



Rotherham Local Plan: Sites and Policies Document

Rotherham Metropolitan Borough Council

Integrated Impact Assessment (IIA) Report 2015

Addendum 1 to the IIA – Site Changes and Additions

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Acronyms and Abbreviations

The following acronyms and abbreviations have been used in this addendum.

Acronym / Abbreviation	Full Term
AQMA	Air Quality Management Area
EqIA	Equalities Impact Assessment
HIA	Health Impact Assessment
HRA	Habitats Regulations Assessment
HS2	High Speed 2
IIA	Integrated Impact Assessment
IMD	Index of Multiple Deprivation
LNR / cLNR	Local Nature Reserve / candidate Local Nature Reserve
LWS / cLWS	Local Wildlife Site / candidate Local Wildlife Site
PAS	Planning Advisory Services
RIGS	Regionally Important Geological (and Geomorphological) Site
RMBC	Rotherham Metropolitan Borough Council
SA	Sustainability Appraisal
SEA	Strategic Environment Assessment
SHMA	Strategic Housing Market Assessment
SSSI	Site of Special Scientific Interest – <i>a site of national nature or geological conservation importance</i>
TPO	Tree Preservation Order
UK	United Kingdom

1. Purpose of this addendum

Jacobs and Rotherham Metropolitan Borough Council (RMBC) produced an Integrated Impact Assessment (IIA) Report, completed in September 2015 to accompany its Local Plan Sites and Policies Document (publication version). The consultation on the publication Sites and Policies Document and IIA Report took place from October to November 2015. The IIA addresses:

- 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
- Habitats Regulations Assessment (HRA) Screening – assesses the potential for the Sites and Policies Document to significantly affect European nature conservation sites, and determines whether there is need for a full Appropriate Assessment

It is important to note that the IIA of the Sites and Policies document is (as with the plan itself) conducted within the bounds of the adopted Core Strategy, and it does not revisit settlement-specific or overall housing targets. As such, it is not equipped to consider the options for, or impacts of, over-provision of housing (e.g. allocating additional sites beyond what is required). Such a proposal would require revisiting the Core Strategy IIA and further rounds of consultation, before then considering the Sites and Policies site alternatives again.

As a result of the public consultation, certain of the site alternatives for potential allocation have been modified in terms of their boundaries, and there have been some new, additional sites for the Council to consider. In total, there are 14 sites which have been either amended or added to the list of site alternatives, as discussed in the following section.

A further two sites submitted to the Council fall below the minimum size threshold of 0.4 hectares which the Council has utilised for the allocation of sites. This threshold has been consistently used by the Council in assessing and surveying site allocation suggestions reference to the site assessment criteria form at Appendix 1 of the Settlement Capacity Report 2009 submitted to the Inspector conducting the Examination in Public of the Core Strategy.

These changes now require consideration by the IIA in order to check if they alter the 'likely significant effects' predicted, or may lead to any new potential significant effects.

The Good Plan-Making Guide (2014) provided by the Planning Advisory Service (PAS) notes the need to appraise significant changes to a plan, which mirrors the UK's 'A Practical Guide to the Strategic Environmental Assessment Directive' (ODPM, 2005). It is standard practice (and advice provided in now superseded guidance on SA) that a supplementary report can be produced which documents the appraisal of 'supplementary change' to a Local Plan document (PAS, 2009). Therefore, the IIA of the 14 amended / new site alternatives is reported in this IIA Report Addendum.

2. Site Changes and Additions

Table 2.1 below outlines the sites which have either changed or been added to the list of alternatives considered and assessed towards selecting the preferred allocations within the Sites and Policies Document.

Table 2.1: Site changes and additions for consideration in this Addendum

Site ref.	Site name	Settlement Grouping	Nature of change
0834	LAND OFF BOOKERS WAY	Dinnington, Anston and Laughton Common	Extended site – incorporates entirety of Site 0229 (preferred employment site)

Site ref.	Site name	Settlement Grouping	Nature of change
0835	SWINDEN TECHNOLOGY CENTRE	Rotherham Urban Area	New site for consideration
0836	WAVERLEY (SOUTH GREEN BELT AREA)	Catcliffe, Orgreave, Treeton and Waverley	New site for consideration
0837	NORTH OF THURCROFT INDUSTRIAL ESTATE	Thurcroft	Extended site – incorporates entirety of Site 0432 (preferred employment site)
0838	LAND BETWEEN BAWTRY ROAD AND H35	Rotherham Urban Area	Extended site – incorporates entirety of site 0237
0839	LAND SOUTH WEST OF MALTBY COLLIERY	Maltby and Hellaby	Extended site – incorporates entirety of site 0296
0840	E32 LAND AT WALESWOOD (VECTOR 31 EAST EXTENSION)	Kiveton Park and Wales	Effectively (given its size), a new site for consideration, but combining / incorporating sites 0483 and 0484
0841	NORTH FARM CLOSE	Non-Green Belt Villages: Thorpe Hesley, Todwick, <u>Harthill</u> , Woodsetts and Laughten-en-le-Morthen	Effectively (given its size), a new site for consideration, but incorporating site 0551
0842	LAND AT MALTBY COLLIERY	Maltby and Hellaby	Extended site – incorporates entirety of site 0305
0843	LAND OFF ROTHERHAM ROAD, MONKSBRIDGE	Dinnington, Anston and Laughton Common	Part of previously assessed site – a minority portion of site 0225
0844	LAND SOUTH OF BRAITHWELL ROAD (0667 + PART 0452)	Bramley, Wickersley and Ravenfield Common	Effectively, an extension of site 0667, with the extension comprising a small part of site 0452
0845	LAND SOUTH OF BRAITHWELL ROAD (PART OF 0452 AND 0844)	Bramley, Wickersley and Ravenfield Common	Part of a previously assessed site – a minority portion of site 0452.
0846	LAND TO NORTH WEST OF KIVETON LANE	Non-Green Belt Villages: Thorpe Hesley, <u>Todwick</u> , Harthill, Woodsetts and Laughten-en-le-Morthen	New site for consideration
0847	FOSTERS GARDEN CENTRE	Rotherham Urban Area	Effectively (given its size), a new site for consideration, but incorporating site 0826

3. Assessment of the Revised Sites (SA)

Section 2 of Volume 2 of the IIA Report describes the approach and method used to assess the site alternatives for potential allocation. The “SA” of sites formed Stage 2 of the Site Selection Methodology. This section reports the results of the SA of the 14 sites above.

Table 3.1 on the following pages provides the SA assessment of the 14 new / revised sites alongside the relevant assessments from the IIA Report consulted upon in autumn 2015. Note that Site 0845 is considered as a new site, as Site 0452 was much larger and therefore its environmental characteristics were much different. The table describes the additional potential for impacts from the new sites or revisions to site boundaries.

Table 3.1: Assessment of 14 new / revised sites – Stage 2 of the Site Selection Methodology

		Stage 2 - Detailed Site Considerations / Constraints (Red / Amber / Green assessment)																																																																					
		SA Topic 1: Population and Equality					SA Topic 2: Health and Well-Being					SA Topic 3: Accessibility / Community Facilities					SA Topic 4: Education / Skills					SA Topic 5: Economy and Employment					SA Topic 6: Transport and Emissions					SA Topic 7: Biodiversity					SA Topic 8: Air Quality					SA Topic 9: Water Resources					SA Topic 10: Soil and Geology					SA Topic 11: Flood Risk					SA Topic 12: Waste and Mineral Resources					SA Topic 13: Landscape and Townscape					SA Topic 14: Historic Environment				
		A. Access to Services	B. Greenspace	C. Other Leisure	D. Support for Sustaining Schools	E. Public Footpaths	F. National Cycle Network	G. Access to Employment	H. Infrastructure (non-transport)	I. Highways / Site Accessibility	J. Public Transport Accessibility	K. Biodiversity					L. Air Quality	M. Proximity to Water Body	N. Groundwater Sources	O. Soil					P. Geodiversity					Q. Flood risk	R. Waste	S. Minerals					T. General Landscape	U. Designated Landscapes	V. Townscape Issues	W. Historic and Built Environment																															
Ref:	Site Name	IMD 'Geographical Barriers' Score	Greenspace Accessibility	Distance to leisure facilities	School capacity deficit	Public Footpath accessibility	Access to NCN or long distance trail	Conformity with Core Strategy settlement hierarchy	Water / Sewerage Capacity (STWA)	Water / Sewerage Capacity (YWA)	Highways Access	Relative Public Transport Accessibility (LUTI 2015)	LWS	cLWS	LNR / cLNR	Ancient Woodland	Protected Species	AQMAs	Mapped Water Bodies (OS-based)	Groundwater Source Protection Zones	Agricultural Land	Brownfield / Greenfield	RIGS	cRIGS	CLGS	Risk of Flooding	Surface Water Flooding	Access to household waste recycling centre	Mineral Safeguarding Areas	Coal Mining Referral Areas	Sensitivity	Proximity to Area of High Landscape Value or Country Park	Loss of essential greenspace or Tree Preservation Orders	Archaeology	Listed Buildings / parks & gardens	Conservation Areas (within or adjacent)																																			
Site assessed in 2015	0229	LAND OFF BOOKERS WAY	Red	Green	Yellow	Green	No	Green	Green	Yellow	Green	Red	Green	Green	Green	Green	Green	Green	Red	Green	Green	Yellow	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green																																	
New site assessed	0834	LAND OFF BOOKERS WAY (EXTENDED SITE)	Red	Green	Yellow	Green	No	Green	Green	Yellow	Green	Red	Green	Green	Green	Green	Green	Green	Red	Green	Green	Yellow	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green																																	
COMMENT / SUMMARY: No new impacts but intensifies the impact on the LWS and mapped water bodies.																																																																							
Site assessed in 2015	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A																																		
New site assessed	0835	SWINDEN TECHNOLOGY CENTRE (WHOLE SITE)	Green	Green	Green	Green	No	Green	Green	Green	Yellow	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Red	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green																																		
COMMENT / SUMMARY: New site, with issues around highways access, public transport accessibility, minerals safeguarding and the historic environment.																																																																							
Site assessed in 2015	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A																																		
New site assessed	0836	WAVERLEY (SOUTH GREEN BELT AREA)	Yellow	Green	Yellow	Green	Yes	Green	Green	Yellow	Red	Red	Yellow	Green	Green	Green	Green	Green	Green	Green	Green	Green	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Green	Green	Green	Green	Green																																		
COMMENT / SUMMARY: New site, with issues around access to services, highways access, public transport accessibility, an LWS, geological sites, flood risk / water bodies, minerals and landscape.																																																																							
Site assessed in 2015	0432	NORTH OF THURCROFT INDUSTRIAL ESTATE	Green	Green	Yellow	Green	Yes	Green	Green	Yellow	Red	Red	Yellow	Green	Green	Green	Green	Green	Red	Green	Green	Red	Green	Green	Green	Green	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow																																		
New site assessed	0837	NORTH OF THURCROFT INDUSTRIAL ESTATE (EXTENSION)	Green	Green	Yellow	Green	Yes	Green	Green	Yellow	Red	Red	Yellow	Green	Green	Green	Green	Green	Red	Green	Green	Red	Green	Green	Green	Green	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow																																		
COMMENT / SUMMARY: Creates a highways access issue and increases the potential for impact on mapped water bodies.																																																																							

	Ref:	Site Name	IMD 'Geographical Barriers' Score	Greenspace Accessibility	Distance to leisure facilities	School capacity deficit	Public Footpath accessibility	Access to NCN or long distance trail	Conformity with Core Strategy settlement hierarchy	Water / Sewerage Capacity (STWA)	Water / Sewerage Capacity (YWA)	Highways Access	Relative Public Transport Accessibility (LUTI 2015)	LWS	cLWS	LNR / cLNR	Ancient Woodland	Protected Species	AQMAs	Mapped Water Bodies (OS-based)	Groundwater Source Protection Zones	Agricultural Land	Brownfield / Greenfield	RIGS	cRIGS	CLGS	Risk of Flooding	Surface Water Flooding	Access to household waste recycling centre	Mineral Safeguarding Areas	Coal Mining Referral Areas	Sensitivity	Proximity to Area of High Landscape Value or Country Park	Loss of essential greenspace or Tree Preservation Orders	Archaeology	Listed Buildings / parks & gardens	Conservation Areas (within or adjacent)	
Site assessed in 2015	0237	OFF SHROGSWOOD ROAD	Green	Red	Green	Green	Yes	Green	Green	White	Red	Yellow	Green	Green	Green	Green	Green	Green	Green	Red	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
New site assessed	0838	LAND BETWEEN BAWTRY ROAD AND H35	Red	Green	Yellow	Yellow	Yes	Green	Green	Yellow	Yellow	Red	Red	Green	Green	Green	Green	Green	Green	Red	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
COMMENT / SUMMARY: Retains issues as for Site 0237 e.g. regarding landscape / historic env. plus creates issues for accessibility, highways access and public transport.																																						
Site assessed in 2015	0296	RECREATION GROUNDS AND ALLOTMENTS TO THE EAST OF HIGHFIELD PARK	Yellow	Green	Green	Green	Yes	Yellow	Green	Yellow	Green	Red	Red	Green	Yellow	Green	Yellow	Green	Green	Green	Green	Green	Red	Green	Green	Green	Green	Green	Yellow	Green	Green	Green	Green	Green	Green	Green	Green	Green
New site assessed	0839	LAND SOUTH WEST OF MALTBY COLLIERY	Yellow	Green	Green	Green	Yes	Yellow	Green	Yellow	Green	Yellow	Red	Red	Green	Yellow	Green	Yellow	Green	Green	Green	Green	Red	Green	Green	Green	Green	Green	Yellow	Green	Green	Green	Green	Green	Green	Green	Green	Green
COMMENT / SUMMARY: Retains issues as for Site 0296 e.g. regarding highways access a CLWS and ancient woodland, plus creates major issues for an LWS.																																						
Site assessed in 2015 (1 of 2)	0483	NORTH OF SCHOOL RD	Yellow	Red	Yellow	Yellow	Yes	Green	Green	White	Yellow	Red	Red	Green	Green	Green	Green	Green	Green	Yellow	Green	Green	Red	Green	Green	Green	Green	Green	Yellow	Green	Green	Green	Green	Green	Green	Green	Green	Green
Site assessed in 2015 (2 of 2)	0484	OFF WALESWOOD WAY	Yellow	Red	Yellow	Yellow	Yes	Green	Green	White	Yellow	Red	Red	Green	Green	Green	Green	Green	Green	Yellow	Green	Green	Red	Green	Green	Green	Green	Green	Yellow	Green	Green	Green	Green	Green	Green	Green	Green	Green
New site assessed	0840	E32 LAND AT WALESWOOD (VECTOR 31 EAST EXTENSION)	Yellow	Red	Yellow	Yellow	Yes	Green	Green	White	Yellow	Red	Red	Green	Green	Green	Green	Green	Green	Yellow	Green	Green	Red	Green	Green	Green	Green	Green	Yellow	Green	Green	Green	Green	Green	Green	Green	Green	Green
COMMENT / SUMMARY: No new impacts - in the round, the site has the same environmental issues as Sites 0483 and 0484. Its much larger size may exacerbate these issues.																																						
Site assessed in 2015	0551	NORTH FARM CLOSE	Yellow	Green	Yellow	Green	Yes	Green	Yellow	Green	Green	Green	Red	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Yellow	Green	Green	Green	Green	Green	Green	Yellow	Red	Green
New site assessed	0841	NORTH FARM CLOSE (EXTENSION)	Yellow	Green	Yellow	Green	Yes	Green	Yellow	Green	Green	Green	Red	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Yellow	Green	Green	Green	Green	Green	Green	Yellow	Red	Green
COMMENT / SUMMARY: No new impacts - the site has the same environmental issues as Site 0551. Its much larger size may exacerbate these issues																																						
Site assessed in 2015	0305	LAND AT MALTBY COLLIERY	Yellow	Red	Green	Green	Yes	Yellow	Green	Yellow	Yellow	Red	Red	Green	Green	Yellow	Red	Red	Green	Green	Green	Green	Green	Yellow	Green	Green	Green	Yellow	Yellow	Green	Green	Green	Green	Green	Yellow	Green	Green	Green
New site assessed	0842	LAND AT MALTBY COLLIERY (EXTENSION)	Yellow	Red	Green	Green	Yes	Yellow	Green	Yellow	Yellow	Red	Red	Green	Green	Yellow	Red	Red	Green	Green	Green	Green	Green	Yellow	Green	Green	Green	Yellow	Yellow	Green	Green	Green	Green	Green	Yellow	Green	Green	Green
COMMENT / SUMMARY: No new impacts - the site has the same environmental issues as Site 0305. Its much larger size may exacerbate these issues																																						
Site assessed in 2015	0225	LAND OFF MONKSBRIDGE ROAD	Red	Green	Yellow	Green	No	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Yellow	Green	Yellow	Green	Green	Green	Green	Green	Green	Green	Green
New site assessed	0843	LAND OFF ROTHERHAM ROAD, MONKSBRIDGE	Red	Green	Yellow	Green	No	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Yellow	Green	Yellow	Green	Green	Green	Green	Green	Green	Green	Green
COMMENT / SUMMARY: No new impacts - the site has the same environmental issues as Site 0225. Its smaller size may lessen these issues.																																						

	Ref:	Site Name	IMD 'Geographical Barriers' Score	Greenspace Accessibility	Distance to leisure facilities	School capacity deficit	Public Footpath accessibility	Access to NCN or long distance trail	Conformity with Core Strategy settlement hierarchy	Water / Sewerage Capacity (STWA)	Water / Sewerage Capacity (YWA)	Highways Access	Relative Public Transport Accessibility (LUTI 2015)	LWS	cLWS	LNR / cLNR	Ancient Woodland	Protected Species	AQMAs	Mapped Water Bodies (OS-based)	Groundwater Source Protection Zones	Agricultural Land	Brownfield / Greenfield	RIGS	cRIGS	CLGS	Risk of Flooding	Surface Water Flooding	Access to household waste recycling centre	Mineral Safeguarding Areas	Coal Mining Referral Areas	Sensitivity	Proximity to Area of High Landscape Value or Country Park	Loss of essential greenspace or Tree Preservation Orders	Archaeology	Listed Buildings / parks & gardens	Conservation Areas (within or adjacent)	
Site assessed in 2015	0667	LAND SOUTH OF BRAITHWELL RD, RAVENFIELD	Red	Red	Yellow	Green	Yes	Yellow	Green			Yellow	Red	Green					Green	Yellow	Green	Green	Red	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	
New site assessed	0844	LAND SOUTH OF BRAITHWELL ROAD (0667 + PART 0452)	Red	Red	Yellow	Green	Yes	Yellow	Green			Yellow	Red	Green					Green	Yellow	Green	Green	Red	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	
COMMENT / SUMMARY: No new impacts - the site has the same environmental issues as Site 0667																																						
Site assessed in 2015	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
New site assessed	0845	LAND SOUTH OF BRAITHWELL ROAD (PART 0452)	Red	Red	Yellow	Green	Yes	Yellow	Green			Yellow	Red	Green					Green	Yellow	Green	Green	Red	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	
COMMENT / SUMMARY: Effectively a new site, with issues around access to services, highways access, public transport accessibility, proximity to water bodies, and minerals.																																						
Site assessed in 2015	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
New site assessed	0846	LAND TO NORTH WEST OF KIVETON LANE	Green	Red	Yellow	Green	Yes	Green	Yellow			Yellow	Red	Yellow	Green				Green	Green	Green	Green	Red	Green	Green	Green	Green	Yellow	Yellow	Green	Green	Green	Green	Green	Green	Yellow	Green	
COMMENT / SUMMARY: New site, with issues around greenspace accessibility, access to employment, highways access, public transport accessibility, an LWS, minerals and the historic environment.																																						
Site assessed in 2015	0826	FOSTERS GARDEN CENTRE	Yellow	Red	Green	Green	No	Green	Green		Green	Yellow	Green	Green					Green	Green	Green	Green	Yellow	Green	Green	Green	Red	Green	Yellow	Green	Red	Green	Green	Yellow	Yellow	Green		
New site assessed	0847	FOSTERS GARDEN CENTRE (EXTENDED SITE)	Yellow	Red	Green	Green	No	Green	Green		Green	Yellow	Green	Red	Green				Green	Green	Green	Green	Yellow	Green	Green	Green	Red	Green	Yellow	Green	Red	Green	Green	Yellow	Yellow	Green		
COMMENT / SUMMARY: Creates a major issue for an LWS.																																						

4. 'In Combination' Assessment

Section 2.5 of Volume 2 of the IIA Report describes the 'in combination' assessment of sites. This addresses the potential for certain combinations of sites to affect particular environmental features or communities to an extent which is greater than the potential effects of the individual sites, and which cannot be dealt with appropriately via the individual site assessments. This is a factor in considering what might be 'reasonable alternatives' in light of the relevant legislation. As such, in considering sites on a settlement-by-settlement basis, for certain settlements, significant 'in combination' alternatives were identified and had to be assessed by the IIA. This exercise fed into Stage 3 of the Site Selection Methodology.

Table 4.1 below presents the assessment of the implications of the 14 revised sites on the 'in combination' assessment conducted in Volume 2 of the IIA Report. Note that the table only reflects whether or not the assessment and conclusions of the IIA should be altered – not whether there are any 'cumulative effects'.

Table 4.1: 'In combination' assessment of the 14 new / revised sites

Ref.	Site name	Settlement Grouping	Effect on the Assessment (2015)	Comment
0834	LAND OFF BOOKERS WAY	Dinnington, Anston and Laughton Common	None	Site is common to all alternatives in Dinnington. Assessment results are essentially the same, so no change.
0835	SWINDEN TECHNOLOGY CENTRE	Rotherham Urban Area	Insignificant change	Should be included in Alternatives R2 and R4. The overall assessment outcomes would be essentially the same – insignificant changes.
0836	WAVERLEY (SOUTH GREEN BELT AREA)	Catcliffe, Orgreave, Treeton and Waverley	None	Although there are issues around potential cumulative effects should this site be allocated in addition to existing proposed allocations ¹ , the additional alternative does not present any new significant 'in combination' issues to those considered already in the IIA, and the ones considered (Section 4.11.3 of the IIA Report, Volume 2) would continue to be scoped out of a detailed assessment. Site-specific assessments are self-evident of the cumulative effect issues.
0837	NORTH OF THURCROFT INDUSTRIAL ESTATE	Thurcroft	None	The additional alternative does not present any new significant 'in combination' issues, and none had previously been identified (see Section 4.12.3 of the IIA Report, Volume 2). Site-specific assessments are self-evident of the cumulative effect issues.

¹ It is noted that development of this site would lead to over-development within the area, and would not be in conformity with the Core Strategy, which has been subject to its own IIA. The cumulative effects of over-development are beyond the scope of this IIA, and would have to be addressed at the Core Strategy level.

Ref.	Site name	Settlement Grouping	Effect on the Assessment (2015)	Comment
0838	LAND BETWEEN BAWTRY ROAD AND H35	Rotherham Urban Area	Some change	Site 0838 would feature in Alternatives R1, R2 and R3, and would worsen the assessment of these alternatives under accessibility.
0839	LAND SOUTH WEST OF MALTBY COLLIERY	Maltby and Hellaby	None	The additional alternative does not present any new significant 'in combination' issues, and none had previously been identified (see Section 4.8.3 of the IIA Report, Volume 2). Site-specific assessments are self-evident of the cumulative effect issues.
0840	E32 LAND AT WALESWOOD (VECTOR 31 EAST EXTENSION)	Kiveton Park and Wales	None	The additional alternative does not present any new significant 'in combination' issues, and none had previously been identified (see Section 4.7.3 of the IIA Report, Volume 2). Site-specific assessments are self-evident of the cumulative effect issues.
0841	NORTH FARM CLOSE	Non-Green Belt Villages: Thorpe Hesley, Todwick, Harthill , Woodsetts and Laughton-en-le-Morthen	None	The additional alternative does not present any new significant 'in combination' issues, and none had previously been identified (see Section 4.13.3 of the IIA Report, Volume 2). Site-specific assessments are self-evident of the cumulative effect issues.
0842	LAND AT MALTBY COLLIERY	Maltby and Hellaby	None	The additional alternative does not present any new significant 'in combination' issues, and none had previously been identified (see Section 4.8.3 of the IIA Report, Volume 2). Site-specific assessments are self-evident of the cumulative effect issues.
0843	LAND OFF ROTHERHAM ROAD, MONKSBRIDGE	Dinnington, Anston and Laughton Common	None	Site is part of Alternatives D2 and D3 already assessed. Assessment results are the same, so no change.
0844	LAND SOUTH OF BRAITHWELL ROAD (0667 + PART 0452)	Bramley, Wickersley and Ravenfield Common	None	The additional alternative does not present any new significant 'in combination' issues, and none had previously been identified (see Section 4.5.3 of the IIA Report, Volume 2). Site-specific assessments are self-evident of the cumulative effect issues.
0845	LAND SOUTH OF BRAITHWELL ROAD (PART OF 0452 AND 0844)	Bramley, Wickersley and Ravenfield Common	None	The amended alternative does not present any new significant 'in combination' issues, and none had previously been identified (see Section 4.5.3 of the IIA

Ref.	Site name	Settlement Grouping	Effect on the Assessment (2015)	Comment
				Report, Volume 2). Site-specific assessments are self-evident of the cumulative effect issues.
0846	LAND TO NORTH WEST OF KIVETON LANE	Non-Green Belt Villages: Thorpe Hesley, Todwick , Harthill, Woodsetts and Laughton-en-le-Morthen	None	The additional alternative does not present any new significant 'in combination' issues, and none had previously been identified (see Section 4.13.3 of the IIA Report, Volume 2). Site-specific assessments are self-evident of the cumulative effect issues.
0847	FOSTERS GARDEN CENTRE	Rotherham Urban Area	Significant, but small change	Should be included in Alternative R5. The overall assessment outcomes would be essentially the same, but the biodiversity impact would be worsened for R5.

5. Site Selection – Stage 3 of the Site Selection Methodology

The Site Selection Methodology applied the SA / IIA assessment results to a wider assessment framework involving “non-SA” planning factors, such that they were compared against each other and prioritised towards sustainability and the best fit with the priorities of the Local Plan / Core Strategy. Section 2.6 of Volume 2 of the IIA Report describes the approach and method used for this process. This section reports the results of the Site Prioritisation stage of the 14 sites above.

Table 5.1 on the following pages provides the Stage 3 assessment of the 14 new / revised sites alongside the relevant assessments from the IIA Report consulted upon in autumn 2015. The table describes the additional potential for impacts from the new sites or revisions to site boundaries.

Table 5.1: Site prioritisation assessment of the 14 new / revised sites

	Ref:	Site Name	A. SA Score: Socio-Economic	B. SA Score: Environmental	C. Green Belt	D. Urban Extensions	E. Deliverability (Housing)	F. Green Infrastructure Corridors	G. HS2 Rail Route	H. SA Cumulative Effects	Comment on Cumulative Effect (Detailed 'In Combination' Assessment only)
Site assessed in 2015	0229	LAND OFF BOOKERS WAY	Yellow	Red	Green	Yellow	N/A	Yellow	Green	Yellow	Potential loss of water body features, poor access to services and facilities.
New site assessed	0834	LAND OFF BOOKERS WAY (EXTENDED SITE)	Yellow	Red	Green	Yellow	N/A	Yellow	Green	Yellow	Potential loss of water body features, poor access to services and facilities. Noted that combined with Site 229, there would be greater impact on the remnant of the LWS.
Site assessed in 2015	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
New site assessed	0835	SWINDEN TECHNOLOGY CENTRE (WHOLE SITE)	Yellow	Red	Green	Green	Green	Green	Green	Green	No significant issues beyond Criteria A and B.
Site assessed in 2015	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
New site assessed	0836	WAVERLEY (SOUTH GREEN BELT AREA)	Red	Yellow	Red	Yellow	White	Yellow	Green	Green	No significant issues beyond Criteria A and B., as no 'in combination' alternatives assessed at this level. Also, assumes settlement remains within the existing Core Strategy target.
Site assessed in 2015	0432	NORTH OF THURCROFT INDUSTRIAL ESTATE	Yellow	Red	Red	Yellow	White	Green	Green	Green	No significant issues beyond Criteria A and B.
New site assessed	0837	NORTH OF THURCROFT INDUSTRIAL ESTATE (EXTENSION)	Yellow	Red	Red	Yellow	White	Green	Green	Green	No significant issues beyond Criteria A and B.

	Ref:	Site Name	A. SA Score: Socio-Economic	B. SA Score: Environmental	C. Green Belt	D. Urban Extensions	E. Deliverability (Housing)	F. Green Infrastructure Corridors	G. HS2 Rail Route	H. SA Cumulative Effects	Comment on Cumulative Effect (Detailed 'In Combination' Assessment only)
Site assessed in 2015	0237	OFF SHROGSWOOD ROAD	Red	Red	Red	Yellow	Yellow	Yellow	Green	Yellow	Potential landscape / townscape impacts.
New site assessed	0838	LAND BETWEEN BAWTRY ROAD AND H35	Red	Red	Red	Yellow	Yellow	Yellow	Green	Yellow	Potential landscape / townscape impacts.
Site assessed in 2015	0296	RECREATION GROUNDS AND ALLOTMENTS TO THE EAST OF HIGHFIELD PARK	Red	Yellow	Green	Yellow	Red	Yellow	Green	Green	No significant issues beyond Criteria A and B.
New site assessed	0839	LAND SOUTH WEST OF MALTBY COLLIERY	Yellow	Red	Yellow	Yellow	Red	Yellow	Green	Green	No significant issues beyond Criteria A and B.
Site assessed in 2015 (1 of 2)	0483	NORTH OF SCHOOL RD	Red	Yellow	Red	Yellow	Yellow	Yellow	Green	Green	No significant issues beyond Criteria A and B.
Site assessed in 2015 (2 of 2)	0484	OFF WALESWOOD WAY	Yellow	Yellow	Red	Yellow	Yellow	Yellow	Green	Green	No significant issues beyond Criteria A and B..
New site assessed	0840	E32 LAND AT WALESWOOD (VECTOR 31 EAST EXTENSION)	Yellow	Yellow	Red	Yellow	White	Yellow	Green	Green	No significant issues beyond Criteria A and B.
Site assessed in 2015	0551	NORTH FARM CLOSE	Yellow	Red	Green	Yellow	Yellow	Green	Green	Green	No significant issues beyond Criteria A and B.
New site assessed	0841	NORTH FARM CLOSE (EXTENSION)	Yellow	Red	Red	Yellow	Yellow	Green	Green	Green	No significant issues beyond Criteria A and B.
Site assessed in 2015	0305	LAND AT MALTBY COLLIERY	Yellow	Red	Red	Red	White	Yellow	Green	Green	No significant issues beyond Criteria A and B.
New site assessed	0842	LAND AT MALTBY COLLIERY (EXTENSION)	Yellow	Red	Red	Red	White	Yellow	Green	Green	No significant issues beyond Criteria A and B.

	Ref:	Site Name	A. SA Score: Socio-Economic	B. SA Score: Environmental	C. Green Belt	D. Urban Extensions	E. Deliverability (Housing)	F. Green Infrastructure Corridors	G. HS2 Rail Route	H. SA Cumulative Effects	Comment on Cumulative Effect (Detailed 'In Combination' Assessment only)
Site assessed in 2015	0225	LAND OFF MONKSBRIDGE ROAD	Yellow	Yellow	Green	Green	White	Yellow	Green	Yellow	Poor access to services and facilities.
New site assessed	0843	LAND OFF ROTHERHAM ROAD, MONKSBRIDGE	Yellow	Yellow	Green	Green	Red	Yellow	Green	Yellow	Poor access to services and facilities.
Site assessed in 2015	0667	LAND SOUTH OF BRAITHWELL RD, RAVENFIELD	Yellow	Yellow	Red	Red	Red	Green	Green	Green	No significant issues beyond Criteria A and B.
New site assessed	0844	LAND SOUTH OF BRAITHWELL ROAD (0667 + PART 0452)	Yellow	Yellow	Red	Yellow	Yellow	Green	Green	Green	No significant issues beyond Criteria A and B.
Site assessed in 2015	0452	LAND EAST OF MOOR LANE SOUTH, NORTH OF LIDGET LANE	Yellow	Red	Red	Yellow	Yellow	Green	Green	Green	No significant issues beyond Criteria A and B.
New site assessed	0845	LAND SOUTH OF BRAITHWELL ROAD (PART 0452)	Yellow	Yellow	Red	Yellow	Yellow	Green	Green	Green	No significant issues beyond Criteria A and B.
Site assessed in 2015	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
New site assessed	0846	LAND TO NORTH WEST OF KIVETON LANE	Yellow	Yellow	Red	Yellow	Yellow	Green	Green	Green	No significant issues beyond Criteria A and B.
Site assessed in 2015	0826	FOSTERS GARDEN CENTRE	Yellow	Red	Yellow	Yellow	White	Yellow	Green	Green	No significant issues beyond Criteria A and B.
New site assessed	0847	FOSTERS GARDEN CENTRE (EXTENDED SITE)	Yellow	Red	Red	Yellow	Red	Yellow	Green	Yellow	Loss of designated nature conservation sites.

6. Conclusion: Site Selection Outcomes

Stage 3 of the Site Selection Process has enabled site-by-site comparison, and the results presented in Section 5 above must be viewed in tandem with the full results for all sites in each settlement grouping. At stage 3, the potential for mitigation to avoid a major adverse effect has been taken into consideration. If there are any potential major adverse effects which cannot be avoided, this has to be considered against the alternatives and the potential benefits offered by the site. For each site considered, a summary record has been prepared which clarifies the type of development that is acceptable on the site or the reason why a site has not been taken forward as a development site allocation. These can be found in Annex A of this document.

Generally there are no insurmountable issues to the allocation of the development sites, but by its nature, the Site Selection Methodology tends to highlight constraints and this can bring out the potential negatives more than the potential positives. It should therefore be noted that even some sites which appear less sustainable have been allocated for development at the Stage 3 site prioritisation assessment. This is because they still represent the best alternative sites available to meet the development needs for each settlement grouping identified within the Core Strategy. Sites which have been identified as sustainable when measured against these criteria and based on current knowledge of constraints, could still be considered for allocation in the next review of the plan or if circumstances changed as a result of a SHMA prepared for the wider Sheffield City Region.

Table 6.1 below summarises the decision as to whether each of the 14 sites is to be allocated or safeguarded land relative to Stage 3 assessment results.

Table 6.1: Site selection outcomes for the 14 new / revised sites

Site ref.	Site name	Settlement Grouping	Stage 3 Assessment Summary	Decision on Allocation / Safeguarding	Reason for Decision on Allocation / Safeguarding
0834	LAND OFF BOOKERS WAY	Dinnington, Anston and Laughton Common	As for Site 229, besides conflicts with a Local Wildlife Site and a pond within the site, it is a good-performing site.	Not allocated – retain Site 229 as employment site.	The larger site would have unacceptable impacts on the LWS. The smaller site represents a compromise between the employment use/potential and greenspace/ biodiversity interests on the site.
0835	SWINDEN TECHNOLOGY CENTRE	Rotherham Urban Area	Site performs well relative to other sites in this settlement grouping, with one red score.	Not allocated – retain existing business use	The community has been given insufficient opportunity to comment on a potential change of use of this existing employment site. The site offers an appropriate setting and location for similar research and development activities, and the site is viable for continued business use. The Council's preferred approach is to maintain employment use on this site.
0836	WAVERLEY (SOUTH GREEN BELT AREA)	Catcliffe, Orgreave, Treeton and Waverley	A moderately performing site for this settlement grouping, with 2 red scores and 3 amber scores.	Not allocated – retain as Green Belt	Would result in the loss of a significant area of land identified as park land and open space in the existing Waverley Masterplan. This function is fundamental to the open space provision for the Waverley new community and was reflected in the

Site ref.	Site name	Settlement Grouping	Stage 3 Assessment Summary	Decision on Allocation / Safeguarding	Reason for Decision on Allocation / Safeguarding
					planning permission and Waverley Masterplan. Site remote from existing communities and reliant on the delivery of the Waverley link road to enable access to the site. Link road not currently programmed for delivery. Objections from Sheffield City Council to the loss of the recreation ground at Orgreave
0837	NORTH OF THURCROFT INDUSTRIAL ESTATE	Thurcroft	As for Site 432, a moderately performing site for this settlement grouping, with 2 red scores and 2 amber scores.	Not allocated – retain Site 432 as employment site.	The further expansion beyond the suggested allocation would exacerbate the poor public transport accessibility and issue with surface water flood risk. The site is also crossed by a number of electricity pylons. Highways access is an issue, noting that a new junction with Kingsforth Lane may require a reduction of speed limit and the impact on J1 of the M18 will need assessing. This impact is likely to be greater than that envisaged when the smaller site LDF 0432, which was seen as acceptable regarding highways access. There is no further requirement for additional employment land of the scale proposed in this settlement grouping.
0838	LAND BETWEEN BAWTRY ROAD AND H35	Rotherham Urban Area	As for Site 237, the site performs poorly, with 3 red scores and 4 amber scores.	Not allocated – retain Site 237 as residential site.	The proposed extension to enable a new / additional access presents a number of serious transport concerns, including feasibility of a junction to appropriate standards, access to bus stops and pedestrian/cycle links. The Council is also concerned that release of the extension site would promote further residential development in a highly visible location as the land form and topography in this location, and leading up to the Bawtry Road, is steep.
0839	LAND SOUTH WEST OF MALTBY	Maltby and Hellaby	As for Site 296, a moderately performing site for this settlement grouping, with 2 red	Not allocated – retain Site 296 as residential	The extension creates a major impact on nature conservation through loss of part of an LWS and potential

Site ref.	Site name	Settlement Grouping	Stage 3 Assessment Summary	Decision on Allocation / Safeguarding	Reason for Decision on Allocation / Safeguarding
	COLLIERY		scores and 4 amber scores.	site.	impacts on ancient woodland.
0840	E32 LAND AT WALESWOOD (VECTOR 31 EAST EXTENSION)	Kiveton Park and Wales	As for Site 484, a good-performing site for this settlement grouping, with 1 red score and 4 amber scores.	Not allocated – retain Sites 483 and 484 as employment sites.	The SA of the site is limited in its account of townscape impacts, but the loss of Green Belt of this size would significantly alter the townscape for this settlement grouping, approximately doubling the developed area west of the M1. This larger site appears to have the potential to be accessed via two existing industrial estate roads. There are possible impacts on strategic road junctions and a public right of way. There is no further requirement for additional employment land in this settlement grouping, with allocations proposed providing over double the target already.
0841	NORTH FARM CLOSE	Non-Green Belt Villages: Thorpe Hesley, Todwick, <u>Harthill</u> , Woodsetts and Laughton-en-le-Morthen	A moderately performing site for this settlement grouping, with 2 red scores and 3 amber scores. This is lower than for Site 551, which is amongst the best-performing sites.	Not allocated – retain Site 551 as residential site.	The SA of the site is limited in its account of townscape impacts, but the loss of Green Belt of this size would significantly alter the townscape for this village. Allocation would be a significant intrusion into the Green Belt and would impact on the openness of the Green Belt. It would promote development that is of a significant scale in a location not in keeping with the village of Harthill. The previously known issues with regard to public transport accessibility and location within a designated Conservation Area would be exacerbated.
0842	LAND AT MALTBY COLLIERY	Maltby and Hellaby	As for Site 305, a moderately performing site for this settlement grouping, with 3 red scores and 2 amber scores.	Not allocated – retain Site 305 as employment site.	There are already a number of sustainability issues for Site 305 as proposed, including public transport accessibility and biodiversity impact. At around 14 hectares, the additional proposed area would take the total area at the former Colliery to approximately 38 hectares. There is no

Site ref.	Site name	Settlement Grouping	Stage 3 Assessment Summary	Decision on Allocation / Safeguarding	Reason for Decision on Allocation / Safeguarding
					requirement for additional land within this settlement grouping. Site 305 as proposed would continue to be adequately served by the rail infrastructure without requiring additional land to be allocated.
0843	LAND OFF ROTHERHAM ROAD, MONKSBRIDGE	Dinnington, Anston and Laughton Common	A moderately performing site for this settlement grouping, with 1 red score and 4 amber scores. This is lower than for Site 225, which is amongst the best-performing sites.	Not allocated – retain existing business use of site	The site 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. No evidence regarding the viability of the site's present use has been provided, nor is any evidence provided which demonstrates that the site may not be suitable or viable for business use in the future. Proposals to change the use of this smaller site to residential would impact on the retention of the wider area that currently supports significant and varied local employment opportunities.
0844	LAND SOUTH OF BRAITHWELL ROAD (0667 + PART 0452)	Bramley, Wickersley and Ravenfield Common	A good-performing site for this settlement grouping, with 1 red score and 4 amber scores, which is better than for Site 667.	Not allocated – retain as Green Belt	The sites are remote from the limited services and facilities available at Ravenfield Common, and promote ribbon development away from the heart of the settlement. There are physical constraints within the site relating to the presence of electricity pylons. Development of site 0845 could lead to poor layout and design of development. The Council is mindful that in the longer term, development of these smaller parcels of land may sterilise the potential for access to be achieved to the wider area of parcel 0452 in a later Plan. The Council's preferred allocation site LDF0774 (H65) and LDF0798 (SG8) identified as Safeguarded Land, are better
0845	LAND SOUTH OF BRAITHWELL ROAD (PART OF 0452 AND 0844)	Bramley, Wickersley and Ravenfield Common	A good-performing site for this settlement grouping, with 1 red score and 4 amber scores, which is better than for Site 452.	Not allocated – retain as Green Belt	

Site ref.	Site name	Settlement Grouping	Stage 3 Assessment Summary	Decision on Allocation / Safeguarding	Reason for Decision on Allocation / Safeguarding
					related to both Bramley and Ravenfield Common.
0846	LAND TO NORTH WEST OF KIVETON LANE	Non-Green Belt Villages: Thorpe Hesley, Todwick , Harthill, Woodsetts and Laughton-en-le-Morthen	A good-performing site for this settlement grouping, with 1 red score and 4 amber scores.	Not allocated – retain as Green Belt	The layout of the site promotes significant over-development not in keeping with the larger scale of the properties in this locality. The site also has significant environmental constraints around potential impact on greenspace accessibility, access to employment, highways access, public transport accessibility, an LWS and the historic environment. If development were to come forward on this site, consideration would need to be given to the character of the nearby listed buildings and Tree Preservation Orders. The site is also relatively remote from services, and lacks a strong Green Belt boundary to the west of this site.
0847	FOSTERS GARDEN CENTRE	Rotherham Urban Area	A poorly performing site for this settlement grouping, with 3 red scores and 4 amber scores. This is much worse than for Site 826.	Not allocated – retain Site 0826 as a residential site	The site falls within a Local Wildlife Site (LWS79 Thrybergh Tip), and would have major negative impacts on the designation. There is a surface water flooding issue for the smaller proportion of the site that is LDF0826, which would likely affect the entire site. The persons proposing the removal of this further land from the Green Belt considered that it would aid the creation of access into LDF0192/ H26 to the south and provide Green Space to serve future development needs, but the Council does not consider this is a strong argument for allocation.

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Annex A Site Survey Summary Sheets

Rotherham Local Plan : Site Plan

Ref:

Name:

Address:

Town:

Hectares: Net Hectares:

Dwellings: Employment Land:

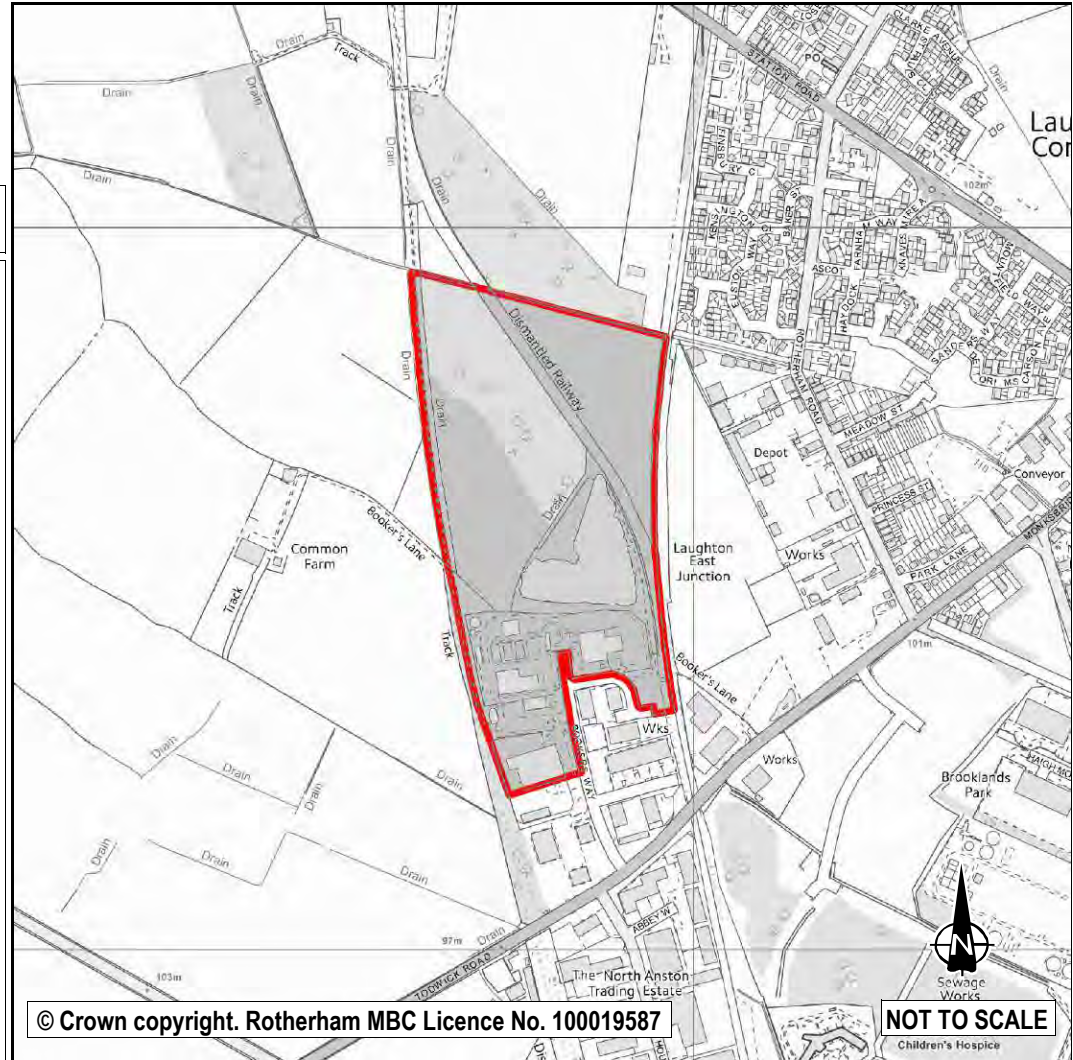
Development Site? Site Allocation:

This site was considered in 2011 as LDF0229; however the site has not been appraised in the SA. It includes undeveloped land within the existing employment allocation, and urban greenspace. All of the site is identified as a Local Wildlife Site. In subsequent Local Plan consultations the size of the site was reduced and the Council promoted the continuation of the UDP allocations for this land, recognising that future employment development will take place within the LWS and will need to be compensated for. It is partly allocated for industry and business and partly for urban greenspace. See LDF0229 for the Council's comments on the currently proposed site.

Development within the Local Wildlife Site will suffer adverse impacts and compensation will be required when any future industrial development occurs on the Council's preferred employment allocation E13. Early discussions were undertaken to try and achieve a balance between accommodating new development whilst protecting / mitigating the impact on biodiversity interest. Much of this site is within land considered as part of the 2010 Employment Land Review (site ELR108). This scored poorly (1) and, taking account of the above constraints, had a recommendation that consideration be given to allocating the undeveloped employment land for non-employment uses; consideration in 2011 was given to allocating the whole site 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:

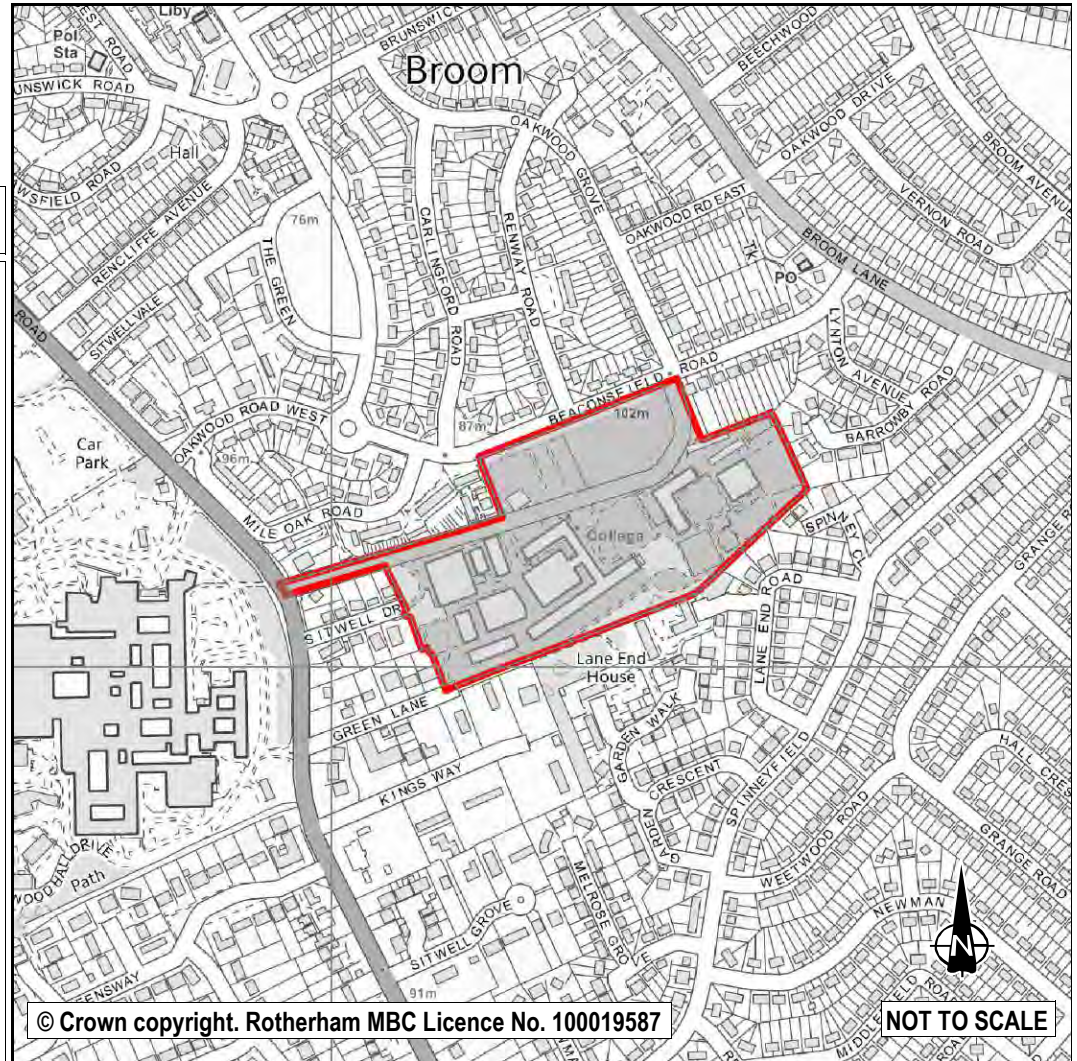
Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score Sustainability Appraisal Environment Score

This site is allocated for business use and currently utilised by Tata for research and development. The site is predominantly surrounded by residential uses. Part of the site previously had planning permission for residential development although this has not come forward, and there is also potential to convert the listed building on site.

The Council understands that Tata intend to vacate the premises in the near future. This site was promoted to the Council for change of use to residential during consultation on the Final Draft Sites and Policies document. The Council considered that the community had been given insufficient opportunity to comment on such a change and proposed that the site remain allocated for business use – refer to response to site LDF608.

Since this time Tata have undertaken pre-application discussions with the Council regarding potential redevelopment of this site. Whilst the Council continues to believe that the site offers an appropriate setting and location for similar research and development activities, it is acknowledged that the existing premises are unlikely to meet modern occupier needs. The Council broadly accepts the evidence provided regarding the viability of the site for continued business use. The Council's preferred approach is to maintain employment use on this site. However in reflecting the considerations above and the likely planning application the Council would not object to changing this site's allocation to residential use, should the Inspector consider this appropriate. It is acknowledged that such a change would need to be considered as a Main Modification to the Plan, and be subject to appropriate consultation.



Rotherham Local Plan : Site Plan

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Town:

Hectares: Net Hectares:

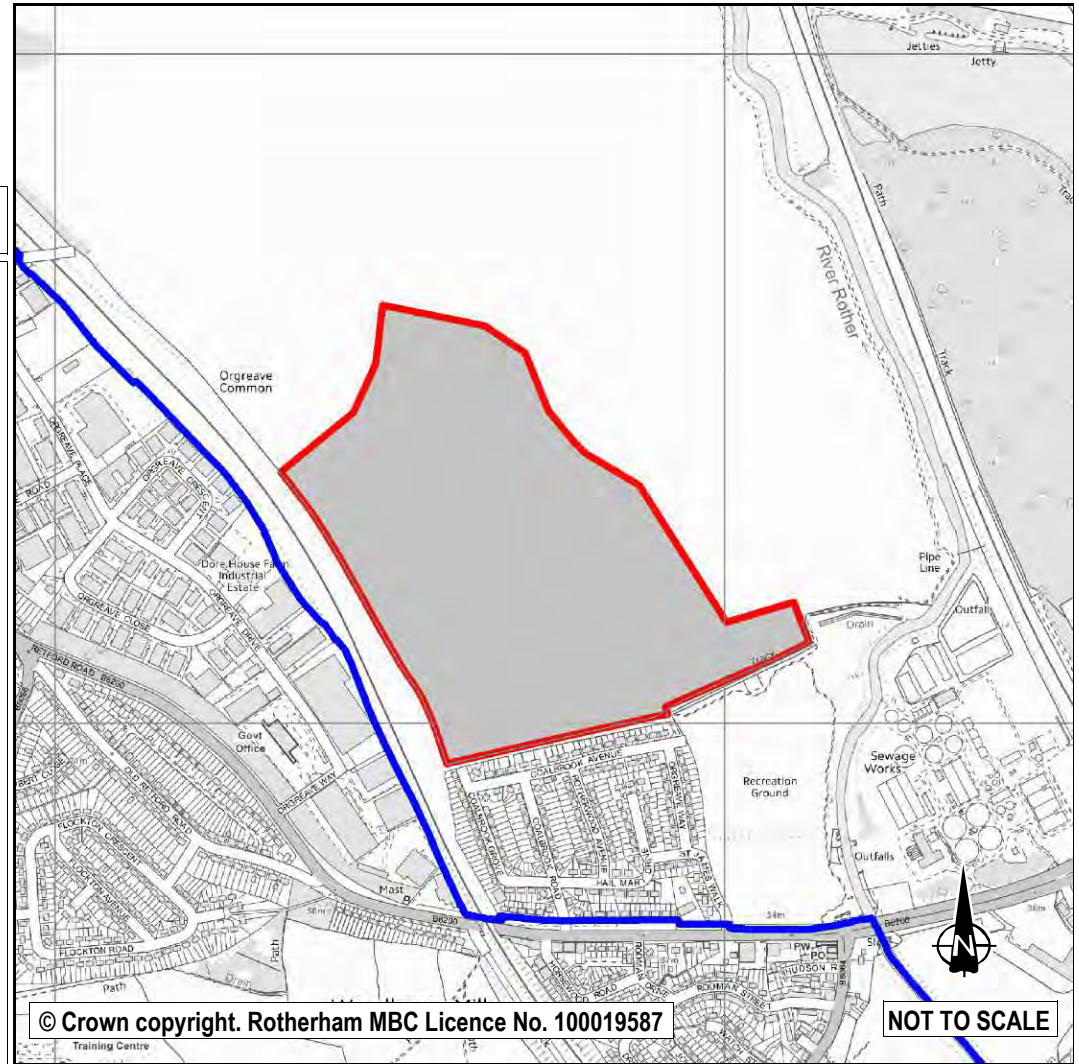
Dwellings: Employment Land:

Development Site? Site Allocation:

The proposed site would result in the loss of a significant area of land identified as park land and open space in the existing Waverley Masterplan. This function was fundamental to the open space provision for the Waverley new community and was reflected in the planning permission and Waverley Masterplan. development. The proposed site has a poor relationship to neighbouring uses and is likely to result in an isolated pocket of residential development with poor access to supporting services and facilities. Linkages with the Waverley new community would be limited due to its location to the south of the containment cell (which precludes development), and to the west of the drainage / balancing ponds. It also has a limited relationship to the existing housing to the south. The south-eastern part of this site which falls within 400m of the sewage works would be unsuitable for residential development. RE: the delivery of the Waverley Link Road, it is noted that whilst extant planning permission at Waverley includes a requirement for a contribution towards delivery of the link road, the majority of funding for this road would be from the public purse. It is reliant on a 3rd party for delivery of this infrastructure. In this respect it is uncertain whether such infrastructure will be provided given existing public sector budget and spending constraints and the requirement to resolve development on land in the ownership of Sheffield City Council. In the SA stage 2, there are a significant number of amber scores for this site; however for highways access and public transport accessibility both of these indicators 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:

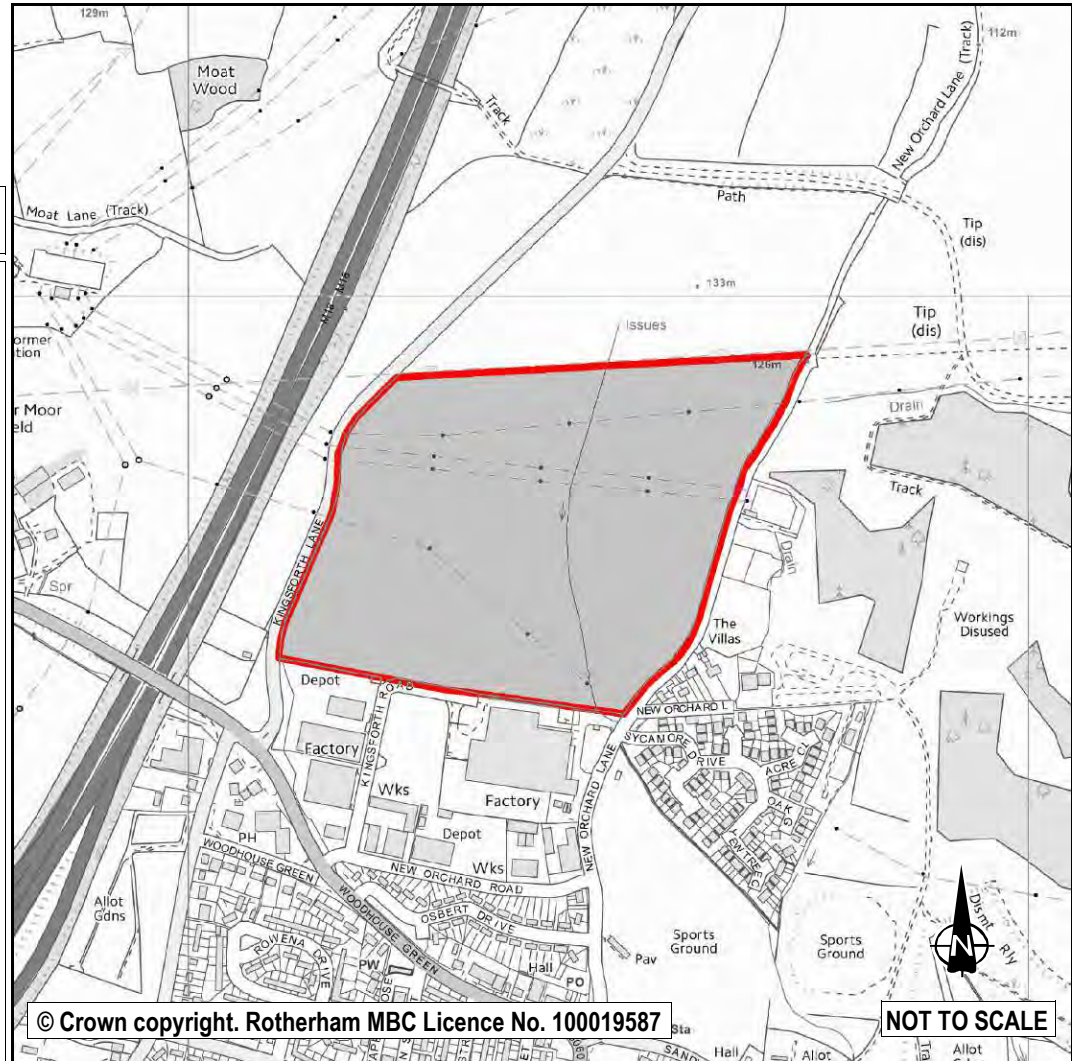
Development Site? Site Allocation:

This site is allocated as Green Belt. The southern part of the site is proposed for allocation for employment use in the Publication Sites and Policies document (E37). Refer to response to site LDF0432. Additional land is also being promoted which would extend this site to the north, providing an additional approximately 12 hectares of employment land. 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, the land outside of LDF432 is recommended to remain as Green Belt.

The further expansion beyond the suggested allocation would not be desirable. The site scores red in terms of public transport accessibility and amber in terms of surface water flood risk. The site is also crossed by a number of electricity pylons. The site is rated amber in terms of highways access, noting that a new junction with Kingsforth Lane may require a reduction of speed limit and the impact on J1 of the M18 will need assessing. This impact is likely to be greater than that envisaged when the smaller site LDF 0432 was given a green rating. There is no further requirement for additional employment land of the scale proposed in this settlement grouping, with allocations proposed in the Publication Sites and Policies broadly meeting the target identified in the 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:

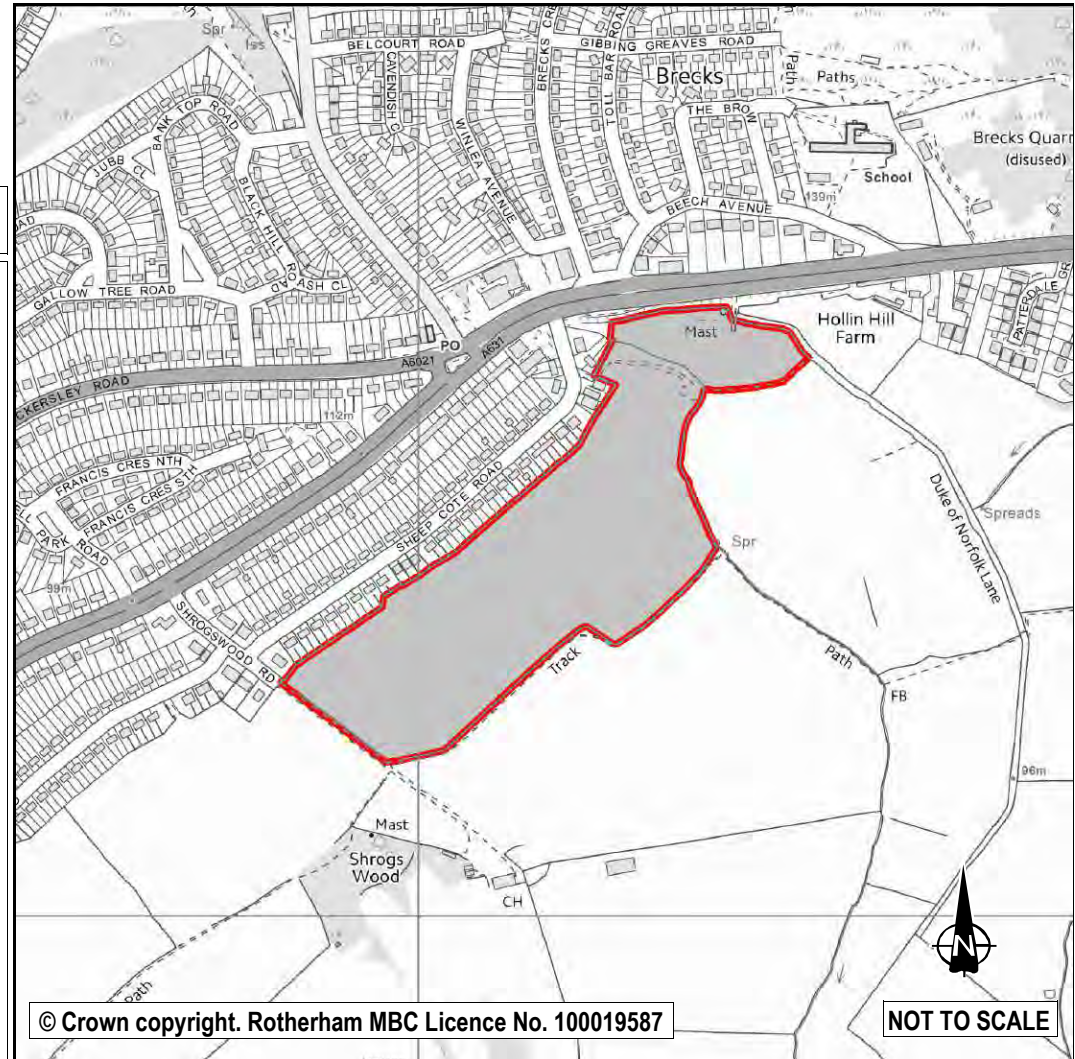
Dwellings: Employment Land:

Development Site? Site Allocation:

The landowners agent is promoting an extension to site LDF0237/ H35 to enable access from Bawtry Road into the Whiston urban extension to Rotherham Urban Area . The Council's Transportation Team noted that this extension to the site scored red and highlighted various concerns: "It may be difficult to accommodate the traffic on Bawtry Road if this is to be the only access. Traffic modelling will be required to determine impact and whether a junction to appropriate standards can be accommodated. Access to bus stops on Bawtry Road is poor. If an acceptable junction can be agreed, pedestrian/cycle links to Sheep Cote Road should be provided and the new road extended to the south western boundary with a view to possible future extension." For these reasons the Council has not included this smaller extension to Bawtry Road. The Council is also concerned that release of the extension site would promote further residential development in a highly visible location as the land form and topography in this location, and leading up to the Bawtry Road, is steep. An assessment of the impact of further development in this location (including an access road and potentially further residential development) would be essential prior to the granting of any future planning permissions. However the Council is mindful that if a road were required to enable the development of preferred housing allocation H35 then very special circumstances would need to be justified to enable a road to traverse the Green Belt. The SA Stage 2 scores for site LDF0237 indicate a number of red scores for significant constraints. These are reiterated for this larger 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:

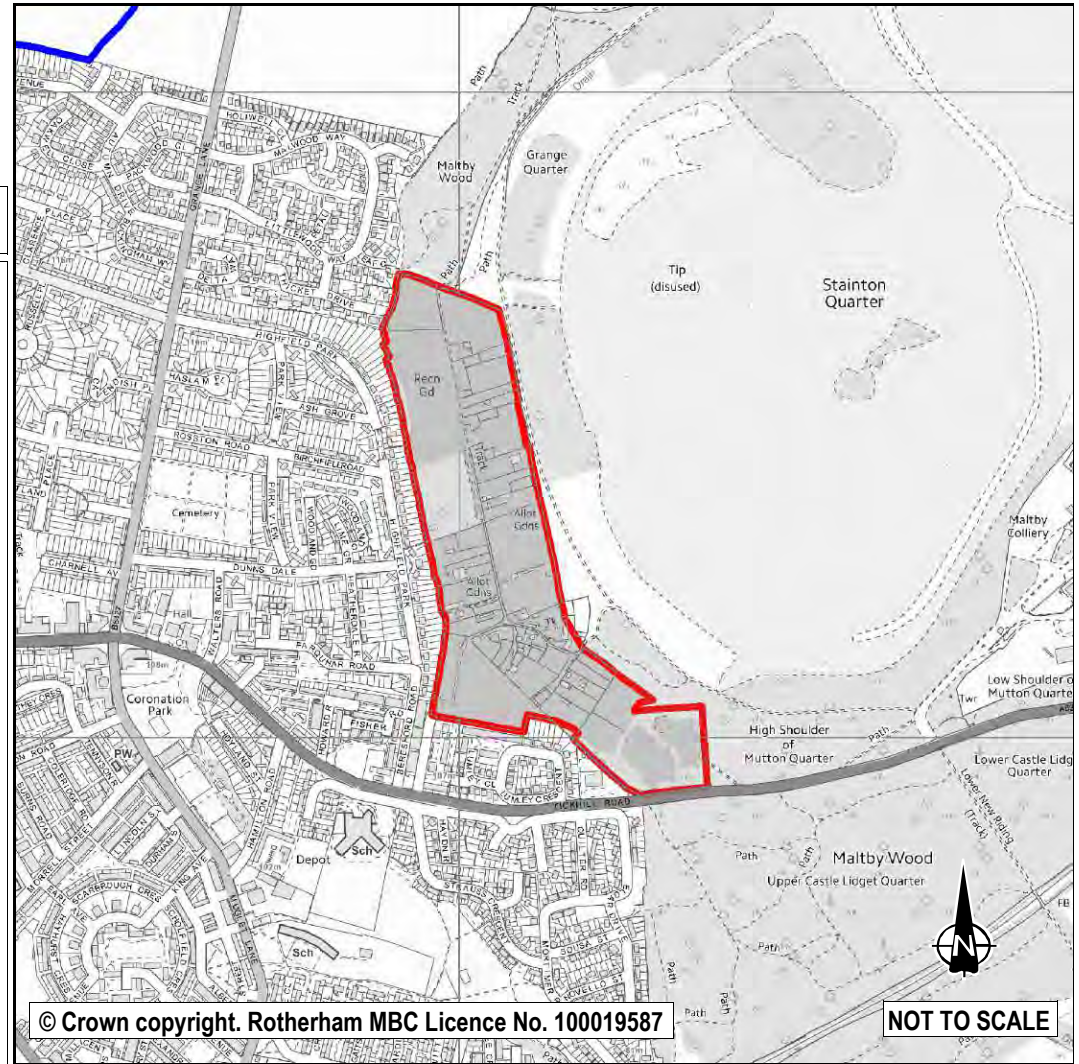
Development Site? Site Allocation:

In the light of this suggestion to extend LDF0296 / H70 to include the land fronting Tickhill Road east of the Lumley Arms pub, the Council commissioned a Phase 1 Habitat Survey. This was published alongside the Publication Sites and Policies document. It is clear from the SA Stage 2 that there are considerable environmental constraints that potentially may arise from including the suggested extension site within the preferred allocation: it is located within Local Wildlife Site (LWS) 55 Maltby Commons and Woodland, and there is ancient woodland on site. The Habitat Survey identifies areas of biodiversity interest that require continued protection. Figure 1 (page 13) identifies 4 fields, 2 of which remain of significant value from a LWS perspective. The recommendations (page 15) provide further details. It recommends that whilst development may be possible immediately to the east of the built settlement (the Lumley Arms) (the west of the proposed extension) the remainder of this site should be protected as a LWS. Transportation Team rate this site amber. "At least two points of vehicular access will be required. A TA should consider the possibility of forming a new junction with A631 Tickhill Road to appropriate standards and the impact of traffic on Queens Crossroads. Pedestrian/cycle links to/through the site would be necessary to access bus routes along Grange Lane and Tickhill Road if vehicular access can be secured." Some of the proposed extension land could be developed to provide an attractive gateway into site H70; however any proposals for development on the remainder of the least sensitive two fields will need to compensate for the loss of any assets and to enhance the remainder of the designated Local Wildlife Site. Consideration will need to be given to the impact of development on ancient woodland. A small number of units may be capable of being accommodated on site, alongside a new access route into the site.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score

Sustainability Appraisal Environment Score



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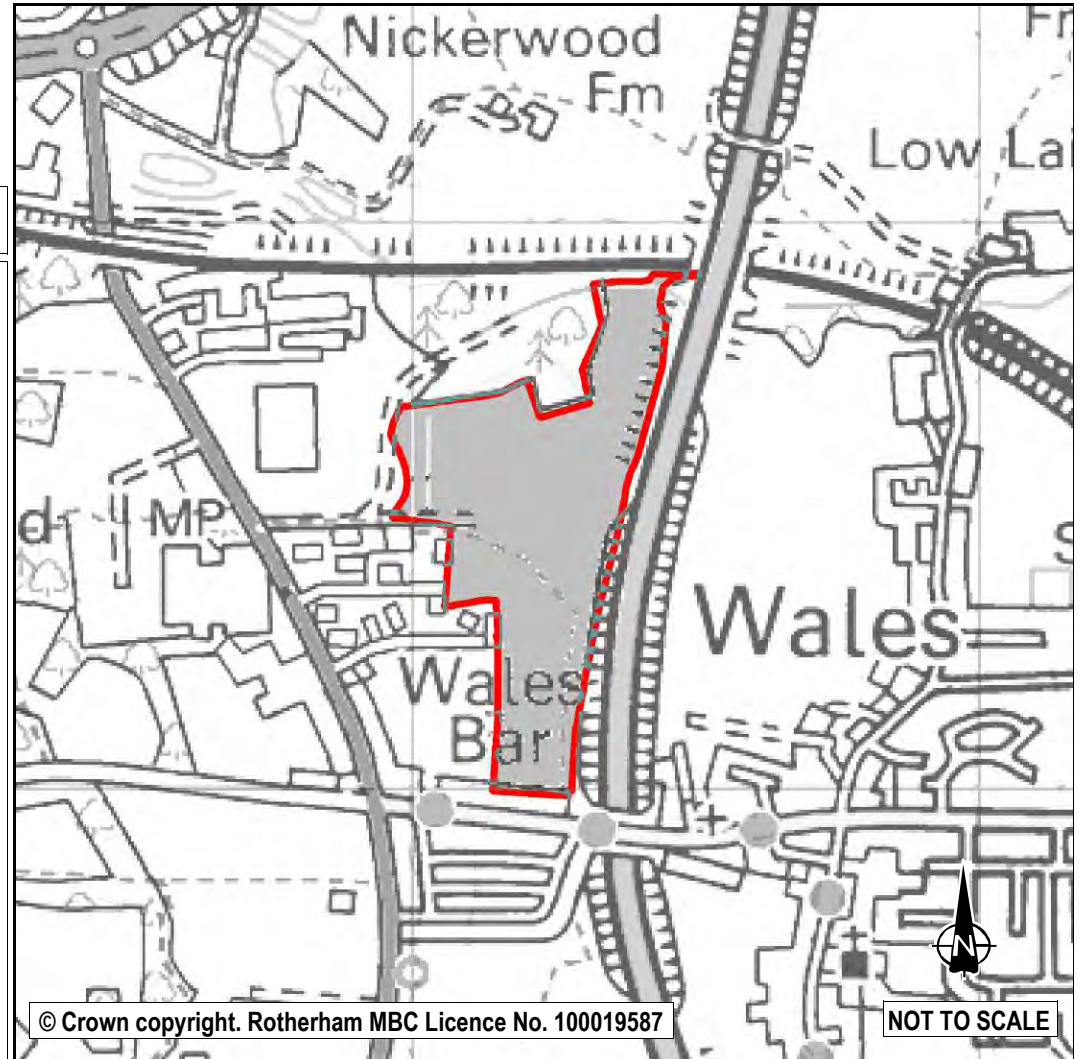
Development Site? Site Allocation:

Parts of this site have previously been considered (LDF483 and LDF484) and the Council has proposed these as employment allocation E34; bounded to the north and north-east by the public right of way. The wider site is being promoted to the Council for development, which would extend development to the north. 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, the land outside of LDF483 and LDF 484 is recommended to remain 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 red for public transport accessibility, and amber for landscape sensitivity. This larger site appears to have the potential to be accessed via two existing industrial estate roads. The possible impact on strategic road junctions merits an amber rating as opposed to green. The extended site would envelope the public right of way, which is proposed as the Green Belt boundary to allocation E34 in the Publication Sites and Policies document. Development would require the diversion of this public right of way. There is no further requirement for additional employment land in this settlement grouping, with allocations proposed in the Publication Sites and Policies document providing over double the target of 9 hectares of land identified in the Core Strategy.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score Sustainability Appraisal Environment Score



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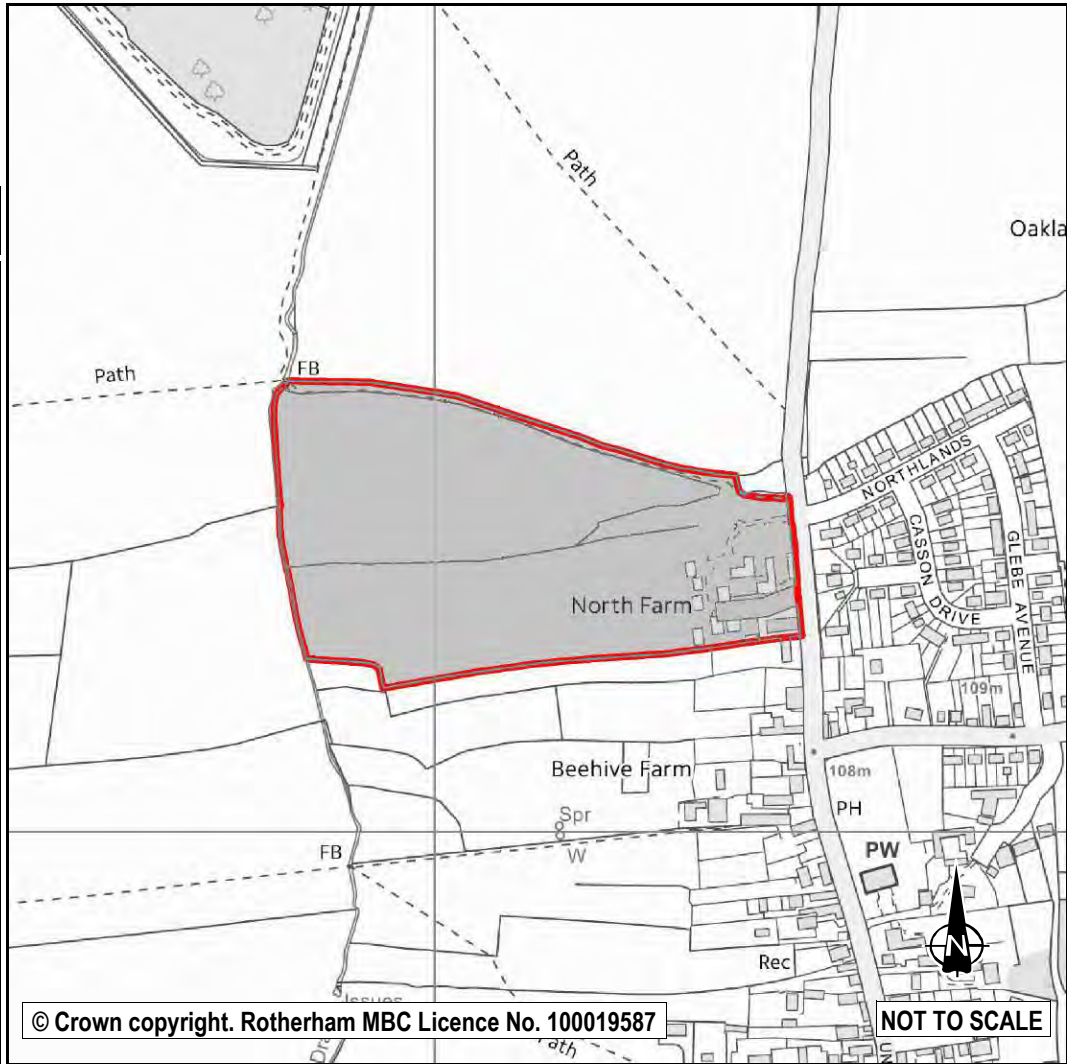
Dwellings: Employment Land:

Development Site? Site Allocation: Retain the proposed extension to the preferred allocation as Green Belt

This site is an extension to LDF0551 (H94) and the larger site has previously been considered under LDF reference LDF0782. LDF551 / H94 is proposed to be allocated for residential development in recognition of its positive attributes such as its relationship to the existing built settlement, it being part brownfield with vacant partially completed dwellings that do not meet current standards, and it meeting the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy). However allocation of a significantly larger area LDF0841 will be a significant intrusion into the Green Belt and will impact on the openness of the Green Belt. It will promote development that is of a significant scale in a location not in keeping with the village of Harthill. The site is also scored red in terms of public transport accessibility. Part of the site is within the designated Conservation Area. The Council considers that development of this scale and in this location would not be in keeping with the character of the village and does not support the extension of the site beyond that already proposed to be allocated for residential development.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score Sustainability Appraisal Environment Score



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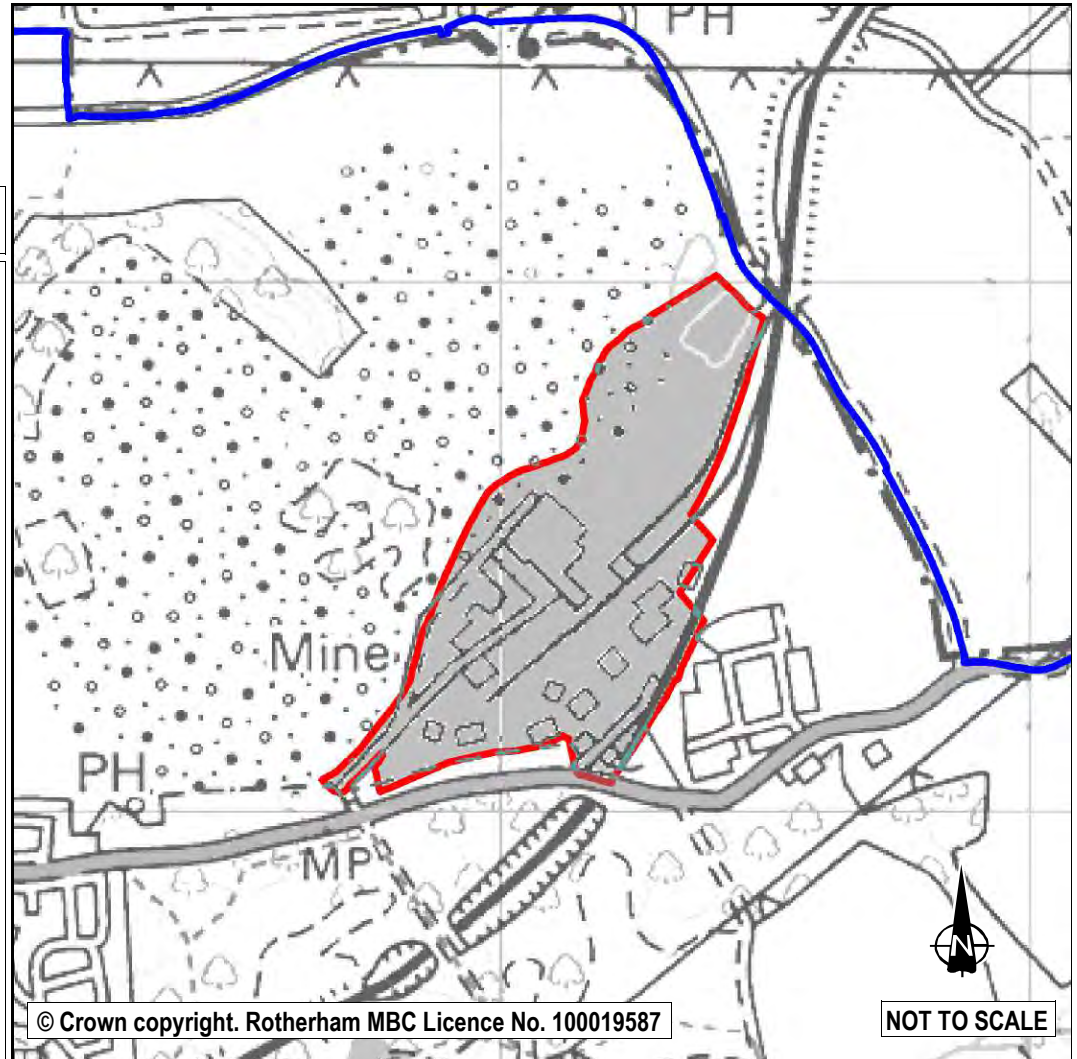
Development Site? Site Allocation:

The site is allocated as green belt. It incorporates LDF305 which the Council is proposing to allocate for employment use as a Special Policy Area (E23). An extension of this site to the north-east is being sought. 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, the land outside of LDF305 is recommended to remain as Green Belt.

The site scores amber for highways access, noting that the impact on the A631 through Maltby will need assessing. It scores red for public transport accessibility, and proximity to ancient woodland and protected species. It scores amber for water / sewerage capacity and landscape sensitivity. E23 is around 24 hectares. At around 14 hectares, the additional proposed area would take the total area at the former Colliery to approximately 38 hectares. There is no requirement for additional land within this settlement grouping having regard to the employment land requirements set out in the Core Strategy. The Council's view is that E23 as proposed would continue to be adequately served by the rail infrastructure without requiring additional land to be allocated.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score Sustainability Appraisal Environment Score



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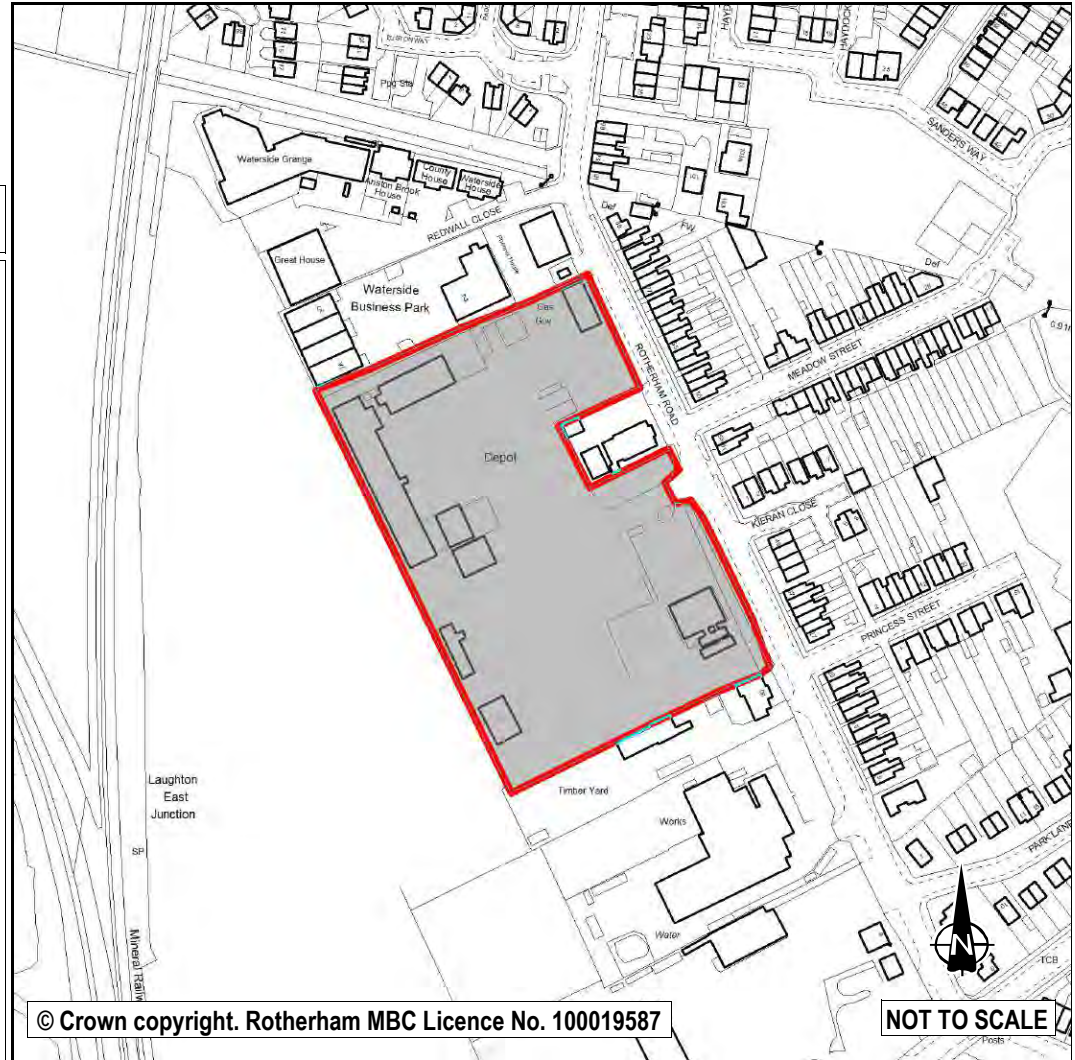
Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score Sustainability Appraisal Environment Score

This is a smaller site within the larger site LDF0225 already assessed for alternative development opportunities: "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."

No evidence regarding the viability of the site's present use has been provided (aside from indicating that it has become redundant to its operational needs), nor is any evidence provided which demonstrates that the site may not be suitable or viable for business use in the future. Proposals to change the use of this smaller site to residential would impact on the retention of the wider area that currently supports significant and varied local employment opportunities. The proposers of residential development on this site have come forward seeking a change in land uses at a late stage in Plan preparation (Publication), the location of new homes in this location would breach a strong boundary - Rotherham Road - that currently separates incompatible uses and will potentially lead to the encroachment of residential uses into established industrial and business activities; impacting on the amenity of new residents and the future imposition of restrictions on current occupiers of the remaining industrial premises.



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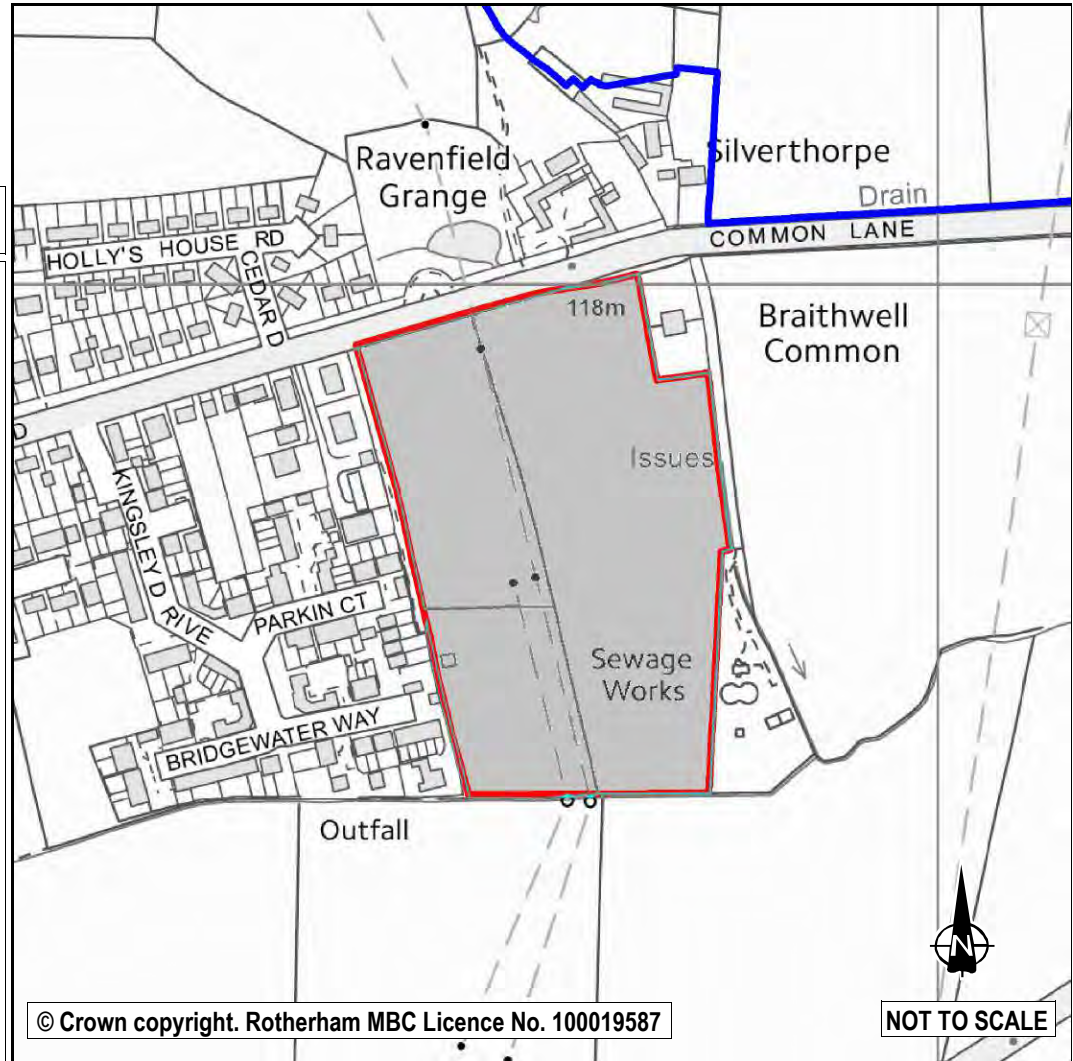
Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score Sustainability Appraisal Environment Score

The site is remote from the limited services and facilities available at Ravenfield Common - for example, outline planning permission (RB2015/0763) for the demolition of the post office and dwelling and development of 4 bungalows was granted 20/08/2015. The site promotes ribbon development along Braithwell Road and away from the heart of the wider settlement grouping of Ravenfield Common/ Bramley and Wickersley. There are physical constraints within the site relating to the presence of the electricity pylons on site and these could lead to poor layout and design of development. In relation to the western part of this site, Site Survey Summary for LDF0452, of which this forms a part, states: "Whilst representation has been received to consider the finger of land that runs to the east of the existing building line... , it is not appropriate to pursue the allocation of this relatively small parcel of land, that is more remote from existing services and facilities, in isolation. The Council is mindful that in the longer term development of this small parcel of land may sterilise the potential for access to be achieved to the wider area (LDF452)." Development of this site would add a further 155 units to the supply of dwellings and beyond the Core Strategy Policy CS1 target for housing development in this settlement grouping. The Council is proposing to consolidate development between the settlements of Bramley and Ravenfield Common. The Council's preferred allocation site LDF0774 (H65) and LDF0798 (SG8) identified as Safeguarded Land, are better related to both Bramley and Ravenfield Common. In identifying its preferred site allocations the Council has been mindful to allocate a variety of sizes of site that will enable it to meet its OAN within the Plan period and to potentially meet housing needs in the five years beyond. Therefore the Council considers that development of this site would not be desirable and it is considered it should be retained as Green Belt.



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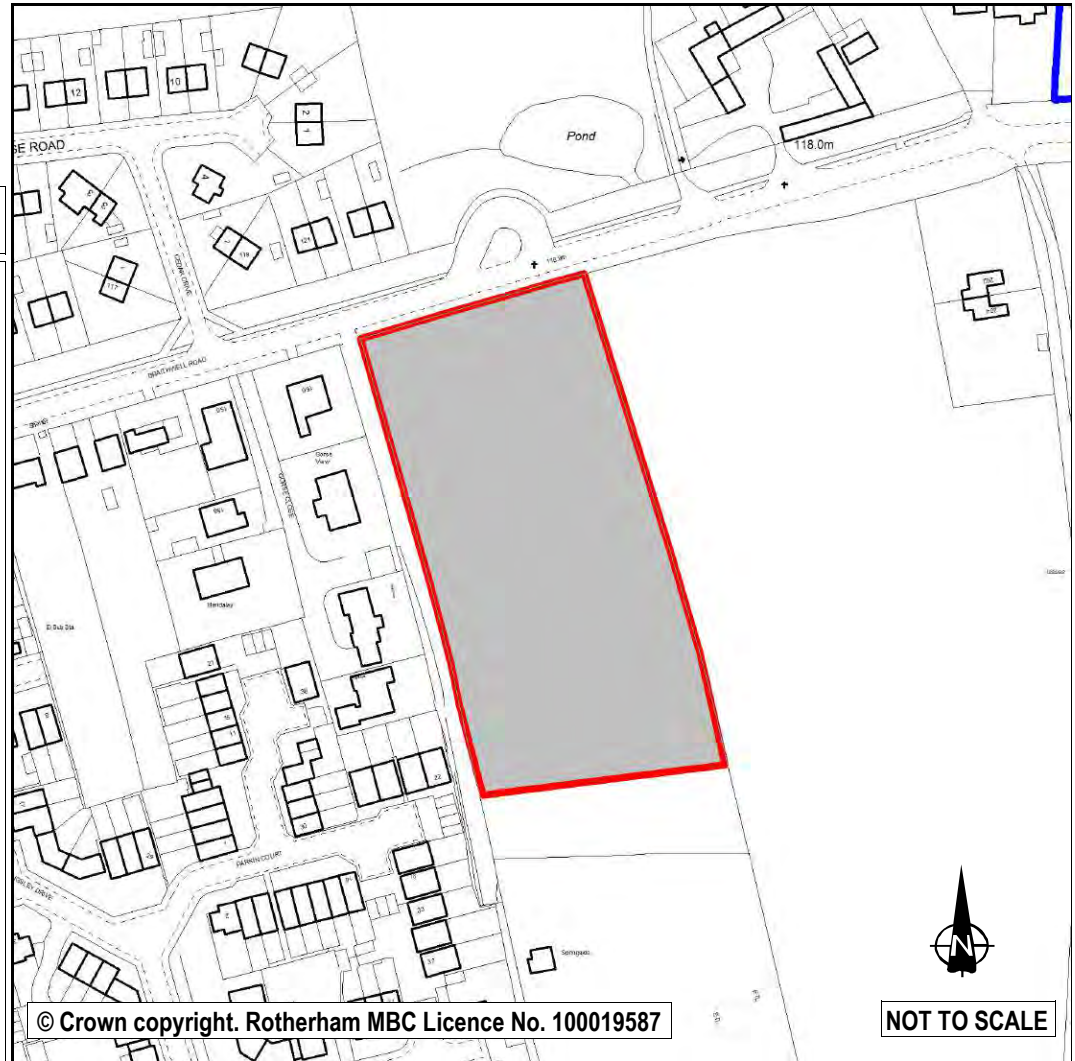
Dwellings: Employment Land:

Development Site? Site Allocation:

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score Sustainability Appraisal Environment Score

The site is remote from the limited services and facilities available at Ravenfield Common - for example, outline planning permission (RB2015/0763) for the demolition of the post office and dwelling and development of 4 bungalows was granted 20/08/2015. The site promotes ribbon development along Braithwell Road and away from the heart of the wider settlement grouping of Ravenfield Common/ Bramley and Wickersley. There are physical constraints within the site relating to the presence of the electricity pylons on site and these could lead to poor layout and design of development. The Site Survey Summary for LDF0452, a wider area of which this site also forms a part, states: "Whilst representation has been received to consider the finger of land that runs to the east of the existing building line; , it is not appropriate to pursue the allocation of this relatively small parcel of land, that is more remote from existing services and facilities, in isolation. The Council is mindful that in the longer term development of this small parcel of land may sterilise the potential for access to be achieved to the wider area (LDF452)." The Council is proposing to consolidate development between the settlements of Bramley and Ravenfield Common. The Council's preferred allocation site LDF0774 (H65) and LDF0798 (SG8) identified as Safeguarded Land, are better related to both Bramley and Ravenfield Common. In identifying its preferred site allocations the Council has been mindful to allocate a variety of sizes of site that will enable it to meet its Objectively Assessed Needs within the Plan period and to potentially meet housing needs in the five years beyond. Therefore the Council considers that development of this site would not be desirable and it is considered it should be retained as Green Belt.



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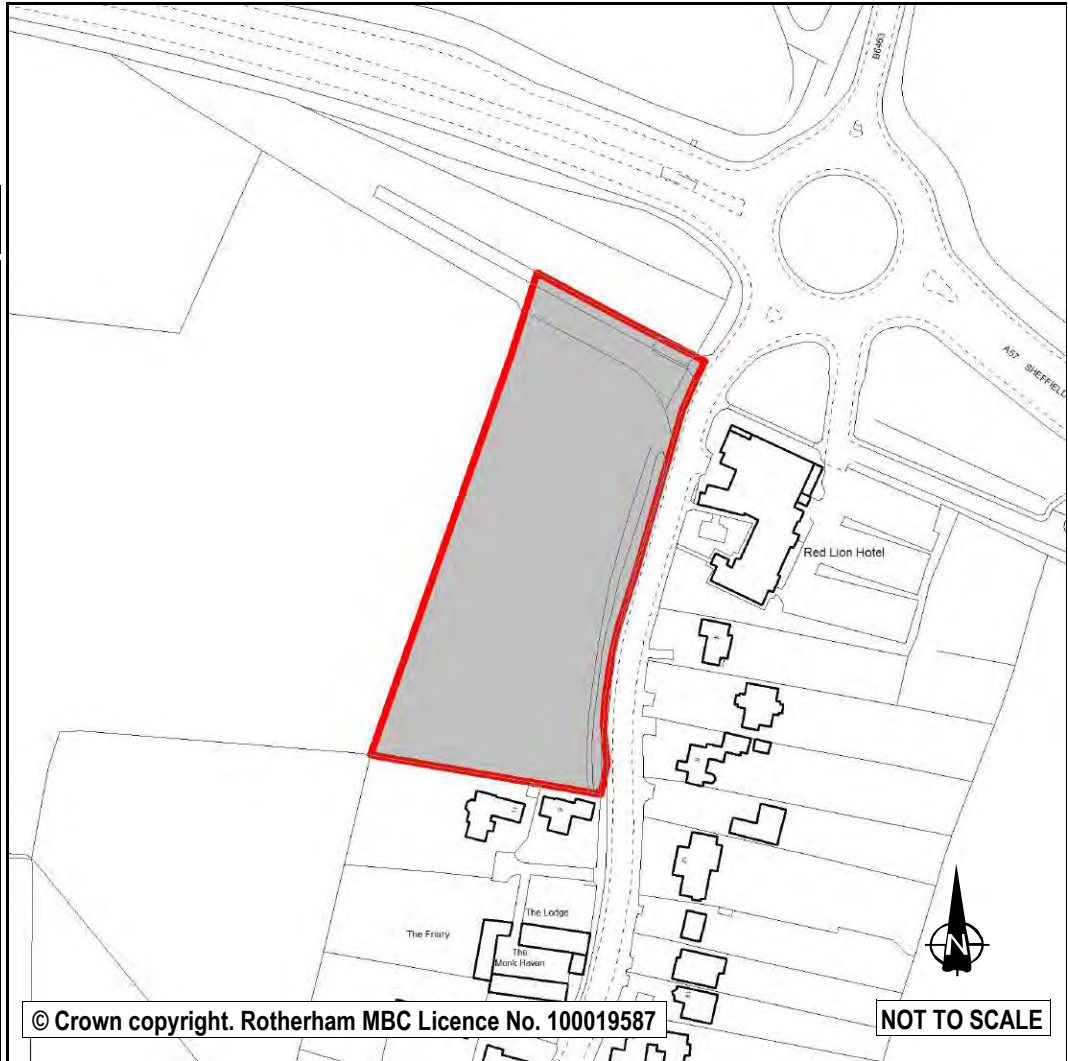
Dwellings: Employment Land:

Development Site? Site Allocation:

This site has been promoted with a western boundary that runs northwards to the A57 Sheffield Road, following a line from the rear boundary gardens: 3 Old Hall Close to 11 Kiveton Lane. The site is a small proportion of a significantly larger field that extends westwards using Sheffield Road as its northern boundary. The layout of the site promotes significant over-development not in keeping with the larger scale of the properties in this locality. The site scores amber for historic environment and if development were to come forward on this site, consideration will need to be given to the impact new development will have on the character of nearby listed buildings and Tree Preservation Orders within the wider locality. Transportation Team note that limited residential development is unlikely to have a material adverse highway impact but the site is remote from services. The site scores amber for accessibility. The proposers of this site have prepared sketch layout suggesting 37 dwellings can be accommodated on site at 40 dwellings per hectare. The Council is proposing to allocate a site to the south of the village LDF0730 that is in closer proximity to Kiveton Park and the two rail stations here. LDF730 has strong Green Belt boundaries and will assist in meeting the housing needs for the local service centres. The Council considers that: given the lack of a strong Green Belt boundary to the west of this site and the impact development will have on the character of the Local Service Centre of Todwick in this locality that the site should be retained 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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Dwellings: Employment Land:

Development Site? Site Allocation: Retain the proposed extension to the site as Green Belt

This is an extension of LDF0826 (proposed residential allocation site H27) the majority of this site is currently allocated Green Belt the site falls within a Local Wildlife Site (LWS79 Thrybergh Tip). It is highly likely that the whole site will score red for surface water flooding (given the red score for this indicator for the smaller proportion of the site that is LDF0826). The persons proposing the removal of this further land from the Green Belt considered that it would aid the creation of access into LDF0192/ H26 to the south and provide Green Space to serve future development needs. The Council does not consider this is a strong argument for removing the whole of LDF0847 from the Green Belt and is mindful of the sensitive bio-diversity value of the Local Wildlife Site; it proposes to retain that land that is the extension to LDF0826 as Green Belt. It is considered that the site promoted for development by the Council: LDF0826 will provide sufficient land to create a suitable access into LDF0192.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score

Sustainability Appraisal Environment Score

