

# Rotherham local plan

## Sites & Policies Document

### Additional Housing Sites

**Consultation on proposed additional housing sites at  
Wath upon Dearne, Brampton Bierlow and West Melton**

**June 2017**

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### Note

Where references are made in this consultation document to other documents, these are available in the Sites and Policies document examination library on our website at:

<http://www.rotherham.gov.uk/localplanexamination/>

Alternatively hard copies of the examination library are available to view at the Council's main office at Riverside House, Main Street, Rotherham S60 1AE upon request. Requests should be made via the Programme Officer, at:

Email: [kerry.trueman@rotherham.gov.uk](mailto:kerry.trueman@rotherham.gov.uk) Telephone: 07582310364

Post: Local Plan Programme Officer, c/o Planning Policy Team, Planning, Regeneration & Culture Services, Environment & Development Services, Rotherham Metropolitan Borough Council, Riverside House, Main Street, Rotherham, S60 1AE

## Background

### What is the Local Plan?

The Council is preparing a Local Plan for Rotherham which will set out where new development will be located, what uses might be acceptable in different locations, and the planning policies which will be used when deciding planning applications. It covers the period from 2013 to 2028.

The Council adopted the Local Plan Core Strategy on 10 September 2014. This sets out broadly how housing and employment development should be distributed throughout Rotherham's settlements. Following a number of consultation stages, the Council has also prepared an accompanying Sites and Policies document which allocates specific sites for new development to meet the targets set out in the Core Strategy.

The Council submitted its Local Plan Sites and Policies document to the Secretary of State on 24 March 2016 for independent examination. The Council can only adopt the Plan once it has received the Inspector's final report and made any changes to the Plan that this report recommends.

The examination is underway and the Council has received and published the Inspector's letter setting out the Proposed Main Modifications that he considers necessary to make the Sites and Policies document sound. In drawing these up the Inspector has given full regard to the Council's submissions and all the representations made by others relating to the Plan, including contributions made in person at the hearing sessions in 2016.

### Why are we consulting again?

At the time of preparing the Publication Sites and Policies document in 2015, the Council's evidence<sup>1</sup> identified that there were sufficient sites with planning permission to meet the identified target of 1,300 homes<sup>2</sup> for the Wath-upon-Dearne, Brampton Bierlow and West Melton area. However, since then a number of these sites have been fully developed and further monitoring has shown that the number of residential units to be delivered on site is considerably lower than originally anticipated. This is mainly due to the inclusion of a local centre within the Express Parks development that has reduced the number of dwellings proposed from that of the original outline planning permission.

**Table 1** shows the status of the housing sites at Wath-upon-Dearne, Brampton Bierlow and West Melton currently included in the Sites and Policies document. Using the most up to-date figures available<sup>3</sup> there is an identified shortfall of

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<sup>1</sup> Strategic Housing Land Availability Assessment 2015

<sup>2</sup> See Core Strategy Policy CS1 Delivering Rotherham's Spatial Strategy

<sup>3</sup> See table 8 of Housing Land Supply Position Jan 2017

approximately 500 dwellings against the Core Strategy requirement, as shown in Table 2.

**Table 1 Status of housing sites currently included in the Sites and Policies document**

Proposed housing allocation		Original estimated dwellings	Status as at 1 April 2016
H40	Land To The East Of Cortonwood Business Park	233	Permission granted. Delivery on site reduced following representation. Deliverable units reduced from 233 to 122. Expected to be delivered by 2021/22.
H41	Land To The North Of Westfield Road	94	Site under construction. 8 units remaining. Expected completion in 2016/2017.
H42	Brampton Centre	63	Site under construction. 21 units remaining. Expected completion in 2016/2017.
H43	Highfield Farm	70	Proposed allocation. No planning permission.
H44	Off Orchard Place	14	Proposed allocation. No planning permission.
H45	Manvers Way (Express Parks)	205	Site under construction. 38 units remaining. Expected completion in 2016/2017.
H46	Land Off Denman Road	110	Proposed allocation but not now expected to deliver any units within the plan period; not counted in delivery.
H47	Land North Of Stump Cross Road, Wath-upon-Dearne	21	Site under construction. 6 units remaining. Expected completion in 2016/2017.

**Table 2 Meeting the Core Strategy settlement target for the Wath upon Dearne, Brampton Bierlow, West Melton area**

<b>A</b>	<b>Core Strategy Target</b>	1,300 homes
<b>B</b>	<b>Less: Completions 2013-2016</b>	376 homes
<b>C</b>	<b>Sub-total (A-B)</b>	924 homes
<b>D</b>	<b>Under construction</b>	146 homes
<b>E</b>	<b>Full planning permission</b>	122 homes
<b>F</b>	<b>Outline planning permission</b>	0 homes
<b>G</b>	<b>Small sites (less than 10) x 70%</b>	45 homes
<b>H</b>	<b>Remaining requirement 2016-2028 (C-(D+E+F+G))</b>	611 homes
<b>I</b>	<b>Site allocations proposed</b> <i>number of dwellings expected to be built within plan period, excluding allocated sites under construction / with permission</i>	84 homes
<b>J</b>	<b>Deficit against remaining requirement (H-I)</b>	-527 homes

## **How does the Council proposed to meet the shortfall?**

In his letter the Inspector has requested that the Council address this shortfall by identifying additional housing sites in the Wath upon Dearne, Brampton Bierlow, West Melton area. This is to ensure that the housing supply figures broadly meet the target for this area set out in the Core Strategy.

This document sets out the changes which the Council propose to make in response to the Inspector's letter. It identifies and provides justification for the additional sites which the Council proposes should be included as residential allocations in the Sites and Policies document. It also provides details of alternative sites considered and the reasons why they are not proposed as residential allocations.

For clarity, **Appendix 1** of this consultation document includes a map which shows the proposed housing sites currently included in the Sites and Policies document, the additional sites which the Council propose should be allocated for housing development and those other sites promoted through the examination process.

The Inspector's letter makes clear that if the additional sites which are being consulted on now are found to be justified and necessary then they would be included in the Proposed Main Modifications to the Plan. These are programmed to be subject to public consultation later in 2017.

## Proposed additional housing sites

To address the shortfall of housing land in the Wath-upon-Deerne, Brampton Bierlow, West Melton area, the Council sets out below the potential additional sites it considers will best meet the requirements of the Core Strategy.

The Council proposes the following additional housing sites:

1. New residential allocation: land off Far Field Lane (LDF0849).  
This is comprised of the northern part of the site (SG5) currently proposed in the Sites and Policies Document as Safeguarded Land plus the small site LDF0297 to the north, facing on to Doncaster Road, to enable a suitable access into the site to be created. The southern part of the site (remainder of SG5) is to remain as Safeguarded Land<sup>4</sup>, with the allotments to the west retained and allocated as Green Space. It has an estimated capacity of 242 dwellings. See **Map 1**.
2. New residential allocation: land between Pontefract Road and Barnsley Road (LDF0263). This site is currently proposed in the Sites and Policies Document as Green Space. It has an estimated capacity of 328 dwellings. See **Map 2**.

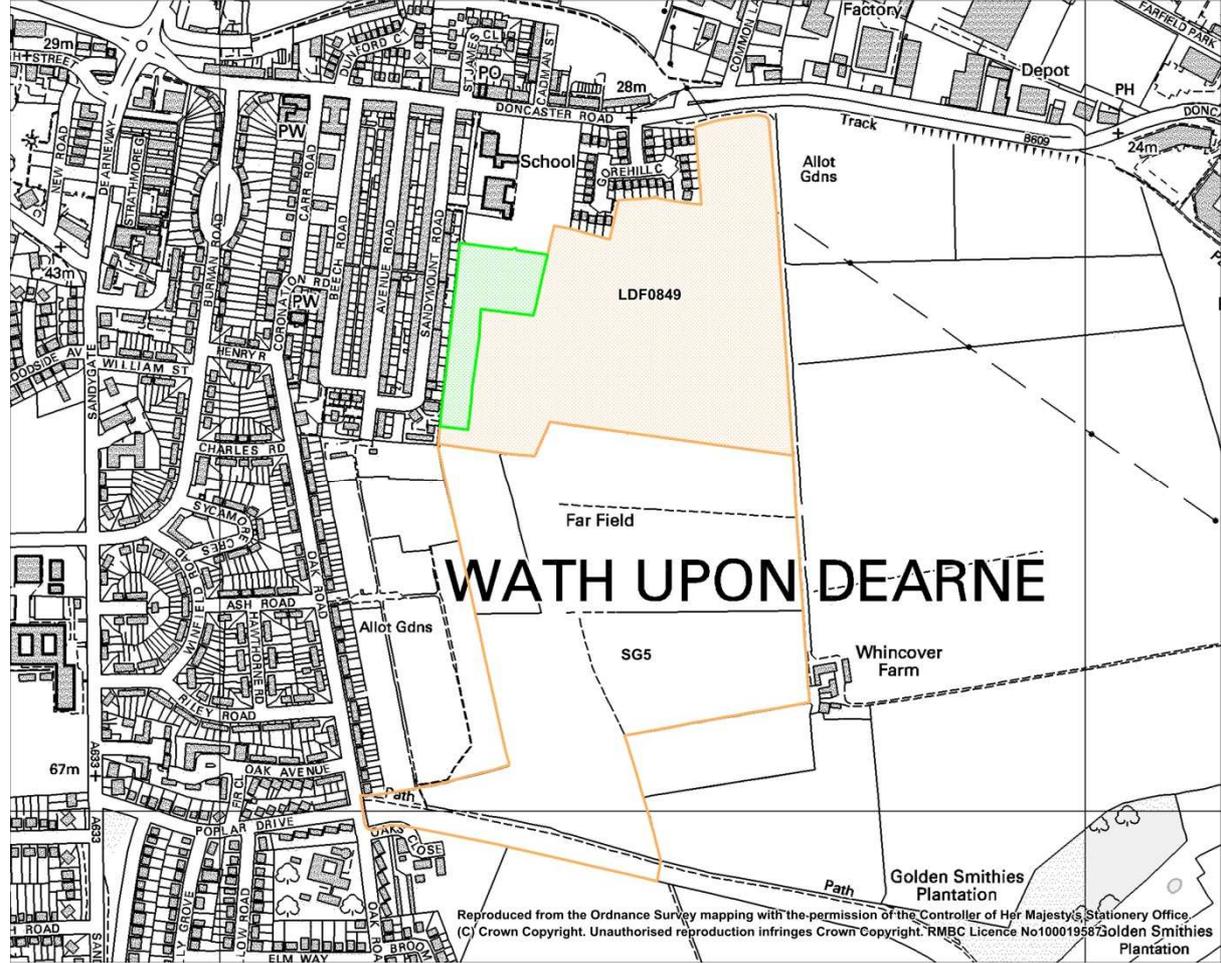
The effect on meeting the settlement target is given in **Table 3**. This shows the current shortfall of 527 dwellings against the Core Strategy target and a revised small surplus of 43 dwellings assuming the above changes are made.

The proposed additional housing sites have strong developer interest, are available, and have been through the full Sustainability Appraisal process (as set out in the Integrated Impact Assessment 2016).

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<sup>4</sup> Safeguarded Land is land removed from the Green Belt which may be required to serve development needs in the longer term. It is not allocated for development at the present time. Development of Safeguarded Land would require a review of the Local Plan and assessment of the land in relation to the need for development at that time.

**Map 1 Proposed additional housing site at land off Far Field Lane (LDF0849)**



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office (C) Crown Copyright. Unauthorised reproduction infringes Crown Copyright. RMBC Licence No100019587 Golden Smithies Plantation

-  Residential Development (9.55ha, estimated 242 dwellings)
-  Safeguarded Land (SG5, 16.01ha)
-  Green Space (1.18ha)

## Map 2 Proposed additional housing site at Pontefract Road and Barnsley Road (LDF0263)



Residential Development (11.73ha, estimated 328 dwellings)

**Table 3 Effect of additional housing sites on meeting the Core Strategy target**

**(Wath upon Dearne, Brampton Bierlow and West Melton area)**

<b>Less: Existing Commitments as at 31st March 2016</b>							<b>Meeting Core Strategy Settlement Targets</b>					
<b>A. Core Strategy Target</b>	<b>B. Less: Completions 2013-2016</b>	<b>C. Sub-total</b>	<b>D. Under construction</b>	<b>E. Full planning permission</b>	<b>F. Outline planning permission</b>	<b>G. Small sites (less than 10) x 70%</b>	<b>H. Remaining requirement 2016-2028</b>	<b>I. Site allocations proposed*</b>	<b>J. Excess / Deficit against remaining requirement</b>	<b>Core Strategy Target % (from Policy CS1)</b>	<b>K. Total expected to be built in Plan Period (B+D+E+F+G+I)</b>	<b>% of overall Core Strategy Target (14,371)</b>
<b>CURRENT POSITION</b>												
1,300	376	924	146	122	0	45	611	84	-527	9%	773	5.4%
<b>POSITION AFTER PROPOSED CHANGES</b>												
1,300	376	924	146	122	0	45	611	654	43	9%	1,343	9.3%

*\*number of dwellings expected to be built within plan period, excluding allocated sites under construction / with permission*

## **Sustainability Appraisal Statement**

When preparing a Local Plan the Planning and Compulsory Purchase Act 2004 requires that the Council produce an accompanying Sustainability Appraisal.

Guidance on these documents states that they should also meet the requirements of the Strategic Environment Assessment (SEA) Regulations. The aim is to ensure that plans are doing as much as they can to support the delivery of social, economic and environmental objectives at the same time. To meet this requirement the Council has prepared an Integrated Impact Assessment (IIA) of the Sites and Policies document. This includes:

- Sustainability Appraisal;
- Health Impact Assessment;
- Equalities Impact Assessment; and
- Habitats Regulation Assessment.

A Sustainability Appraisal Statement has been produced to accompany this consultation and is available at: <http://rotherham.limehouse.co.uk/portal/>

## **How has the Council identified these additional housing sites?**

In preparing the Sites and Policies document the Council has carried out a comprehensive survey of the Borough, looking at sites within and on the edge of our towns and larger villages. Over 800 sites have been assessed for development including those suggested by developers and landowners alongside sites already identified from previous studies.

The Council's approach to identifying additional housing sites at Wath-upon-Deerne, Brampton Bierlow and West Melton has included re-consideration of those sites not currently allocated for residential development in the submitted Sites and Policies Document. This has included sites previously considered for alternative uses such as business and industrial activity, Safeguarded Land, and sites proposed to be retained as Green Belt.

The Council has taken account of:

- The availability, suitability and deliverability of alternative housing site options.
- The conclusions of the Sustainability Appraisal regarding alternative housing site options.
- Relevant supporting evidence documents.
- The desire to minimise loss of land from the Green Belt.

Having regard to availability and deliverability of sites, the Council has previously considered sites which are not being actively promoted by other parties through the examination process. The Council has taken the view that this reflects a lack of landowner or developer interest in bringing the sites forward. As such, no additional consideration of these sites has been undertaken, and the conclusions for these sites remain as set out in the Sustainability Appraisal Statement.

The Council has sought to minimise the land proposed to be removed from the Green Belt. In considering alternative housing allocations in this instance, first consideration has been given to sites already proposed to be removed from the Green Belt and allocated as Safeguarded Land. The Council considers that although these sites are not proposed for development in the current Plan period (see footnote 4 on page 5), they represent sites which may be suitable for development. In many cases Safeguarded Land sites have not been selected for allocation now because there are better performing sites available to meet the housing requirements of a settlement. In light of the need to find additional housing sites the council considers that Safeguarded Land is an appropriate first source to consider.

Following Safeguarded Land the Council has then considered alternative site options which are not within the Green Belt and are proposed for allocation for non-residential uses. It has then considered alternative site options which are currently within, and are proposed to remain within, the Green Belt. Core Strategy Policy CS 4 Green Belt recognises the need to review the Green Belt in order to identify and

allocate sites to meet Rotherham's development requirements; however the Council is mindful that the Government attaches great importance to Green Belts and has had regard to Green Belt policy set out in the National Planning Policy Framework.

The Council has reconsidered sites that have been promoted through the independent examination by representors. These representor sites are considered to have landowner and/or developer interest in bringing the site forward for residential development and would be the most likely to be delivered within the Plan period.

The following sections provide details of the identification of and justification for the selection of the two proposed additional housing sites to meet the Core Strategy requirement for this area. In addition, the reasoning as to why other alternative sites, promoted through the independent examination of the Sites and Policies Document, have not been selected is also included.

The result is the selection of two sites which minimise the additional loss of land from the Green Belt, drawing on land which was previously proposed as Safeguarded Land or as Green Space.

## **Reasoning for proposed additional housing sites**

Following this re-assessment process, the Council considers that the sites proposed as part of this consultation are the most appropriate additional sites to meet the housing needs of this area. The justification set out below for each site updates the conclusions for allocation or non-allocation of the relevant LDF sites set out in the Sustainability Appraisal Statement.

The Council has had regard to Core Strategy Policy CS3 Location of New Development which sets out a range of criteria to observe when allocating sites for development. The Council considers that the proposed additional housing sites perform acceptably against the criteria and that there is no indication that the sites should not be identified for development.

### **Land off Far Field Lane (LDF0849)**

The Council considers that the site is a good performing site under the Sustainability Appraisal, given its proximity to the built settlement and existing services of Wath upon Dearne, and being located in a popular residential area. It is now proposed that this site is allocated as a residential development site. The remainder of SG5 to the south would remain as Safeguarded Land.

The Detailed Green Belt Review (2016) noted that the majority of the site's boundaries follow strong physical boundaries. The south eastern corner is the least well defined although hedgerows provide some definition. The site's boundaries could form a reasonably strong new Green Belt boundary. In view of this the Council considers that the northern part of site SG5 could be allocated for residential development and that the site proposed follows sensible field boundaries, for the most part, to create a logical development site.

An area of allotment gardens to the west of LDF0849 is proposed to be allocated as Green Space, rather than as part of the housing site. This recognises the role that these allotments play and reflects the approach adopted for such uses, as evidenced in the Green Space Assessment (February 2017).

The residential allocation would also include an area of land to the north fronting on to Doncaster Road. This site is currently allocated as Green Belt. The Publication Sites and Policies document proposed that it remain as Green Belt due to the site's need as greenspace / recreation, acknowledging that the site is identified as allotment land.

However, this land is not currently in use as allotments, and consists of unmaintained grass land and trees. The earlier assessment also recognised that access may be required to the north and could possibly include a small portion of this site, entering from Far Field Lane into site SG5.

The Council now considers that this allotment land to north is required to ensure that appropriate access can be achieved to the proposed housing site and to promote an attractive entrance into the site ensuring delivery on site in the longer term. This is considered to outweigh the need to retain the site as Green Belt or for potential allotment use. In calculating the residential capacity of the proposed housing site the Council has excluded 0.9 hectares to allow for the potential replacement of allotment land elsewhere within the site and the continuing provision of allotment gardens within the locality.

Given the shortfall in housing land for this area it is essential that the most sustainable sites are selected to meet the requirements of the Core Strategy. The Council considers that this proposed housing site is appropriate to meet the needs of the community in the east of Wath upon Dearne, and mainly uses land already proposed to be removed from the Green Belt in the Sites and Policies Document. Only a small proportion of this site was proposed to be retained as Green Belt.

The Council will draft site development guidelines to provide further detail for potential developers. These will include:

- Consideration should be given to the location of a flood alleviation scheme in this locality as there is a possible overland flood route through this site and known flooding problems immediately downstream (north).
- Careful consideration should be given to accessibility in the Transportation Assessment for the site and also linking the site to the wider community of Wath upon Dearne.

### **Land between Pontefract Road and Barnsley Road (LDF0263)**

This site is an agricultural field currently allocated as Urban Greenspace in the Unitary Development Plan. The Sites and Policies document originally proposed that it remain as Green Space.

The Council considers that it is a good performing site; it is in close proximity to the built settlement, is within a popular residential area and is not Green Belt nor in recreational use.

In reconsidering the site, the Council recognises that it does not perform a typical recreational Green Space function but is farmed agricultural land. Whilst it forms an area of open land that separates the communities of West Melton and Brampton Bierlow, when assessed against alternative site options which include the release of further Green Belt sites, the Council does not consider that its current Green Space allocation should prevent development of the site. A substantial area of land to the south west of the site, which lies between Brampton and West Melton, would remain allocated as Green Space.

Given the shortfall in housing land for this area it is essential that the most sustainable sites are selected to meet the requirements of the Core Strategy and the Council considers that this site is an appropriate site to meet the needs of this community in the west of the area.

The Council will draft site development guidelines to provide further detail for potential developers. These will include:

- Development should be set back from the main road with adequate planting / screening to maintain a visual separation between the settlements of Brampton Bierlow and West Melton.
- This site could be developed as an eco-village and contribute to the Dearne Valley Eco Vision.
- Pylons cross this site and their location will enable the creation of a Green Infrastructure Corridor to be incorporated in any future development proposals.
- A footpath network through the site will be required to maintain access for local communities.

### **Alternative sites considered but not taken forward**

A number of alternative sites are not being actively promoted through the Sites and Policies document examination process. The Council has taken the view that this reflects a lack of landowner or developer interest in bringing the sites forward. No additional consideration of these sites has been undertaken, and the conclusions for these sites remain as set out in the Sustainability Appraisal.

In contrast, a number of sites have continued to be promoted by other parties as part of the examination. **Table 4** summarises why the alternative areas of Safeguarded Land and promoted sites have not been taken forward. The conclusions for these sites also remain as set out in the Sustainability Appraisal.

The Council concludes that the alternative site options:

- Broadly have more site development constraints, or constraints which would require more extensive or complex mitigation, or constraints which may mean that development cannot be achieved, than the proposed additional sites.
- Consist in many cases of smaller sites and that to utilise these sites would require a larger number of sites to be released from the Green Belt. The Council's Detailed Green Belt Review (2016) notes the difficulties of achieving appropriately strong boundaries in relation to a number of these smaller sites.

As such the Council considers that on balance the proposed additional housing sites are the most appropriate to meet the identified housing supply deficit in this settlement grouping. They minimise the additional land which would be removed from the Green Belt, bring forward land which was previously proposed as Safeguarded Land, and include land originally proposed to be retained as Green Space. Re-assessment indicates that allocating these sites for residential use to meet the current housing supply shortfall outweighs the need to retain them for their original proposed allocations.

**Table 4 Alternative housing sites considered but not taken forward**

Site reference	Estimated housing capacity	Reason for not taking the site forward
SG5 (remainder)	484	<p>The Council has not supported the allocation of the remainder of SG5 for residential use at this time. In totality the site capacity of SG5 is estimated at over 700 homes and would be significantly in excess of the shortfall which the Council needs to address. The area proposed for residential allocation follows sensible field boundaries, for the most part, to create a logical development site. Access is proposed to be from Doncaster Road. Allocating further land from SG5 would be in excess of the requirement to meet the Core Strategy target in policy CS1. Development of the significantly larger site would require more significant constraints to be addressed, including the creation of logical site boundaries and to determine where additional access points could be achieved. The Council is also mindful that the site, if released as a large, single site, would have a longer lead in time for delivery than the identification of smaller sites within the settlement grouping.</p>
SG6	70	<p>This is a relatively small site in close proximity to the Brampton electricity switching station. There is a possible overland flood route through the site. Additional sites in conjunction would be required to meet the deficit in this settlement grouping.</p> <p>The Detailed Green Belt Review (2016) noted that it would be difficult to form a new strong boundary unless the wider strategic parcel was used as a new boundary.</p> <p>After careful consideration of the Sustainability Appraisal / Integrated Impact Assessment and other appropriate documents in its evidence base portfolio, the Council <b>would not</b> support the allocation of this site for residential development as it considers there are more appropriate sites within the settlement grouping that would assist in meeting current housing needs.</p>
SG7	260	<p>This site is in close proximity to the Brampton electricity switching station. The site is proposed as Safeguarded Land, with the IIA submission part 2 (section 4.6 Wath-upon-Deerne, Brampton and</p>

Site reference	Estimated housing capacity	Reason for not taking the site forward
		<p>West Melton) noting in table 4.22 'Rationale for allocated and safeguarded land in Wath-upon-Dearne, Brampton and West Melton': ... being a good performing site under the IIA / SA.</p> <p>There are however a number of site constraints having regard to the electricity switching station, the number of pylons and overhead power cables crossing the site. Public transport accessibility likely to be poor due to no potential link through the site. There is a possible overland flood route through the site and a localised spot in the south-east corner of the site. After careful consideration of the Sustainability Appraisal / Integrated Impact Assessment and other appropriate documents in its evidence base portfolio, the Council <b>would not</b> support the allocation of this site for residential development as it considers there are more appropriate sites within the settlement grouping that would assist in meeting current housing needs.</p>
LDF0259	12	<p>The site is currently Green Belt and re-allocation would result in the loss of a strong component of the village townscape, including distant views through this gap in the built environment. Gaps 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 sufficiently large enough to be considered for a green belt boundary change. Additional sites in conjunction would be required to meet the deficit in this settlement grouping. After careful consideration of the Sustainability Appraisal / Integrated Impact Assessment and other appropriate documents in its evidence base portfolio, the Council <b>would not</b> support the allocation of this site for residential development.</p>
LDF0261	60	<p>The site is currently Green Belt and the IIA submission part 2 (section 4.6 Wath-upon-Dearne, Brampton and West Melton) notes in table 4.22 'Rationale for allocated and safeguarded land in Wath-upon-Dearne, Brampton and West Melton': To be retained as green belt, due to various environmental (biodiversity, landscape / townscape, historic environment, recreation) constraints.</p>

Site reference	Estimated housing capacity	Reason for not taking the site forward
		<p>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.</p> <p>This is a reasonably small site and additional sites in conjunction would be required to meet the deficit in this settlement grouping. After careful consideration of the Sustainability Appraisal / Integrated Impact Assessment and other appropriate documents in its evidence base portfolio, the Council <b>would not</b> support the allocation of this site for residential development.</p>
LDF0274	15	<p>This is a small site in close proximity to the Brampton electricity switching station. It is currently Green Belt and the Detailed Green Belt Review (2016) noted that it would be difficult to form a new strong Green Belt boundary unless the wider strategic parcel was used as a new boundary. Development of this site would lead to an isolated, incongruous tongue of development that does not relate coherently to the existing settlement form.</p> <p>This is a small site and additional sites in conjunction would be required to meet the deficit in this settlement grouping. After careful consideration of the Sustainability Appraisal / Integrated Impact Assessment and other appropriate documents in its evidence base portfolio, the Council <b>would not</b> support the allocation of this site for residential development.</p>
LDF0279	120	<p>This site is currently allocated for employment use. The IIA submission part 2 (section 4.6 Wath-upon-Deerne, Brampton and West Melton) notes in table 4.22 'Rationale for allocated and safeguarded land in Wath-upon-Deerne, Brampton and West Melton': To be retained for employment use due to Yorkshire Water objections in relation to sewage works.</p> <p>There are flood risk issues associated with this site (part of the site is in flood zone 2. It adjoins Brook Dyke which floods frequently and areas of this site have developed wetland vegetation due</p>

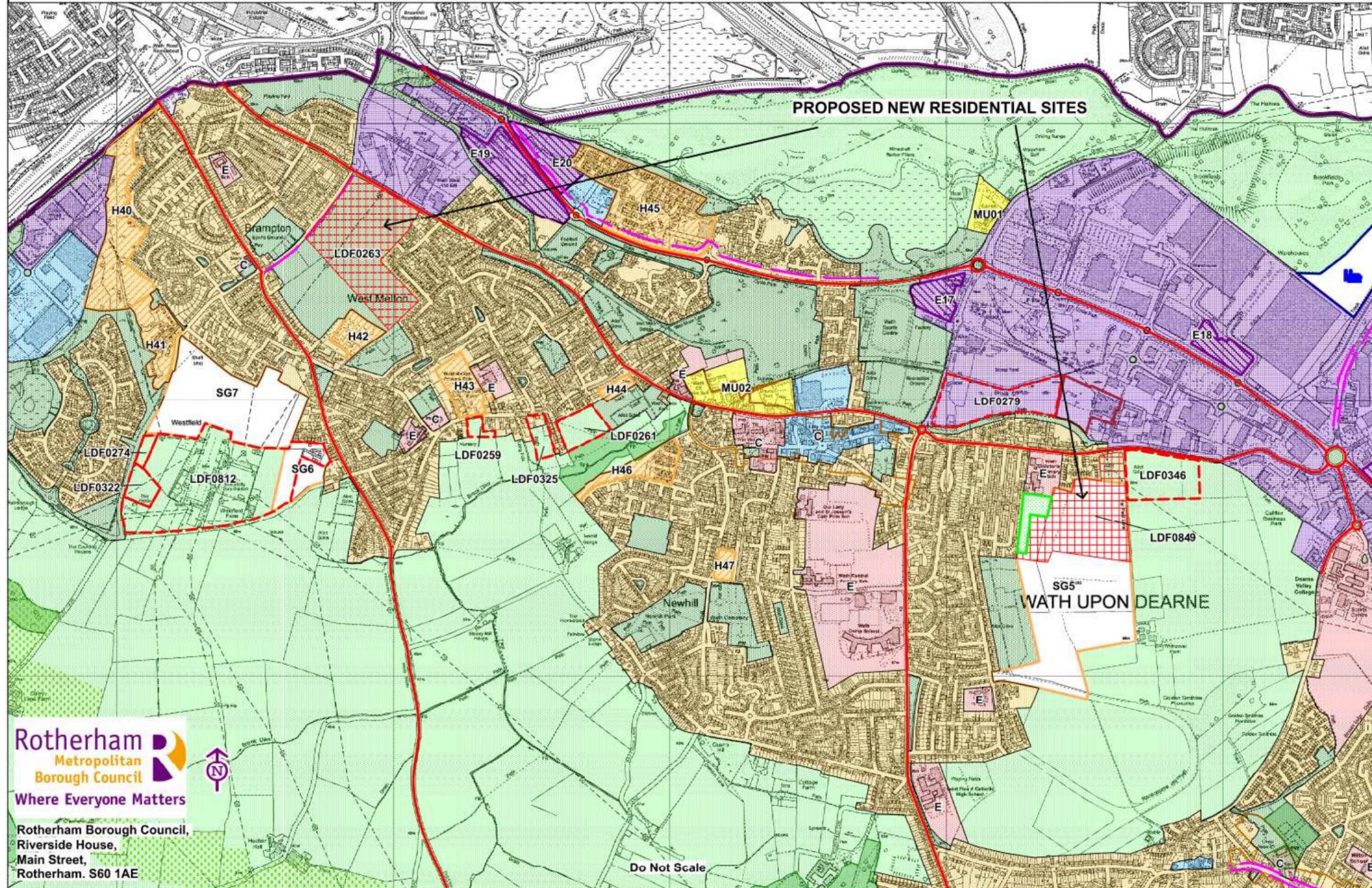
Site reference	Estimated housing capacity	Reason for not taking the site forward
		<p>to prolonged periods under water, and may have biodiversity value; the site is rated red for surface water flooding and any re-development within this area will need to carefully consider drainage attenuation measures). 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.</p> <p>Additional sites in conjunction would be required to meet the housing deficit in this settlement grouping.</p> <p>After careful consideration of the Sustainability Appraisal / Integrated Impact Assessment and other appropriate documents in its evidence base portfolio, the Council <b>would not</b> support the allocation of this site for residential development.</p>
LDF0322	38	<p>This is a reasonably small site in close proximity to the Brampton electricity switching station. Development of this site would lead to an isolated, incongruous tongue of development that does not relate coherently to the existing settlement form. The Detailed Green Belt Review (2016) noted that it would be difficult to form a new strong Green Belt boundary unless the wider strategic parcel was used as a new boundary.</p> <p>This is a small site and additional sites in conjunction would be required to meet the deficit in this settlement grouping. After careful consideration of the Sustainability Appraisal / Integrated Impact Assessment and other appropriate documents in its evidence base portfolio, the Council <b>would not</b> support the allocation of this site for residential development.</p>

Site reference	Estimated housing capacity	Reason for not taking the site forward
LDF0325	33	<p>The northern part of the site is currently allocated as residential in the Unitary Development Plan, with the remainder allocated as Green Belt. 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 and there is potential for negative impact on the landscape and the natural recreational value of Flatts Valley. Noted archaeological concerns relating to the allocation of this site for future development.</p> <p>The Detailed Green Belt Review (2016) noted that the southern boundary runs across the site and follows no features on the ground. No alternative boundary is considered to exist. If removed from the Green Belt, pressure for further release is likely.</p> <p>The IIA submission part 2 (section 4.6 Wath-upon-Deerne, Brampton and West Melton) notes in table 4.22 'Rationale for allocated and safeguarded land in Wath-upon-Deerne, Brampton and West Melton': To be retained as green belt, due to various environmental (landscape, historic environment) constraints.</p> <p>This is a small site and additional sites in conjunction would be required to meet the deficit in this settlement grouping. After careful consideration of the Sustainability Appraisal / Integrated Impact Assessment and other appropriate documents in its evidence base portfolio, the Council <b>would not</b> support the allocation of this site for residential development.</p>
LDF0346	138	<p>This site is allocated as Green Belt. The IIA submission part 2 (section 4.6 Wath-upon-Deerne, Brampton and West Melton) notes in table 4.22 'Rationale for allocated and safeguarded land in Wath-upon-Deerne, Brampton and West Melton': To be retained as green belt, due to various environmental (landscape / townscape, historic environment, agriculture) constraints.</p>

Site reference	Estimated housing capacity	Reason for not taking the site forward
		<p>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. The Detailed Green Belt Review (2016) noted that an amendment to the Green Belt boundary here would extend beyond an existing strong boundary and impact upon an essential gap between the settlements of Wath and Swinton. Development here as seen particularly from Doncaster Road to the north would impact obtrusively on the openness of the Green Belt.</p> <p>The Archaeology –Scoping Study (2014) identifies major archaeological objections to allocation. The site is of regional significance.</p> <p>Additional sites in conjunction would be required to meet the housing deficit in this settlement grouping.</p> <p>After careful consideration of the Sustainability Appraisal / Integrated Impact Assessment and other appropriate documents in its evidence base portfolio, the Council <b>would not</b> support the allocation of this site for residential development.</p>
LDF0812	Circa 100	<p>The site includes the Brampton electricity switching station. Due to this and the constraints of pylons it is uncertain how much housing could be delivered. This is a significant constraint. The IIA submission part 2 (section 4.6 Wath-upon-Deerne, Brampton and West Melton) notes in table 4.22 'Rationale for allocated and safeguarded land in Wath-upon-Deerne, Brampton and West Melton': To be retained as green belt, due to physical constraints and landscape/townscape considerations.</p> <p>The Detailed Green Belt Review (2016) noted that removal of this site from the Green Belt would</p>

Site reference	Estimated housing capacity	Reason for not taking the site forward
		<p>require removal of land to the north, west and east – i.e. the removal of the whole of the strategic parcel 3 – to avoid creating isolated areas of Green Belt.</p> <p>Additional sites in conjunction would be required to meet the housing deficit in this settlement grouping.</p> <p>After careful consideration of the Sustainability Appraisal / Integrated Impact Assessment and other appropriate documents in its evidence base portfolio, the Council <b>would not</b> support the allocation of this site for residential development.</p>

Rotherham Sites and Policies Document Policies Map, including proposed additional housing allocations and alternative sites assessed (Wath, Brampton & West Melton)



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# Policies Map Key

<p><b>Housing</b></p> <ul style="list-style-type: none"> <li> New Homes</li> <li> Safeguarded Land</li> <li> Residential Use</li> </ul> <p><b>Economic Development</b></p> <ul style="list-style-type: none"> <li> New Employment</li> <li> Business Use</li> <li> Industrial and Business Use</li> <li> Mixed Use Area</li> <li> Special Policy Areas <ul style="list-style-type: none"> <li>AMP SP18 Advanced Manufacturing Park</li> <li>MC SP19 Maltby Colliery</li> <li>TN SP20 Todwick North</li> </ul> </li> </ul> <p><b>Retail</b></p> <ul style="list-style-type: none"> <li> Retail Use: <ul style="list-style-type: none"> <li>T - Town Centre</li> <li>D - District Centre</li> <li>L - Local Centre</li> <li>RP - Retail Park</li> </ul> </li> <li> New Retail</li> </ul> <p><b>Community Facilities</b></p> <ul style="list-style-type: none"> <li> Community Facilities: <ul style="list-style-type: none"> <li>L - Leisure</li> <li>E - Education</li> <li>H - Health</li> <li>C - Civic Buildings</li> </ul> </li> </ul> <p><b>General</b></p> <ul style="list-style-type: none"> <li> Gypsy &amp; Traveller Site</li> <li> Travelling Show People Site</li> </ul>	<p><b>Transport</b></p> <ul style="list-style-type: none"> <li> Major Road Network</li> <li> Rail Network</li> <li> Sheffield &amp; South Yorkshire Navigation</li> <li> HS2 Consultation Line published 2013 (route still to be finalised by Government)</li> <li> HS2 Consultation Line published 2016 (route still to be finalised by Government)</li> <li> Highway Development Control Lines</li> <li> Transport Interchange</li> </ul> <p><b>Minerals &amp; Waste Management</b></p> <ul style="list-style-type: none"> <li> Strategic Waste Management Site</li> <li> Actual &amp; Reserve Strategic Waste Management Sites</li> <li>W/A Actual Waste Management Sites</li> <li>W/R Reserve Waste Management Site</li> <li> Mineral Infrastructure Sites</li> <li> Surface Mineral and Waste Sites</li> <li>M/B Surface Mineral Working Brickearth (Clay) (with permission*)</li> <li>M/L Surface Mineral Working Limestone (with permission*)</li> <li>W/M Waste Management - Mineral Waste (with permission*)</li> <li>W/C(i) Waste / Controlled (inert waste with permission*)</li> <li>W/C(ni) Waste / Controlled (non-inert waste with permission*)</li> <li> Borough Boundary</li> </ul> <p><b>Bassingthorpe Farm Strategic Allocation</b></p> <ul style="list-style-type: none"> <li> Strategic Allocation Boundary</li> </ul>	<p><b>Environment</b></p> <ul style="list-style-type: none"> <li> Green Belt</li> <li> Area of High Landscape Value</li> <li> Green Space</li> <li> Conservation Areas</li> <li> Statutorily Protected Sites: Sites of Special Scientific Interest, Scheduled Ancient Monuments</li> <li> Non Statutorily Protected Sites: Regionally Important Geological Sites, Local Wildlife Sites, Local Nature Reserves, Ancient Woodlands and Scheduled Parks and Gardens</li> </ul> <p>Refer to Appendix I for inset maps showing primary and secondary shopping frontages for town and district centres</p> <p>Refer to Policy SP36 for Biodiversity Opportunity Area inset map</p> <p>Refer to Policy SP35 for Green Infrastructure Project inset maps</p> <p>Riverside House, Main Street Rotherham. S60 1AE</p> <div style="text-align: right;"></div>
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