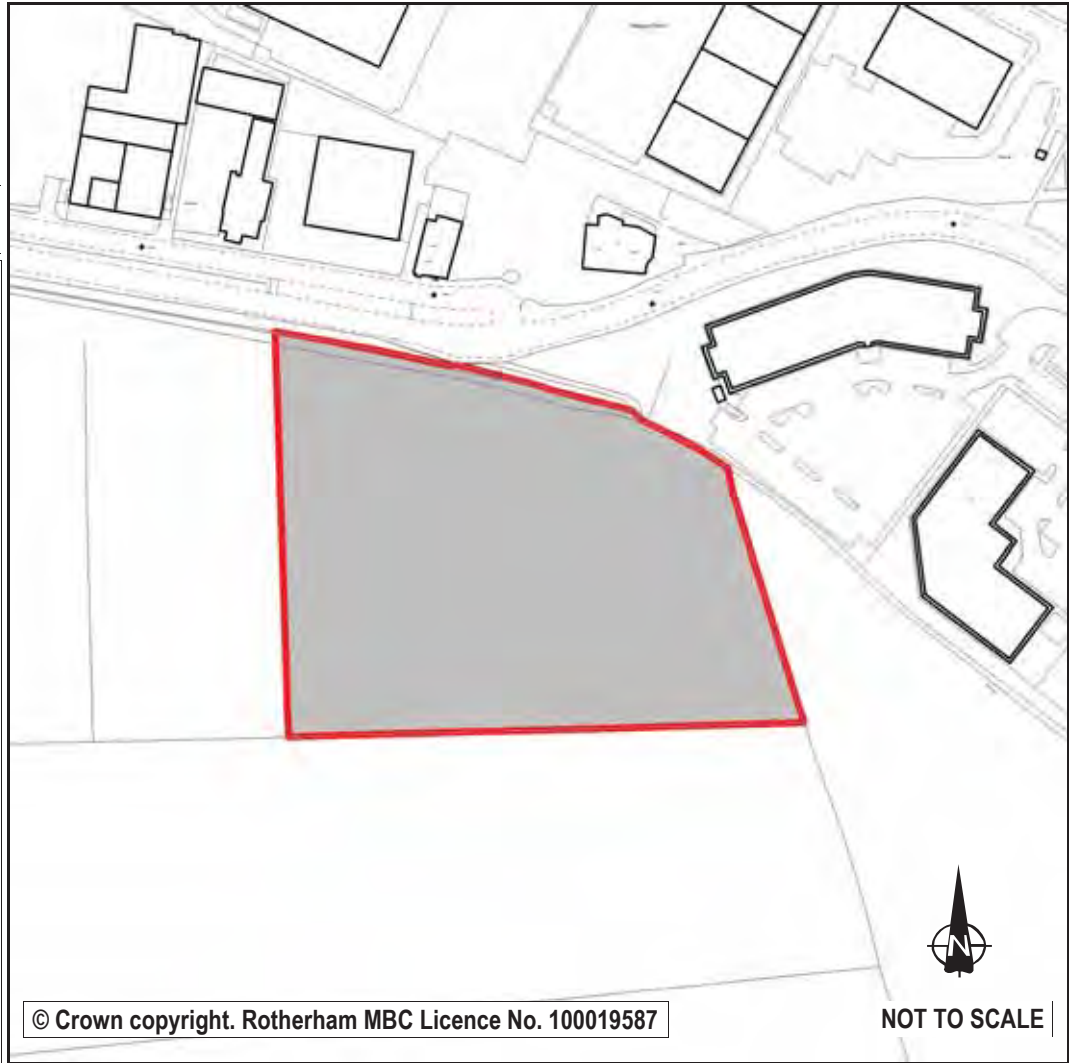
Dwellings: Employment Land

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score Sustainability Appraisal Environment Score

There are archaeological concerns relating to the allocation of sites within this wider island of Green Belt, and the Stage 3 Archaeological Scoping Study provides further details. There are concerns relating to the allocation of further sites from within this island of Green Belt that would compromise the integrity of the Green Belt in this location. In recognition of these concerns it is proposed to retain the Green Belt allocation of this site.



Rotherham Local Plan : Site Plan

Ref: LDF0812

Name: LAND TO NORTH OF ELSECAR ROAD

Address: NORTH OF ELSECAR ROAD (INCLUDING ELECTRICITY SUB-STATION)

Town: BRAMPTON

Hectares: 17.69 Net Hectares: 0.00

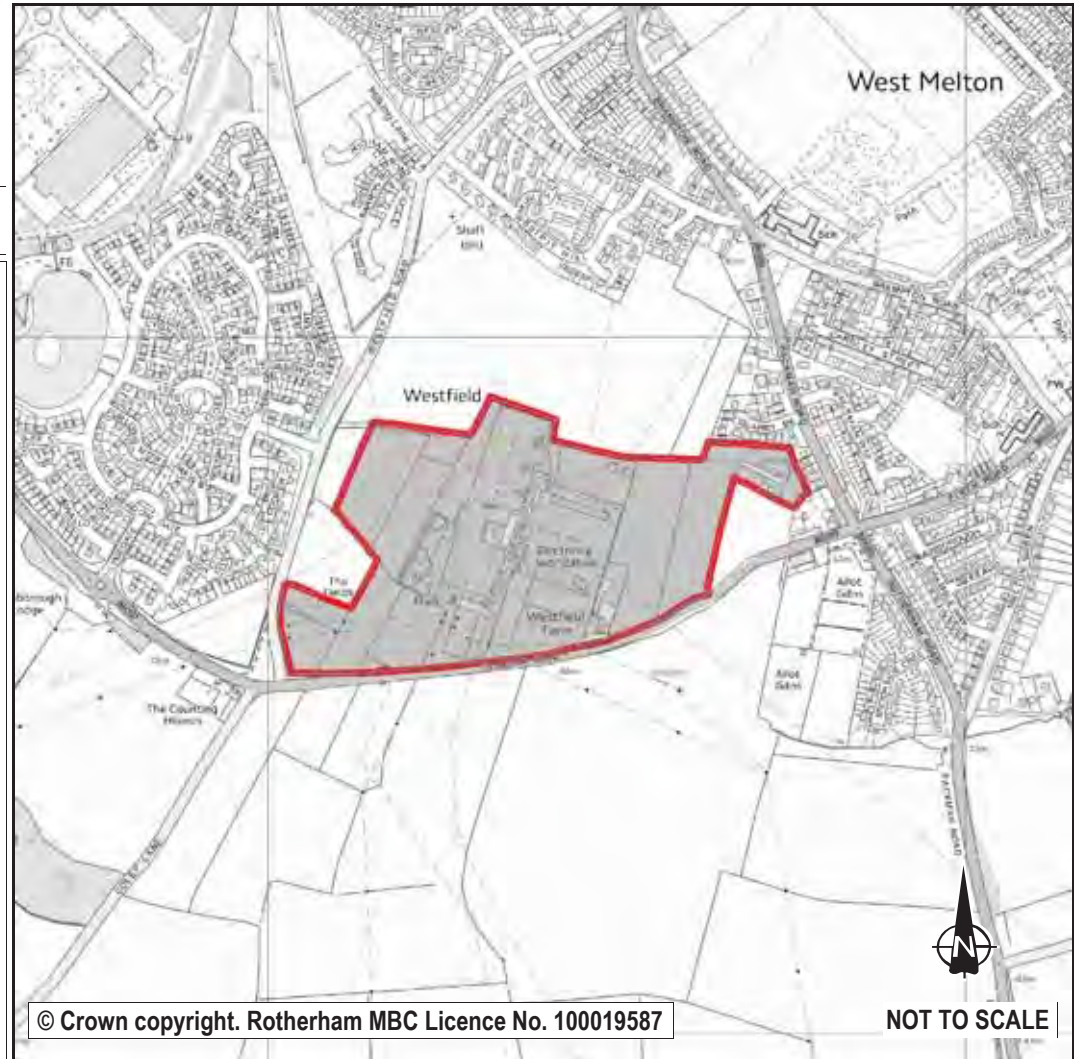
Dwellings: 100 Employment Land: 0.00

Development Site? Site Allocation: Retain as Green Belt

The Detailed Green Belt Review has considered this site in further detail. Given the constraints to potential future development because of the location of the Electricity Sub Station within the site, it is proposed to retain this site within the Green Belt.

Stage 1 Exclusion or taken to Sustainability Appraisal stage? Taken to next stage

Sustainability Appraisal Socio-Economic Score: Amber Sustainability Appraisal Environment Score: Amber



Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score: Sustainability Appraisal Environment Score:

There are major archaeological concerns relating to the allocation of sites within this wider island of Green Belt, and the Stage 3 Archaeological Scoping Study provides further details. There are concerns relating to the allocation of further sites from within this island of Green Belt that would compromise the integrity of the Green Belt in this location. In recognition of these concerns it is proposed to retain the Green Belt allocation of this site.

