

# Proposed main modification MM44 Site Development Guidelines

This document contains the deletions, additions and amendments to Chapter 5 Site Development Guidelines referred to in proposed main modification MM44. It should be read alongside the proposed Main Modifications to the Sites and Policies consultation document. It reflects the deletion of sites and the addition of new sites as set out in the proposed main modifications consultation document.

When providing comments through the Council's online consultation website, or on a response form, please specify which site and development principles your representations relate to.

In the schedule below additions are shown in **bold and underlined**, and deletions are shown struck through.

## 5 Site development ~~principles~~ **guidelines**

5.1 The following sections provide more detail on the site allocations and set out some key development ~~principles~~ **guidelines** to guide future development opportunities on site. ~~Where construction has already commenced on site, or no specific guidance is considered necessary, no further development principles are provided. No development principles have been provided for the Core Strategy strategic allocation at Bassingthorpe Farm as further detailed masterplanning work will be carried out based on the Concept Framework work undertaken at the time of preparation of the Core Strategy. The sites for which no development principles are provided are listed in the box below:~~ **The exception is where sites have been granted planning permission or development has commenced, or where a site does not require specific development guidelines. The table below provides detail of the status of these sites:**

**Table x: Status of sites without site development guidelines**

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

<u>View, Swallownest (LDF0601)</u>	<u>required.</u>
<u>Swinton and Kilnhurst</u>	
<u>H48 Brameld Road, Swinton (LDF0404)</u>	<u>Planning permission granted.</u>
<u>H50 Charnwood House, Swinton (LDF0827)</u>	<u>Specific development guidelines not required.</u>
<u>H51 Former Croda site, Swinton (LDF0397)</u>	<u>Planning permission granted. The site is under construction.</u>
<u>Wales and Kiveton Park</u>	
<u>H92 Off Hard Lane, Kiveton Park (LDF0547)</u>	<u>Planning permission granted.</u>
<u>E33 Waleswood (East) (LDF0599)</u>	<u>Specific development guidelines not required.</u>
<u>Catcliffe, Orgreave and Teeeton</u>	
<u>H53 Land West Of Sheffield Lane, Catcliffe (LDF0505)</u>	<u>Planning permission granted.</u>
<u>Hx Bluemans Way, Catcliffe (LDF0501)</u>	<u>Planning permission granted.</u>
<u>Thurcroft</u>	
<u>H72 South of Ivanhoe Road, Thurcroft (LDF0436)</u>	<u>Planning permission granted.</u>
<u>H73 Off Sawn Moor Road, Thurcroft (LDF0437)</u>	<u>Planning permission granted. The site is under construction.</u>

#### **Sites for which no specific development principles are provided**

- ~~H1 Bassingthorpe Farm (strategic allocation in the Core Strategy)~~
- ~~H9 land adjoining Ferham Road and Belmost Street, Ferham~~
- ~~H12 off Barbers Avenue, Rawmarsh~~
- ~~H17 Wentworth Road, Upper Haugh~~
- ~~H36 Field View, Brinsworth~~
- ~~H41 Land To The North Of Westfield Road, Brampton Brierlow~~
- ~~H42 Brampton Centre, Brampton Brierlow~~
- ~~H45 Manvers Way (Express Parks), Wath-upon-Dearne~~
- ~~H46 land off Denman Road, Wath-upon-Dearne~~
- ~~H47 land north of Stump Cross Road, Wath-upon-Dearne~~
- ~~H48 Brameld Road, Swinton~~
- ~~H50 Charnwood House, Swinton~~
- ~~H51 Former Croda site, Swinton~~
- ~~H55 Front Street, Treeton~~
- ~~H56 land off Rother Crescent, Treeton~~
- ~~H60 land off Gill Close, Wickersley~~
- ~~H63 Former Council Depot And Yorkshire Water Site, Off Bawtry Road, Bramley~~
- ~~H73 Off Sawnmoor Road, Thurcroft~~
- ~~H74 Outgang Lane, Laughton Common~~
- ~~H77 Old School Site Off Doe Quarry Lane, Dinnington~~
- ~~E1 Land South Of Barbot Hill Road, Munsbrough (within the Bassingthorpe Farm strategic allocation in the Core Strategy)~~
- ~~E2 Land South Of Greasbrough Road And West Of School Lane (within the Bassingthorpe Farm strategic allocation in the Core Strategy)~~
- ~~E19 Manvers Way / Dearne Lane, Wath-upon-Dearne~~
- ~~E33 Waleswood (East)~~
- ~~R5 Littlefield Road / Constable Lane, Dinnington~~

**5.2** A number of Evidence Base studies support the Sites and Policies Document and will be used to guide the determination of future planning applications. These studies have

contributed to the preparation of development principles **guidelines** for sites where relevant:

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

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

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

### **Landscape Capacity and Sensitivity Study and Landscape and Visual Impact Appraisal the Impact on the Area of High Landscape Value**

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

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

**5.6** The assessment provides greater understanding about the quality, condition, sensitivity and value of the borough's rural landscape and provides an important benchmark against which future landscape restoration, conservation, mitigation and management can be assessed. It provides greater understanding of the significance of potential landscape and visual impacts of the site allocations.

### **Local Wildlife Sites Framework and Biodiversity Action Plan**

**5.7** The Rotherham Local Wildlife Site system consists of a framework document containing information that supports the purpose of the system, a selection criteria document that identifies how site value will be established and mapping of identified site boundaries. The Local Plan makes reference to Local Wildlife Sites as a non-statutory planning designation and includes the principles used in determining applications that may affect designated sites.

5.8 The Rotherham Biodiversity Action Plan, was updated in 2012 to reflect changes to national biodiversity action plan priorities and delivery.

## Geodiversity

x.xx The Rotherham Regionally Important Geological Sites (RIGS) system provides for the selection, evaluation and deselection of RIGS and work has commenced on a Local Geological Sites system incorporating RIGS. The Local Plan makes reference to Regionally Important Geological Sites as a non-statutory planning designation and includes policies which will be used in determining applications that may affect designated sites. Policy protection is also given to sites and features of geodiversity value which are not included in designated sites.

x.xx A geodiversity scoping study of possible preferred allocation sites was prepared by Sheffield Area Geology Trust in 2015. Where there may be potential geodiversity impacts arising from development the site development guidelines indicate where further geological investigation would be required. Where sites are within 250 metres of a geodiversity asset but no direct impact is expected the site development guidelines highlight where there may be opportunity to acquire knowledge about the geodiversity features of the area during the development process.

## Phase 1 Habitat Survey and Over-Wintering Bird Surveys

5.9 Phase 1 Habitat Surveys and Over-Wintering Bird Surveys have been undertaken for a small number of sites. Reference to these surveys will be essential where future development is proposed.

## Archaeological Scoping Studies

5.10 Scoping studies of all **proposed** site allocations have been undertaken. **These assessed the suitability of sites for allocation and possible development, based on their identified archaeological heritage constraints. Sites were then assigned one of the following categories: major archaeological objections to allocation; potential archaeological objections to allocation; uncertain archaeological objections to allocation; and little or no archaeological objections to allocation,** each site has been allocated a significance level of International, National, Regional, high Local, medium Local, low Local, Negligible or Unknown depending upon the factors described in Factors Determining Significance in Archaeology Studies. **As explained in Policy SPxx Understanding and Recording the Historic Environment and the supporting explanation, these categories relate to the sites expected archaeological potential and will help determine the supporting information that needs to be prepared and submitted with planning applications, as the sites are brought forward for development. The detailed requirements are set out in table x 'Heritage Statement for Archaeology Requirements'. Sites may have both archaeological and other heritage concerns (see 5.11 below); this may require the production of combined supporting Heritage Statements.** For works affecting archaeological features and scheduled ancient monuments applicants should consult with the South Yorkshire Archaeology Service ([www.sheffield.gov.uk/syas](http://www.sheffield.gov.uk/syas)) before a planning application is made.

## Heritage Impact Assessment

5.11 Several sites were identified where future development would involve the loss of open spaces within or immediately adjacent to the boundaries of Conservation Areas, or development would impact upon **another designated** heritage asset. In these cases

assessment of the impact of future development has been undertaken **by the Council, in consultation with Historic England**. The National Planning Policy Framework clarifies that the significance of heritage assets, such as Conservation Areas, listed buildings or Scheduled Ancient Monuments **Registered Parks and Gardens**, can be harmed through development within their setting. The **potential** allocations were therefore evaluated for the contribution they make to the character or setting of a Conservation Area and / or other **designated** heritage assets and consideration given to assessing the magnitude of any impact. Development principles **guidelines** will guide potential future development proposals; through minimising harm to the heritage asset and maximising enhancement through the identification of opportunities to enhance the heritage asset, its setting and better reveal its significance. Reference to guidance on Heritage Statements in the Council's 'Validation of Planning Applications Policy' (August 2013, or as subsequently revised), prior to submission of any planning application is advised; **more site specific guidance is provided, where relevant, in the following site development guidelines**.

## **Surface Water Flooding Assessment**

5.12 Sites have also been assessed by the Council's Drainage Team in relation to the potential for surface water flooding. Utilising the Environment Agency's Flood Map for Surface Water the risk of surface water flooding has been identified. Key development principles **guidelines** have been identified to ensure that flood risk issues are considered where relevant, and appropriate mitigation secured to ensure that sites can be developed safely and without increasing the risk of flooding elsewhere.

## **Masterplans for development sites**

**x.xx Core Strategy Policy CS2: Delivering Development on Major Sites identifies that masterplanning will be required to bring forward the strategic allocation at Basingthorpe Farm and broad location for growth at Dinnington East, and will be encouraged on all large scale major sites (for dwellings this includes sites of 4 hectares or more, or 200 or more dwellings and for all other uses, more than 10,000 square metres or more than 2 hectares.) The Council also encourages masterplanning on smaller sites where they may give rise to a range of issues through their sensitive location, constraints and challenges in bringing forward development on the site or because of the scale of the proposals. Where masterplans are considered to be appropriate for specific allocations this is identified in the following site development guidelines.**

## 5.1 Development sites in Rotherham Urban Area

### 5.13

Allocation Reference: E3

Site Name: OFF CENTENARY WAY / BAWTRY ROAD, CANKLOW

Allocation: Business & Industry

Site Area: 6.65ha

Capacity: 6.65ha

Site LDF Reference: LDF0014



#### Site Development Guidelines

1. ~~Highways access: Potential access difficulties.~~ A new road **access** from Centenary Way would be unacceptable in principle. Consideration should be given to accessing via Fullerton Road although this is not ideal.
2. The risk of surface water flooding should be assessed for this site.
3. Contamination may require extensive remediation to make the site suitable for development.
4. **The site is within 250 metres of a geodiversity asset. There may be the opportunity to acquire knowledge about the buried geodiversity features of the area in the course of desk studies, boreholes or excavations, including those for services and foundations before and during the construction phase and by site visits for recording and assessment of relevant features by appropriate experts. These investigations can be timed to have little or no effect on the progress of the development.**

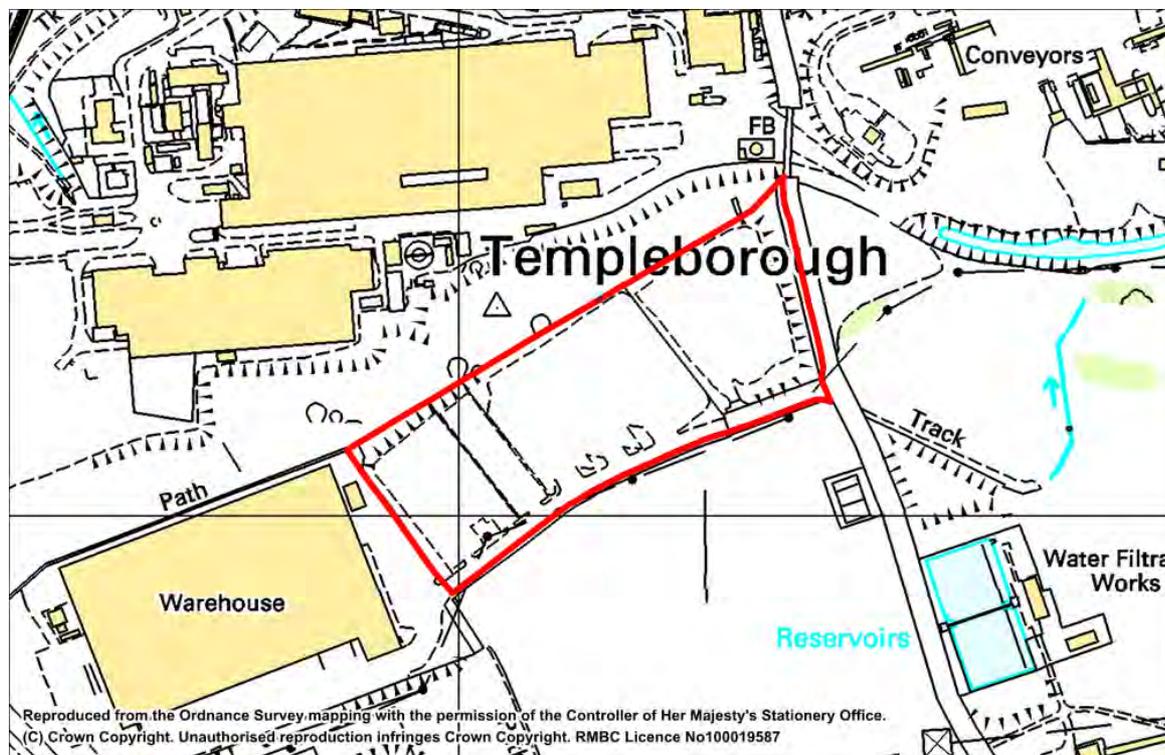
## 5.14

**Allocation Reference: E4**

**Site Name: OFF GRANGE LANE, TEMPLEBOROUGH**

**Allocation: Business & Industry      Site Area: 4.40ha      Capacity: 4.40ha**

**Site LDF Reference: LDF0023**



### Site Development Guidelines

- 1. Potential archaeological objections to allocation and future development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 1 highlighted yellow in table x.**
  - 2. Existing vegetation and mature trees should be retained and enhanced, unless agreed in writing with the Local Planning Authority. There needs to be ecological assessment to inform development potential or consideration of boundary amendment**
- ~~Highways access: Continuation of established commercial uses acceptable.~~

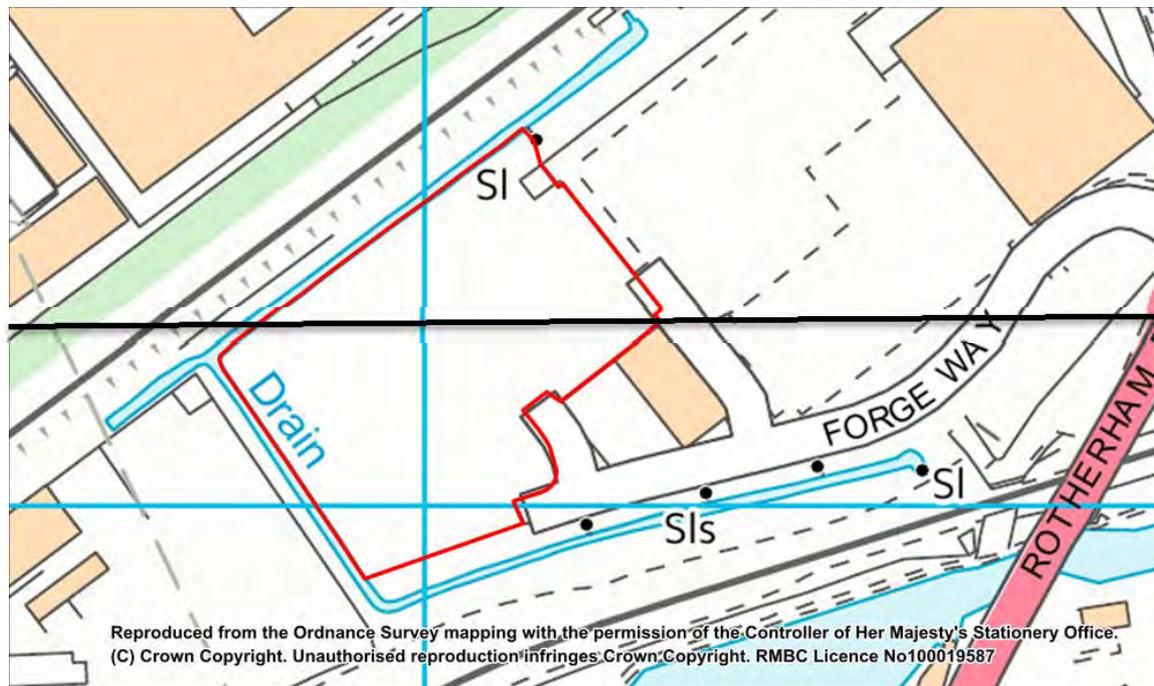
## 5.15

**Allocation Reference:** E5

**Site Name:** LAND OFF ROTHERHAM ROAD, PARKGATE

**Allocation:** Business & Industry **Site Area:** 1.52ha **Capacity:** 1.52ha

**Site LDF Reference:** LDF0034



### Site Development Guidelines

- There are significant ecological constraints to future development on site.
- This site is located in flood zone 3, A flood Risk Assessment will be required for any development. This site lies within the Rotherham Regeneration area as defined in Core Strategy Map 12 to which the Rotherham Flood Risk Toolkit applies (as set out in Core Strategy Policy CS 25 'Dealing with Flood Risk.'. A watercourse bounds this site on 3 sides.

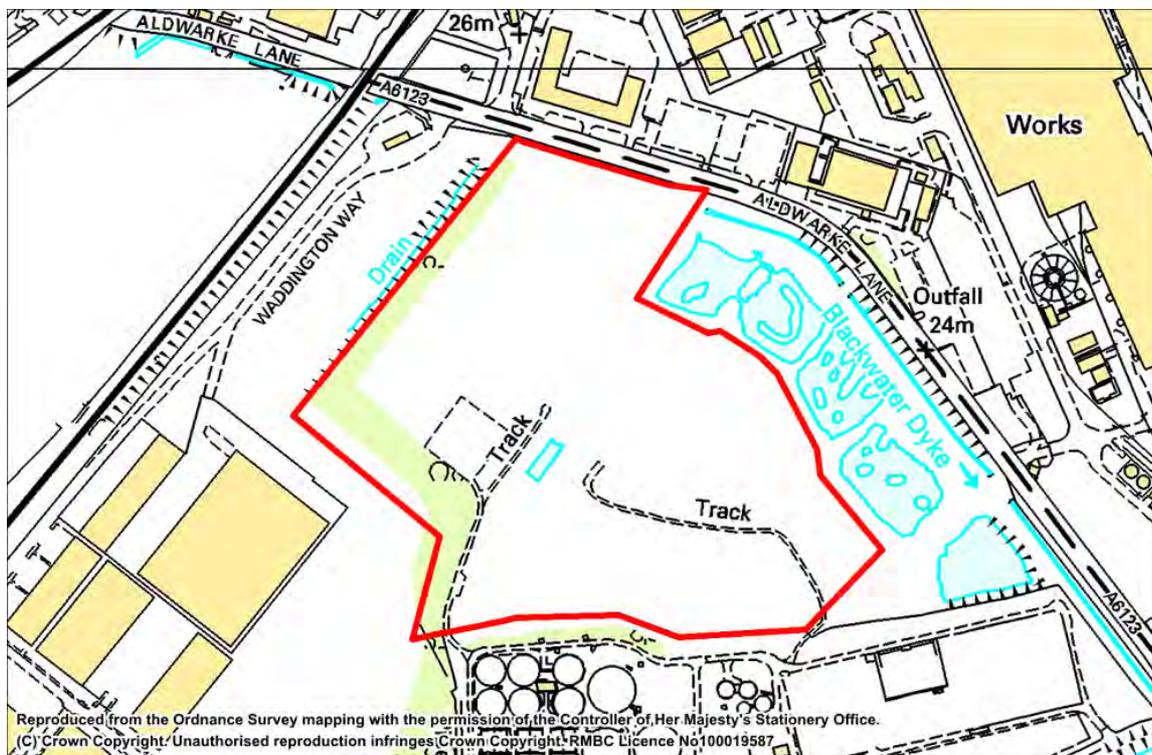
## 5.16

Allocation Reference: E6

Site Name: YORKSHIRE WATER LAND, ALDWARKE

Allocation: Business & Industry      Site Area: 10.22ha      Capacity: 8.62ha

Site LDF Reference: LDF0097



### Site Development Guidelines

- There are significant ecological constraints to future development on site. The site is within Local Wildlife Site (LWS066); the development site boundary excludes the main area of interest associated with the ponds adjacent to Blackwater Dyke; however any development should provide an appropriate buffer to this area.
- A 15 metre buffer around the lagoons will be required. Phase 1 Habitat, protected species and bird surveys will be required. Any development should be wildlife friendly with low noise levels, low dust levels, no oil, petrol or diesel leakage into the lagoons. Aldwarke Sewage Farm (LWS066) requires high water levels and good water quality which should not be compromised by any future development. These issues will all be required to be addressed in any future planning application.**
  - Highways access: There are significant accessibility issues unless substantial which require mitigation, is proposed (these are related to the capacity of Mushroom Roundabout, low railway bridges and poor public transport accessibility). A Transport Assessment will be required.**
  - This site lies within the Rotherham Regeneration area as defined in Core Strategy Map 12 to which the Rotherham Flood Risk Toolkit applies (as set out in Core Strategy Policy CS 25 'Dealing with Flood Risk.') **A Flood Risk Assessment will be required.****

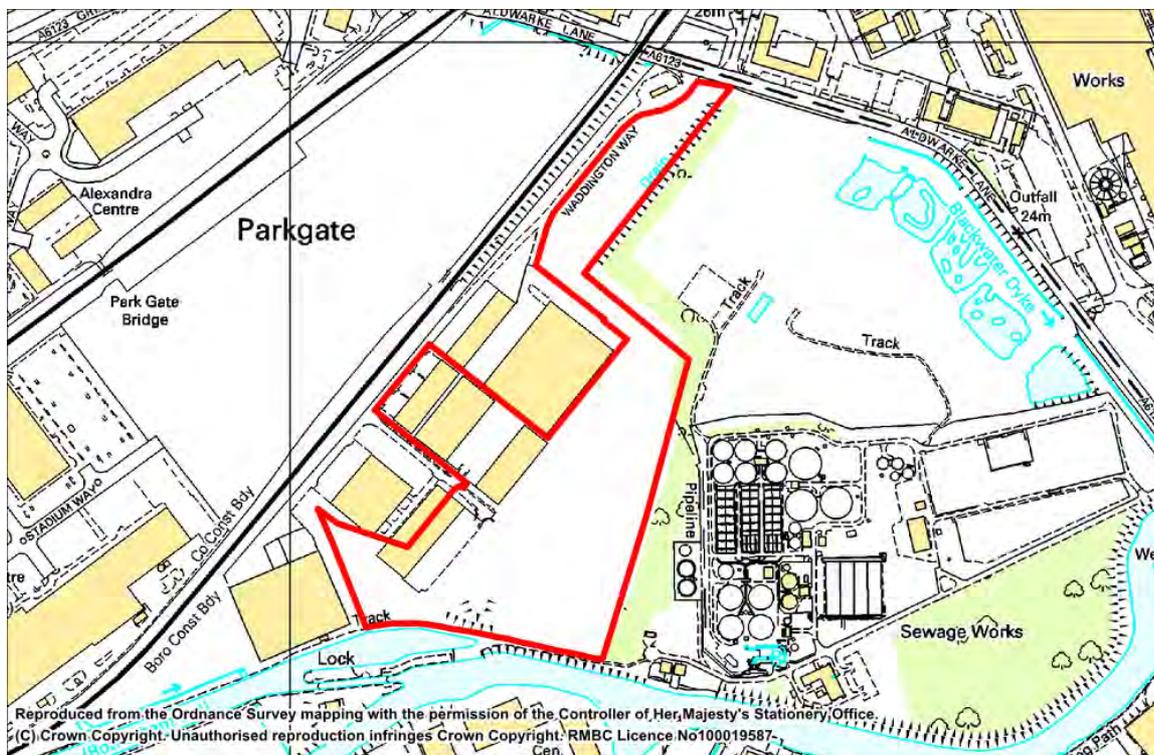
## 5.17

**Allocation Reference: E7**

**Site Name: LAND OFF ALDWARKE LANE, ALDWARKE**

**Allocation: Business & Industry      Site Area: 10.53ha      Capacity: 5.00ha**

**Site LDF Reference: LDF0098**



### **Site Development Guidelines**

- 1.** Part of the site falls within Local Wildlife Site (**Aldwarke Sewage Farm LWS066**). Whilst the primary biodiversity interest is thought to be in and around the ponds adjacent to Blackwater Dyke, any future planning application should be accompanied with an ecological assessment. **Phase 1 Habitat and protected species surveys will be required. Any development should be environmentally friendly with low noise levels and low dust levels.**
- ~~Highways access: Although road access to the site is poor, there are no major constraints to development.~~
- 2.** This site lies within the Rotherham Regeneration area as defined in Core Strategy Map 12 to which the Rotherham Flood Risk Toolkit applies (as set out in Core Strategy Policy CS 25 'Dealing with Flood Risk.')

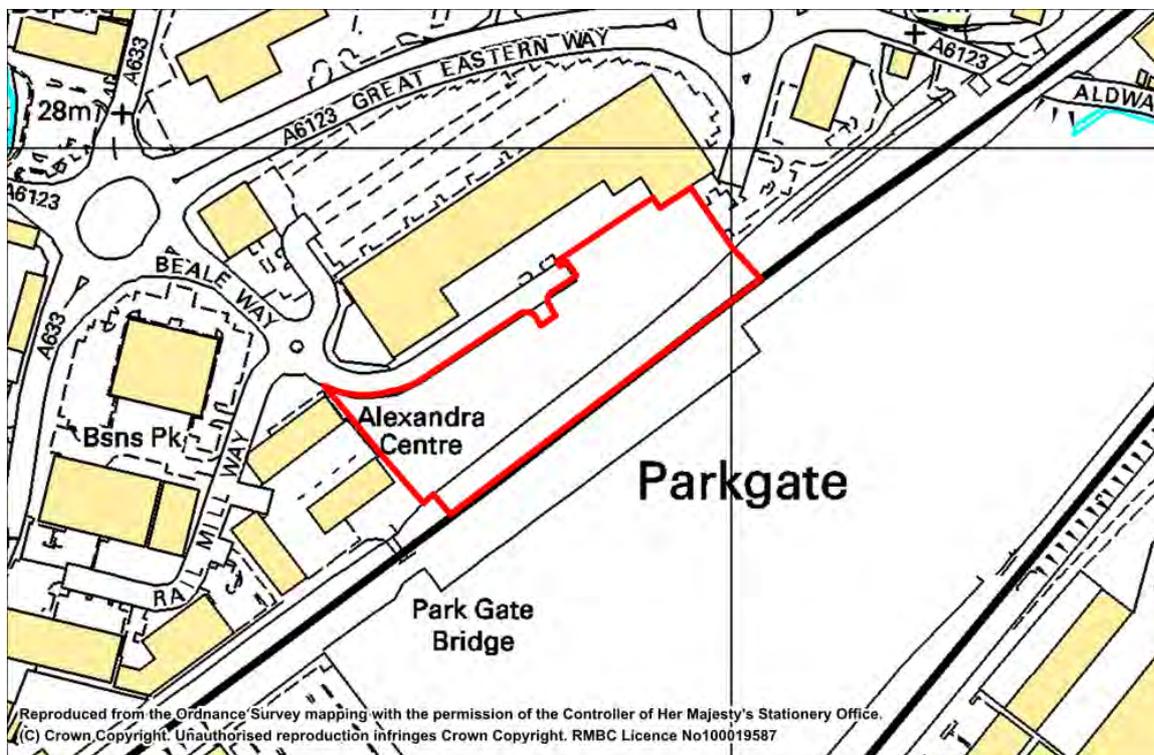
5.18

Allocation Reference: E8

Site Name: PARKGATE BUSINESS PARK SOUTH

Allocation: Business & Industry      Site Area: 1.58ha      Capacity: 1.58ha

Site LDF Reference: LDF0102



### Site Development Guidelines

- ~~1. Potential archaeological objections to allocation and f~~Future development proposals will need to be supported with a Heritage Statement **for Archaeology prepared in line with the requirements for site classification 1 highlighted yellow in table x.**
- ~~• Highways access: No insurmountable accessibility issues envisaged. A previous infrastructure scheme envisaged that some land may be required to ensure suitable access across the rail lines to enable the development of adjacent land; however this has not come forward and consideration is being given to a new scheme which would not require this land take.~~
- 2.** This site lies within the Rotherham Regeneration area as defined in Core Strategy Map 12 to which the Rotherham Flood Risk Toolkit applies (as set out in Core Strategy Policy CS 25 'Dealing with Flood Risk.'). The risk of surface water flooding should be assessed for this site.

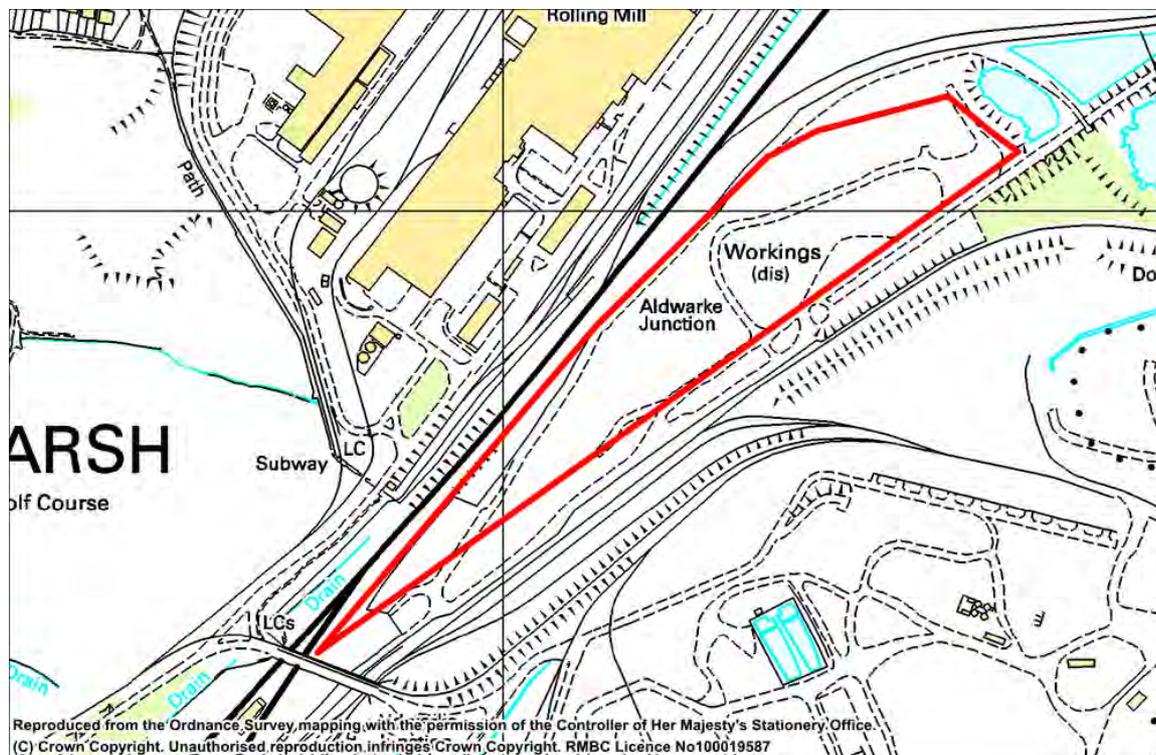
## 5.19

Allocation Reference: E9

Site Name: ROUNDWOOD COLLIERY, OFF ALDWARKE LANE

Allocation: Business & Industry      Site Area: 6.16ha      Capacity: 6.16ha

Site LDF Reference: LDF0104



### Site Development Guidelines

- 1.** This site is currently undergoing reclamation and restoration to enable future development.
- 2.** Highways access: **A Transport Assessment will be required to assess** Access issues (access is through the steel works site hence security may be a potential issue) and poor public transport accessibility.
- 3.** This site lies within flood zone 2 and a Flood Risk Assessment will be required.
- 4.** The site is adjacent to a heritage site which any future development would need to take into account. **Two Local Wildlife Sites (Kilnhurst Agricultural Lettings LWS085 & Thrybergh Tip LWS079) are located a short distance to the north and any impacts on these will need to be considered through a Phase 1 Habitat survey and protected species surveys. The proximity of the oxbow, may present ecological issues and will need to be assessed.**

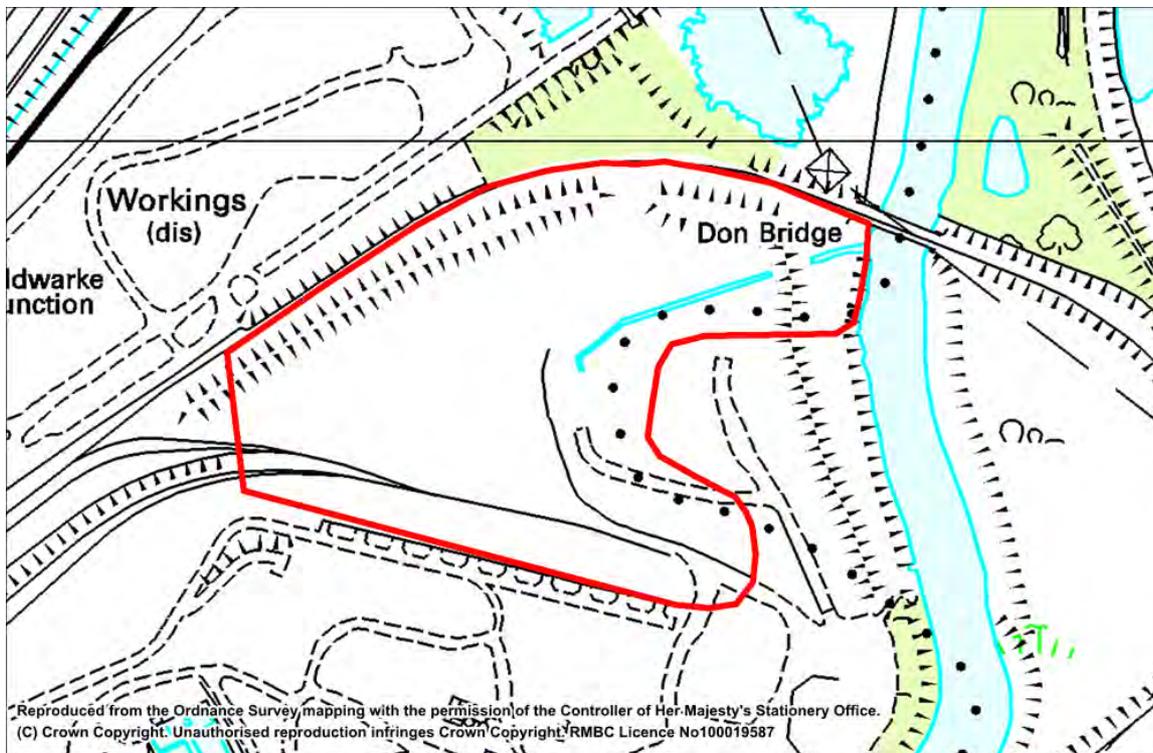
## 5.20

**Allocation Reference: E10**

**Site Name: LAND WITHIN ALDWARKE STEELWORKS, DONCASTER ROAD**

**Allocation: Business & Industry      Site Area: 7.11ha      Capacity: 7.11ha**

**Site LDF Reference: LDF0105**



### Site Development Guidelines

- 1.** There are no ecological constraints or recommendations, although any future development on this site should have specific regard to the adjacent habitats associated with the wetlands created by the Ox Bow oxbow. **Two Local Wildlife Sites (Kilnhurst Agricultural Lettings LWS085 & Thrybergh Tip LWS079) are located a short distance to the north and any impacts on these will need to be considered through a Phase 1 Habitat survey and protected species surveys. The proximity of the oxbow, may present ecological issues and will need to be assessed.**
- 2.** Highways access: **A Transport Assessment will be required to assess A** access issues (access is through the steel works site hence security may be a potential issue) and poor public transport accessibility.
- 3.** This site lies within flood zone 2 and a Flood Risk Assessment will be required.

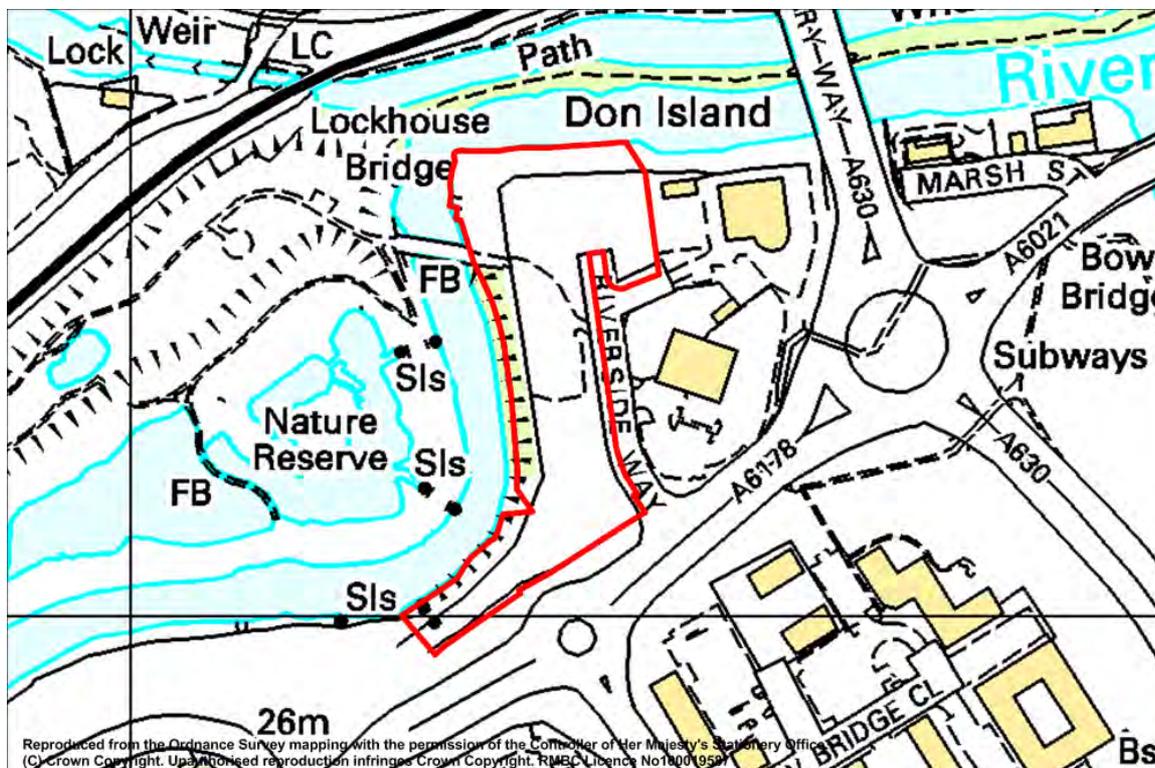
## 5.21

Allocation Reference: E11

Site Name: PHOENIX BUSINESS PARK, TEMPLEBOROUGH

Allocation: Business & Industry      Site Area: 1.39ha      Capacity: 1.39ha

Site LDF Reference: LDF0602



### Site Development Guidelines

1. Uncertain archaeological objections to allocation and future development proposals will need to be supported with a Heritage Statement **for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.**
2. There are significant ecological constraints to future development on site. The site is adjacent to a **Centenary Riverside** Local Nature Reserve (created to act as flood storage as part of the Flood Alleviation Scheme). There is an existing agreement regarding access to the Local Nature Reserve from Riverside Way to Centenary Riverside; any future development should have regard to, and retain, this access. **A Phase 1 Habitat survey and protected species surveys (bats, otters) will be required. Riparian vegetation should be retained to maintain the green corridor (except where roots may be damaging structures).**
3. This site lies within the Rotherham Regeneration area as defined in Core Strategy Map 12 to which the Rotherham Flood Risk Toolkit applies (as set out in Core Strategy Policy CS 25 'Dealing with Flood Risk.'). It lies within flood zone 3 and a Flood Risk Assessment will be required including river and surface water flood risk; however the site benefits from the Flood Alleviation Scheme, which is intended to enable development on sites such as this within the urban area.

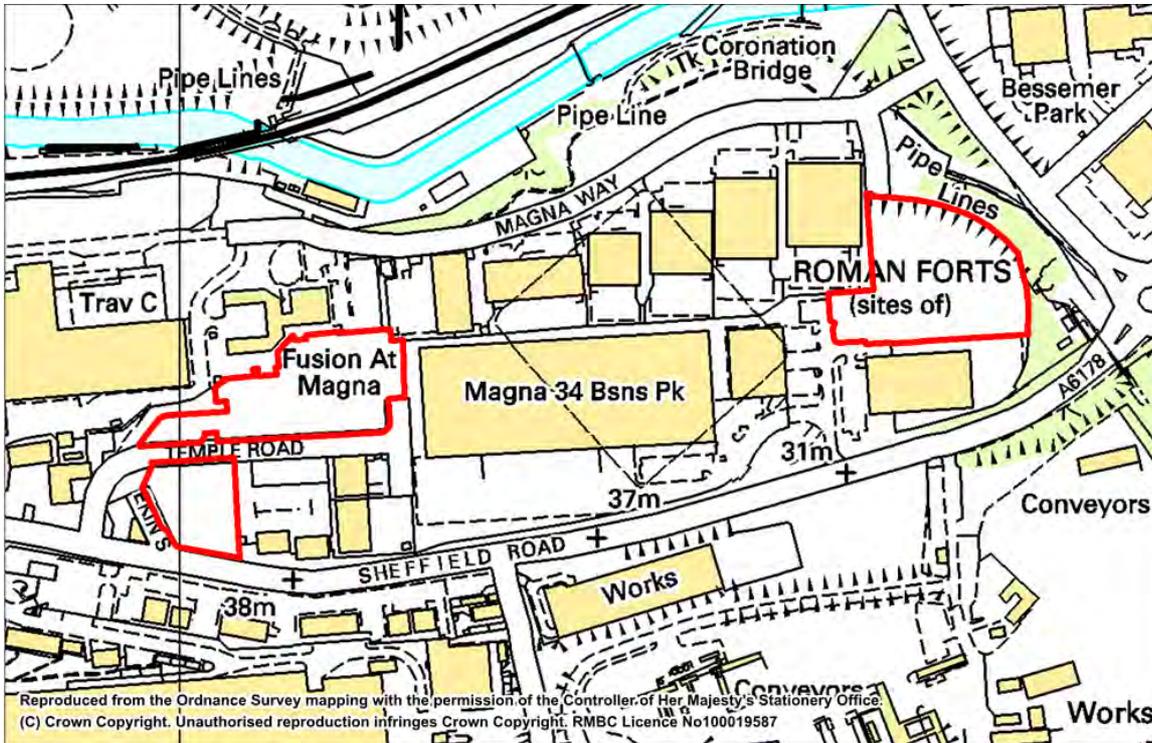
## 5.22

Allocation Reference: E12

Site Name: LAND ADJACENT TO MAGNA, TEMPLEBOROUGH

Allocation: Business & Industry      Site Area: 2.09ha      Capacity: 2.09ha

Site LDF Reference: LDF0747



### Site Development Guidelines

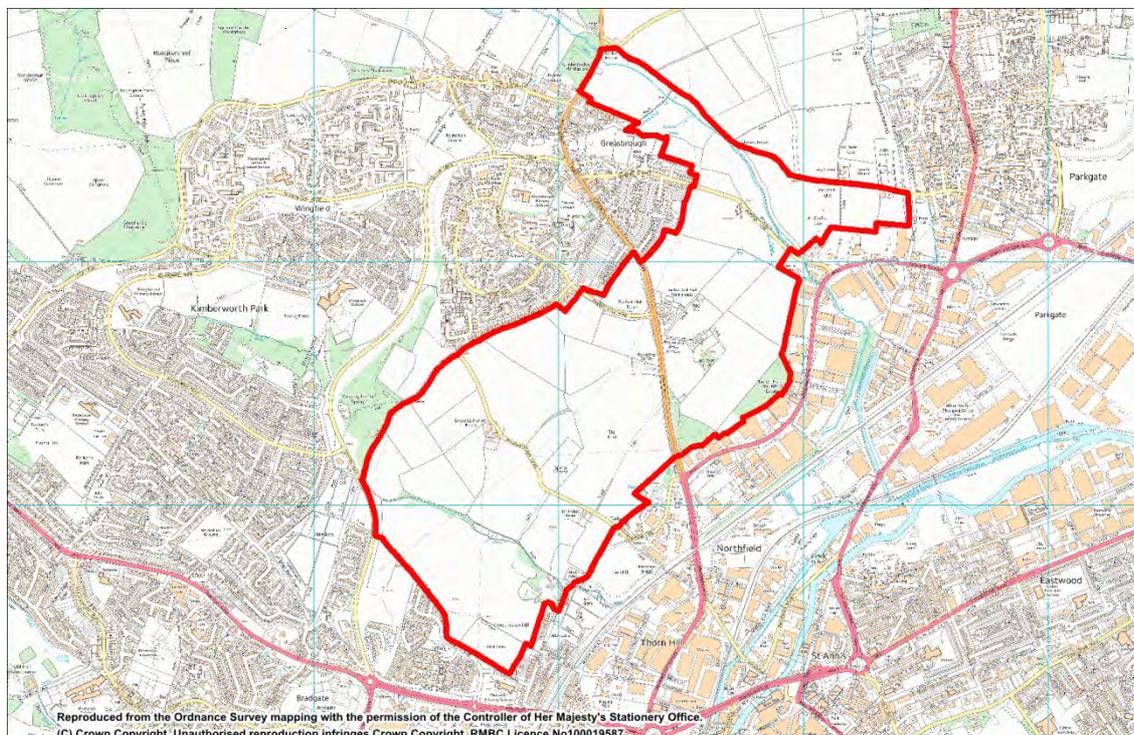
1. Potential archaeological objections to allocation and future development proposals will need to be supported with a Heritage Statement **for Archaeology prepared in line with the requirements highlighted yellow in table x.**
- Highways access: No insurmountable highway/transportation problems although a contribution to Tinsley Link and the A1 bus service may be required.
2. **The site lies within flood zone 2 and a Flood Risk Assessment will be required.**

**Allocation Reference: H1, E1 and E2**

**Site Name: BASSINGTHORPE FARM STRATEGIC ALLOCATION**

**Allocation: Residential, business use, and industrial and business use**      **Site Area: 204.7ha (estimated residential 83.5ha)**      **Capacity: 2,400 dwellings (1,110 in Plan Period) and 11.04ha of employment land**

**Site LDF Reference: - various**



### **Site Development Guidelines**

- 1. Proposals will be required to satisfy Core Strategy Policy CS1 Delivering Rotherham's Spatial Strategy part 2 Strategic Allocation.**
- 2. Development shall provide a range of distinctive homes which would include a wide range of housing typologies, densities and tenures, to offer both market and affordable housing. It will also provide a mix of employment uses to meet market and local needs.**
- 3. Development proposals shall ensure the creation of a range of mutually supporting uses including a primary school, neighbourhood retail uses, community facilities such as health facilities, places of worship and recreational facilities.**
- 4. A Transport Assessment shall be required. Development proposals shall promote sustainable transport and travel, providing walkable neighbourhoods, streets and spaces for people. Streets will be designed to enable and encourage bus penetration and slow speeds of all vehicles. Proposals shall ensure that highways access to housing allocation H3 (Land northwest of Munsbrough Lane) is not precluded.**
- 5. A network of pedestrian, cycle and green linkages, public rights of way and bridleways, shall connect the site internally and to wider destinations and facilities beyond the site particularly through the creation of links to Rotherham Town Centre, nearby facilities such as local schools, and the wider countryside including the Wentworth Historic Parks and Gardens and Bassingthorpe Spring Ancient Woodland.**

- 6. Off-site highway works will be sequenced to enhance infrastructure as appropriate.**
- 7. A Flood Risk Assessment and surface water management strategy shall be required.**
- 8. Development proposals shall take account of the findings of ground conditions and contaminated land assessments.**
- 9. A Landscape Assessment will be needed to assess and manage the impact of potential new development on the landscape character of the area and on natural landscape features such as trees and hedgerows which should be retained, and enhanced, unless agreed in writing with the Local Planning Authority.**
- 10. A strong landscape structure is to be delivered early in the development, to provide an attractive setting and a distinctive identity. The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.**
- 11. The impact of this proposal on local landscape character shall be minimised through the height and massing of new buildings, the careful use of materials and colour, architectural detailing, lighting, and planting.**
- 12. The two primary green corridors along Clough Streamside and Greasbrough Dyke shall be protected and maintained, and new landscape corridors running to the east and south east on site shall be created.**
- 13. A Phase 1 Habitat survey will be required and protected species surveys will need to be conducted as appropriate to support submission of any future planning applications. Trees and hedgerows should be retained and enhanced, unless agreed in writing with the Local Planning Authority, and any gaps in the landscaping planted up. Wildlife friendly lighting should be considered early on in any proposals.**
- 14. This site includes a Local Wildlife at Site Clough Streamside (LWS0116) and abuts Bassingthorpe Spring (Ancient Woodland) and Hudson's Rough (LWS0067) a 15 metre buffer will be required to both of these Local Wildlife Sites.**
- 15. Water resources within Clough Streamside LWS and Greasbrough Dyke should not be compromised by any development proposals.**
- 16. Development proposals shall sensitively integrate with existing heritage assets within the wider landscape setting including Wentworth Woodhouse, Wentworth Registered Historic Parks and Gardens, Bassingthorpe Farm, Barbot Farm, Barbot Hall, East Lodge and Glossop Lodge. A heritage management strategy shall be provided.**
- 17. The Council have prepared a Masterplan for the Bassingthorpe Farm Strategic Allocation and this work will inform the progress and adoption of a Supplementary Planning Document (SPD). Public consultation will be undertaken on the SPD prior to its adoption and submission of any planning applications.**
- 18. Development proposals shall ensure that local communities are involved in the planning, governance and ownership of the scheme and its community assets.**

## 5.23

Allocation Reference: H2

Site Name: LAND NORTH OF SCROOBY STREET HARRY CROFT, GREASBROUGH

Allocation: Residential      Site Area: 2.20ha      Capacity: 36 dwellings

Site LDF Reference: LDF0793



### Site Development Guidelines

1. This site is included within the Masterplan prepared for the Bassingthorpe Farm Strategic Allocation. This work will inform the progress and adoption of a Supplementary Planning Document (SPD). Public consultation will be undertaken on the SPD prior to its adoption and the submission of any planning applications.
2. In addition to the site development guidelines set out for housing allocation H1, which will also apply to allocation H2, the specific site development guidelines below shall also be adhered to.
3. Allotments to be retained although there may be some re-structuring within the site, hence only 1.2ha developable area, 36 dwellings total estimate (this figure is included within Bassingthorpe Farm strategic allocation total) **To enable site development and access, development proposals which result in the loss of allotments will be required to make appropriate compensatory provision of allotments within the Bassingthorpe Farm strategic allocation.**
4. All perimeter hedgerows including hedgerow trees should be retained, and enhanced unless agreed in writing with the Local Planning Authority. The Ochre Dike should not be negatively impacted (for example in terms of water quality, flow, discharge or depth). A Phase 1 Habitat survey and possibly protected species survey will need to be conducted.
5. The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded

- ~~6.~~ ~~Uncertain archaeological objections to allocation and f~~Future development proposals will need to be supported with a Heritage Statement **for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.**
- ~~7.~~ In order ~~t~~**T**o reduce the impact on the adjacent Greasbrough Conservation Area the western hedgerow boundary of the site should be retained and where necessary enhanced.
- ~~8.~~ Refer to the **Development proposals should have regard to the findings of the Bassingthorpe Farm Heritage Impact Assessment and heritage management strategy as required by Core Strategy Policy CS1** for further guidance and advice.
- ~~9.~~ There are significant ecological constraints that will need to be resolved.
- ~~10.~~ **A Transport Assessment will be required. Development proposals will have regard to the Junctions Modelling and Preliminary Design Study for the Bassingthorpe Farm strategic allocation. This identifies that** ~~Off site highway~~ highway mitigation measures probably **will be** required but no insuperable problems envisaged if accessed via Scrooby Street.
- ~~11.~~ A watercourse is present on the northern boundary; a Flood ~~R~~**R**isk **Assessment** having regard to ~~from~~ this watercourse and overland flows **will be required** should be assessed. **Development proposals should take account of the drainage strategy for Bassingthorpe Farm strategic allocation.**

~~At the Examination in Public of the Core Strategy the Inspector was satisfied that the detailed evidence supporting the future development of Bassingthorpe Farm was sufficient that the site could be formalised as a strategic allocation. This allocation was designated Urban Greenspace on the adopted Unitary Development Plan and was therefore excluded from the boundary of the strategic allocation identified on the Core Strategy Inset Map, however the site is part of the Bassingthorpe Farm new community and has been included within the Bassingthorpe Farm Concept Framework Report. Its potential and partial future development was justified through the evidence base documents prepared at that time to support the Core Strategy. The Concept Framework Report is mindful of the active allotment usage on site and will consider carefully the need for any re-structuring of these allotments to enable development and access within the wider locality and compensatory provision for any loss of allotments. A masterplan for development of this strategic allocation will be finalised before pursuing an outline planning application for the site.~~

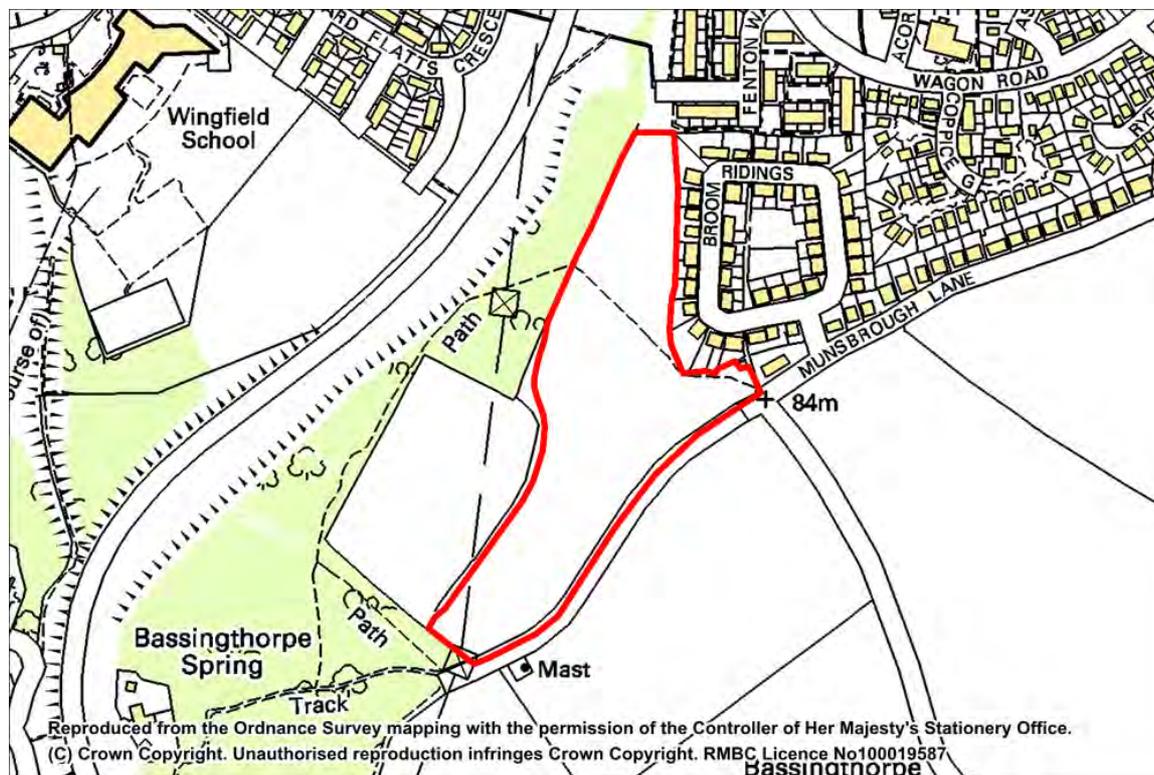
## 5.24

Allocation Reference: H3

Site Name: LAND NORTHWEST OF MUNSBROUGH LANE

Allocation: Residential      Site Area: 5.42ha      Capacity: 100 dwellings

Site LDF Reference: LDF0158



### Site Development Guidelines

- 1.** This site is adjacent to Bassingthorpe Farm strategic allocation **and development proposals should take account of the Masterplan objectives and principles prepared for the Strategic Allocation. This Masterplan will inform the progress and adoption of a Supplementary Planning Document (SPD).** There are a number of identified constraints to developing this site relating to
- 2.** Uncertain archaeological objections to allocation and future development proposals will need to be supported with a Heritage Statement **for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.**
- 3.** The main ecological constraint is the site's proximity to a Local Wildlife Site (LWS 067) and ancient woodland. Further ecological assessment will be required to inform development potential on site and to consider the extent of any boundary amendments given that the site is adjacent to Local Wildlife Site (LWS067) and contains very similar habitat; future development proposals are likely to impact on LWS interest and should be informed by ecological survey work. **The site adjoins a Local Wildlife Site (Bassingthorpe Spring LWS067) which is also ancient woodland. A 15 metre buffer should be located along the western boundary. A Phase 1 Habitat survey and protected species surveys will be required. Perimeter trees and the tree-belt on the southwest boundary should be retained and enhanced, unless agreed in writing with the Local Planning Authority. The field to the west also has ecological interest and this will require further Phase 1 Habitat Survey and appropriate mitigation measures to be prepared.**

- 4. Development proposals shall provide a strong structural landscape framework within which this development will sit. Existing vegetation should be retained, and enhanced, unless agreed in writing with the Local Planning Authority.**
- 5. The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded**
- 6. A Transport Assessment will be required.** Significant off site highway improvements **will be** required to Munsbrough Lane. **Linkages to the Bassingthorpe Farm strategic allocation shall be provided.** ~~which should be linked through to Fenton Way to avoid creating a long cul de sac. Direct access to Fenton Road is unlikely due to site levels.~~

## 5.25

Allocation Reference: H4

Site Name: LAND BETWEEN FENTON RD AND HENLEY LANE

Allocation: Residential      Site Area: 2.96ha      Capacity: 71 dwellings

Site LDF Reference: LDF0156



### Site Development Guidelines

Planning permission RB2012/1409 was granted on 19/06/2013 for 90 dwellings. If the current planning permission lapses then the following development principles will guide future planning applications.

- 1. This site is included within the Masterplan prepared for the Bassingthorpe Farm Strategic Allocation. This work will inform the progress and adoption of a Supplementary Planning Document (SPD). Public consultation will be undertaken on the SPD prior to its adoption and the submission of any planning applications.**
- 2. In addition to the site development guidelines set out for housing allocation H1, which will also apply to allocation H4, the specific site development guidelines below shall also be adhered to.**
- 3. Uncertain archaeological objections to allocation and future development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.**
- 4. Ecological assessment to inform development potential as the site is adjacent to Local Wildlife Site (LWS121); however further assessment has confirmed that site does not meet LWS status. The site adjoins Bradgate Brickworks Local Wildlife Site (LWS121) and geological SSSI (Regional Important Geological Site R15 Bradgate Brick Pits). A Phase 1 Habitat survey and protected species survey will be required.**

- 5.** Development should ensure no dumping, spreading or discharge of any materials on to Site of Special Scientific Interest/ Regionally Important Geological Site (RIGS) (SSSI: Bradgate Brickworks); Construction of any roads, tracks, walls, fences, hardstanding, ditches or other earthworks, or laying of pipelines and cables above or below ground within SSSI site should be avoided. Landscaping close to site boundary should be undertaken in consultation with Natural England; access for SSSI site management shall be maintained and mitigation for local site impact considerations includes provision of a buffer zone, documentation of temporary exposures, management considerations. ~~Natural England to be consulted on any subsequent planning applications.~~
- 6.** **The site is adjacent to Regional Important Geological Site R15 Bradgate Brick Pits. A Geodiversity Survey and Report shall be required that establishes the presence/absence, significance and condition of geodiversity assets at the site or potentially impacted by the development, assesses the impact of the specific development proposals on the geodiversity asset(s), and identifies mitigation measures. Proposals shall provide opportunity to acquire and record knowledge about the geodiversity asset during design and construction of development, and for the long term management and monitoring of any on site geodiversity assets.**
- 7.** **A Transport Assessment will be required. Development proposals will have regard to the Junctions Modelling and Preliminary Design Study for the Bassingthorpe Farm strategic allocation. This identifies that off-site highway mitigation measures will be required.** A new junction with Fenton Road and road link through to Henley Rise should be considered.

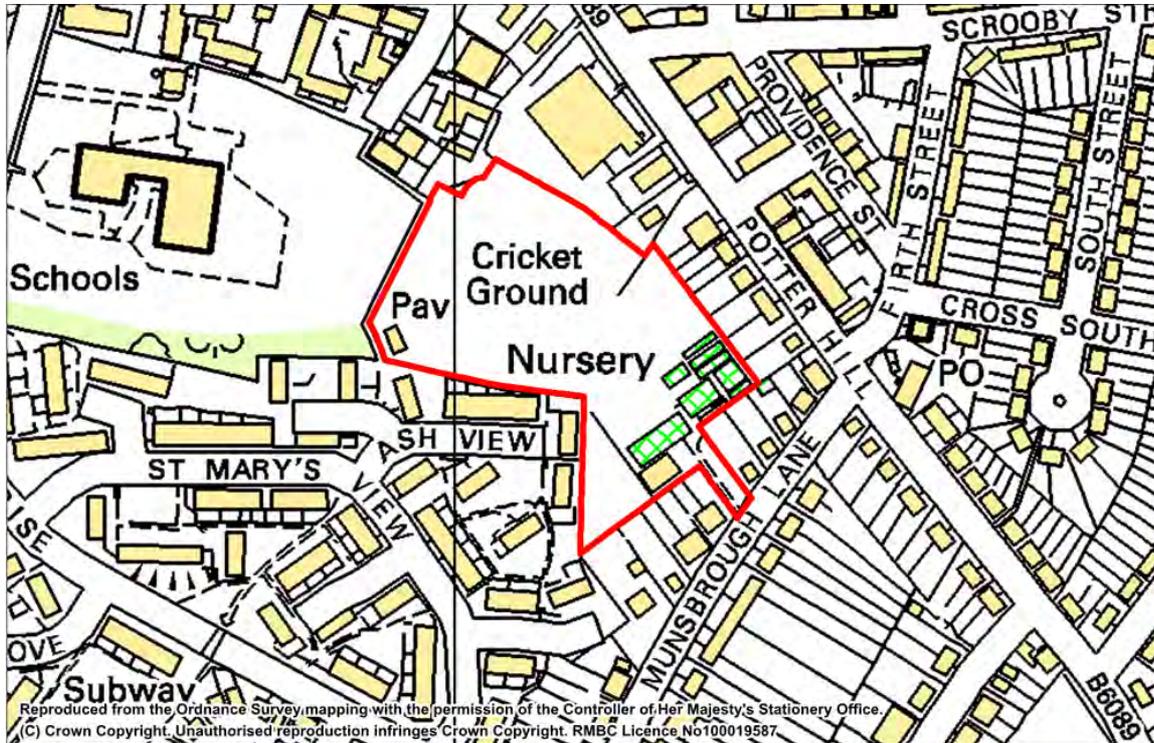
## 5.26

Allocation Reference: H5

Site Name: FORMER CRICKET GROUND OFF MUNSBOURGH LANE

Allocation: Residential      Site Area: 1.79ha      Capacity: 57 dwellings

Site LDF Reference: LDF0822



### Site Development Guidelines

1. The site has been split for the purposes of archaeological assessment and little or no archaeological objections to future development on area A of the site / Uncertain archaeological objections to allocation on area B (Area A / Area B – see report) in area B future development proposals will need to be supported with a Heritage Statement. **Development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.**
2. **Development proposals will need to be supported with a** A Heritage Statement shall be submitted with any subsequent planning application to identify the significance of off-site **historic heritage** assets that may be affected and to assess the impact of development upon them and their settings.
3. **The site contains a former cricket ground and development proposals which involve the loss of this facility will need to satisfy Policy SPxx Protecting Green Space.**
4. **The provision of new Green Space will be determined through an assessment of local needs as required to satisfy Policy SP xx New and Improvements to Existing Green Space.**

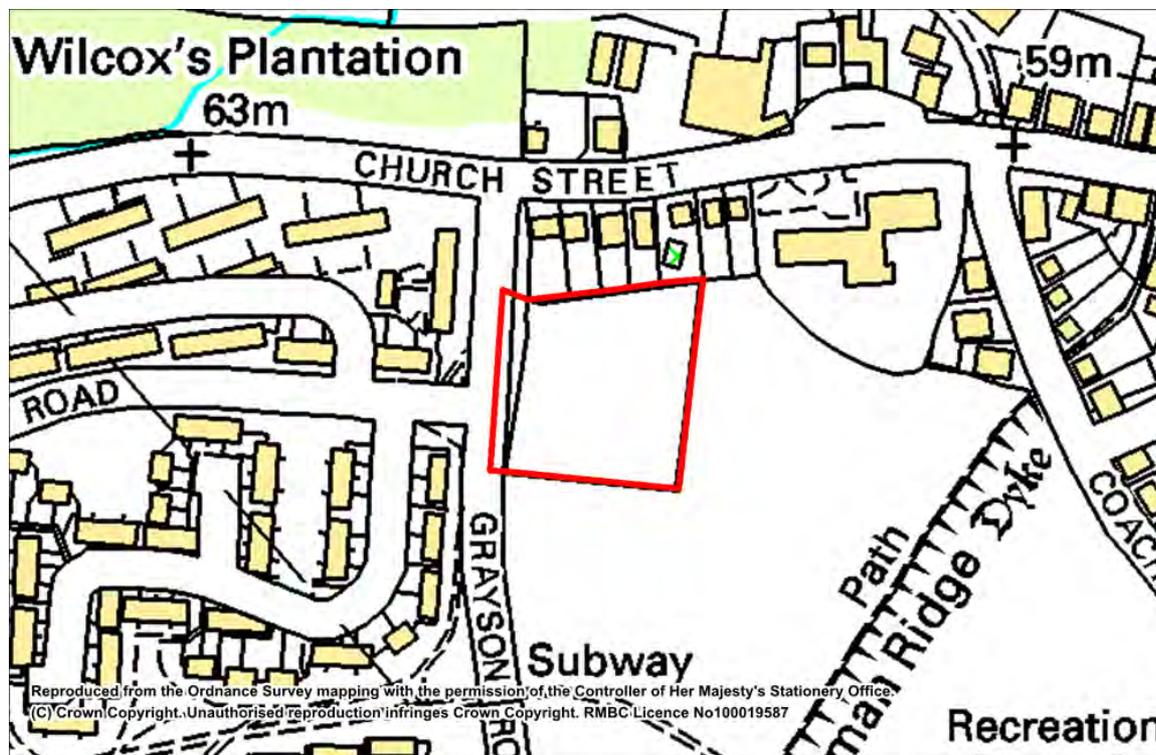
## 5.27

Allocation Reference: H6

Site Name: LAND BETWEEN GRAYSON RD & CHURCH ST, GREASBROUGH

Allocation: Residential      Site Area: 0.58ha      Capacity: 18 dwellings

Site LDF Reference: LDF0170



### Site Development Guidelines

1. Potential archaeological objections to allocation ~~f~~Future development proposals will need to be supported with a Heritage Statement **for Archaeology prepared in line with the requirements for site classification 1 highlighted yellow in table x.**
2. ~~Future d~~Development of this site for residential purposes will need to be sensitively designed to limit the impact on the surrounding Green Space **and adjacent Conservation Area.**

## 5.28

Allocation Reference: H7

Site Name: LAND BEHIND BRADGATE CLUB

Allocation: Residential

Site Area: 0.59ha

Capacity: 15 dwellings

Site LDF Reference: LDF0181



### Site Development Guidelines

1. Potential archaeological objections to allocation, ~~f~~Future development proposals will need to be supported with a Heritage Statement **for Archaeology prepared in line with the requirements for site classification 1 highlighted yellow in table x**
2. Highways access: ~~No insuperable accessibility problems envisaged, but access from A629 to be avoided.~~
3. A watercourse is present on this site. ~~A~~ Flood ~~r~~Risk **Assessment having regard to** ~~from~~ this watercourse and overland flows **will be required** should be assessed. Layout, floor, and ground levels need careful consideration.
4. **The site is within 250 metres of a geodiversity asset. There may be the opportunity to acquire knowledge about the buried geodiversity features of the area in the course of desk studies, boreholes or excavations, including those for services and foundations before and during the construction phase and by site visits for recording and assessment of relevant features by appropriate experts. These investigations can be timed to have little or no effect on the progress of the development.**

## 5.29

Allocation Reference: H8

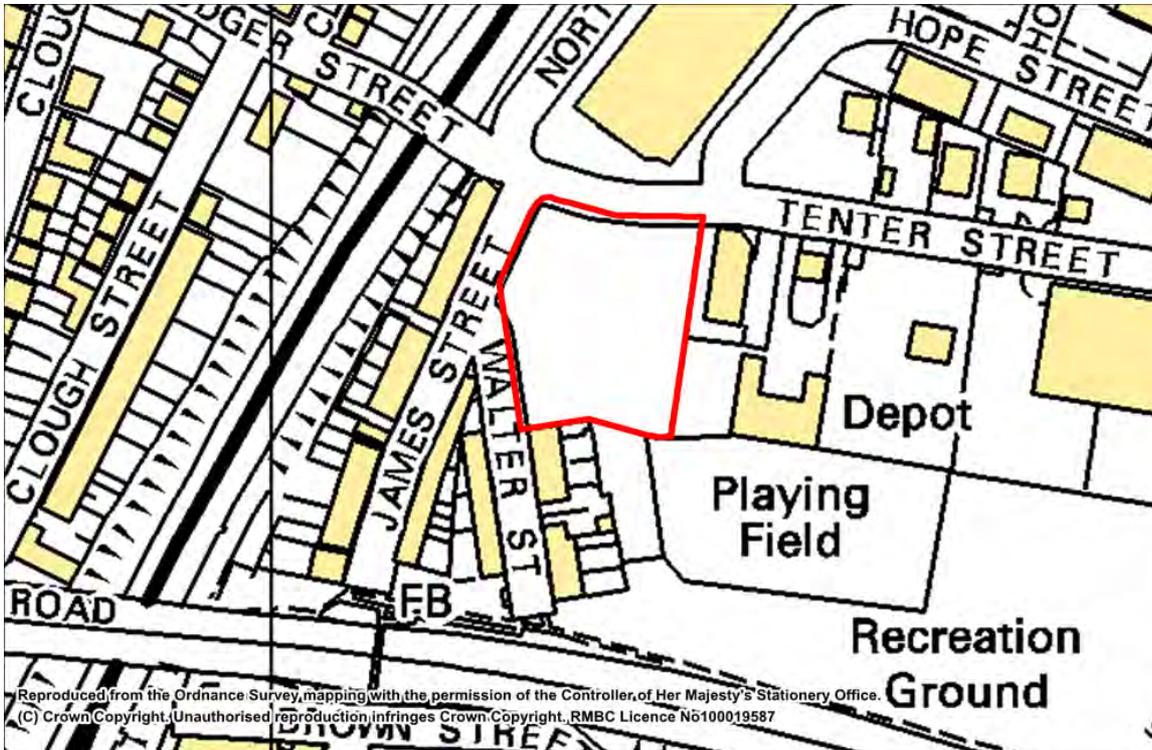
Site Name: FORMER THORNHILL PRIMARY SCHOOL

Allocation: Residential

Site Area: 0.53ha

Capacity: 13 dwellings

Site LDF Reference: LDF0027



### Site Development Guidelines

1. ~~There needs to be ecological assessment to inform development potential on site. A Phase 1 Habitat survey should be conducted.~~
2. ~~No insuperable accessibility problems envisaged with development on site although **A Transport Statement will be required which assesses the junction of Tenter Street with Greasbrough Street,** should be assessed. **A and the creation of a cycle / pedestrian link from the Green Space to the south-east through** to the Bassingthorpe Farm strategic allocation will need to be carefully considered in this location prior to any future development of this site.~~
  - ~~Consideration will need to be given to the impact of neighbouring uses on future residential or other sensitive development in this location.~~
3. **The site is within 250 metres of a geodiversity asset. There may be the opportunity to acquire knowledge about the buried geodiversity features of the area in the course of desk studies, boreholes or excavations, including those for services and foundations before and during the construction phase and by site visits for recording and assessment of relevant features by appropriate experts. These investigations can be timed to have little or no effect on the progress of the development.**

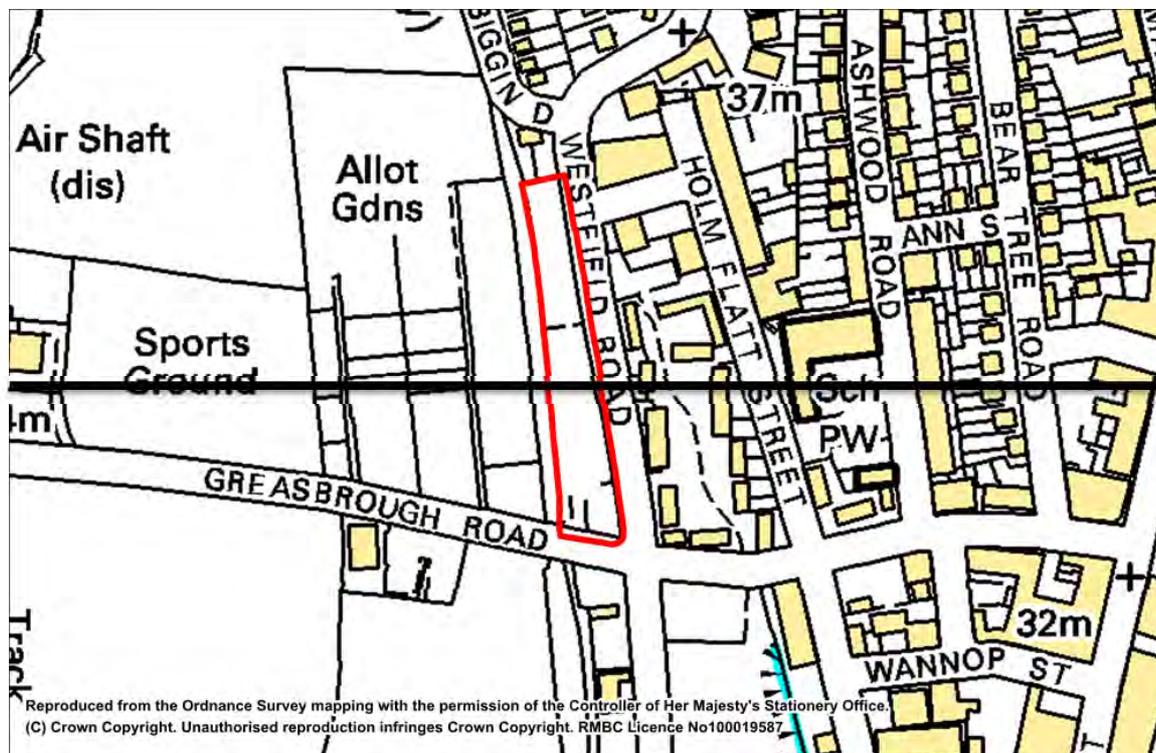
## 5.30

**Allocation Reference:** H10

**Site Name:** LAND OFF WESTFIELD ROAD, PARKGATE

**Allocation:** Residential — **Site Area:** 0.39ha — **Capacity:** 14 dwellings —

**Site LDF Reference:** LDF0103



### Site Development Guidelines

- Some parts of this site are predicted to be at high risk of surface water flooding particularly to the south. A Flood Risk Assessment will be required for any development on this site. These issues will need to be investigated further and the overall capacity of development on site and the layout will need to carefully consider the extent of any potential surface water flooding and mitigate for this issue.

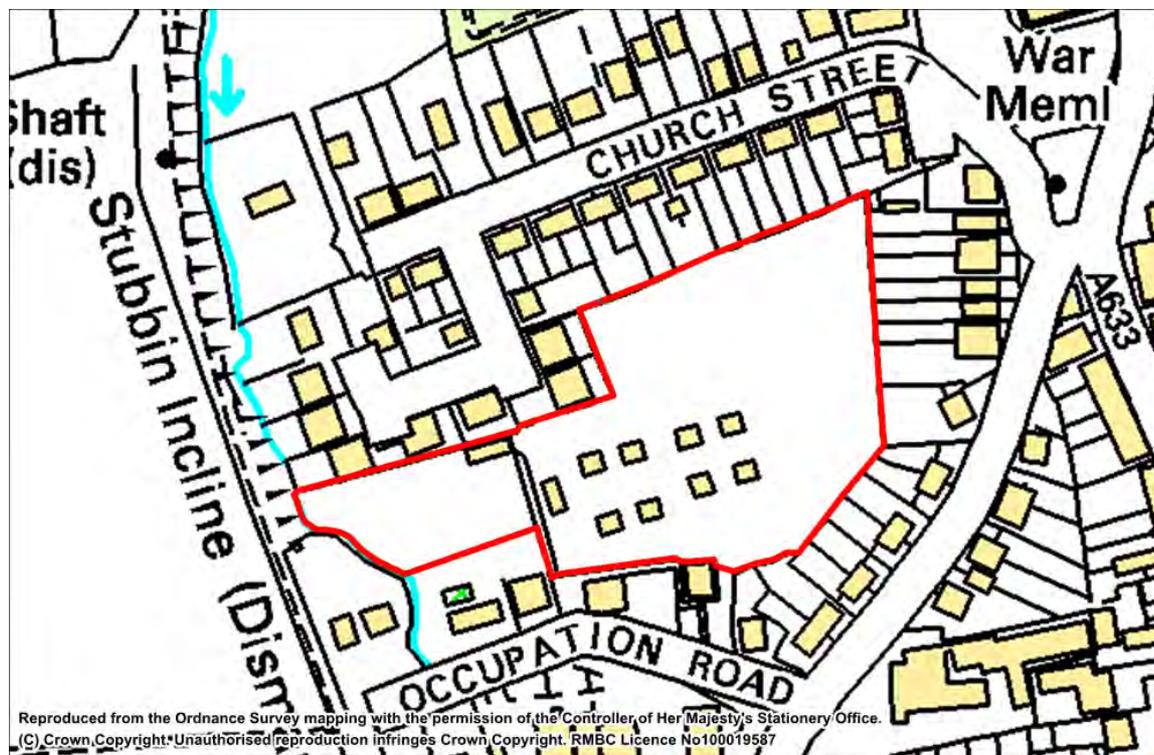
## 5.31

Allocation Reference: H11

Site Name: REAR OF PROPERTIES ON OCCUPATION ROAD, RAWMARSH

Allocation: Residential      Site Area: 1.50ha      Capacity: 48 dwellings

Site LDF Reference: LDF0074



### Site Development Guidelines

1. ~~Uncertain archaeological objections to allocation, f~~Future development proposals will need to be supported with a Heritage Statement **for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.**
2. ~~There are no ecological constraints but a~~Adjacent to Local Wildlife Site (LWS75: New Stubbin Colliery); **a Phase 1 Habitat survey will be required,** and future development should increase ~~a 15 metre -buffer~~ **to the LWS will be required** and may require survey to inform extent of development.
3. ~~Highways access: Significant accessibility issues envisaged~~ **A Transport Statement or Transport Assessment will be required to determine suitable access into the site.**
4. A watercourse is present on the western boundary of this site. **A Flood rRisk Assessment having regard to**~~from~~ **will be required.** ~~should be assessed~~
- ~~Topography may be an issue in considering future development proposals.~~

## 5.32

**Allocation Reference:** H13

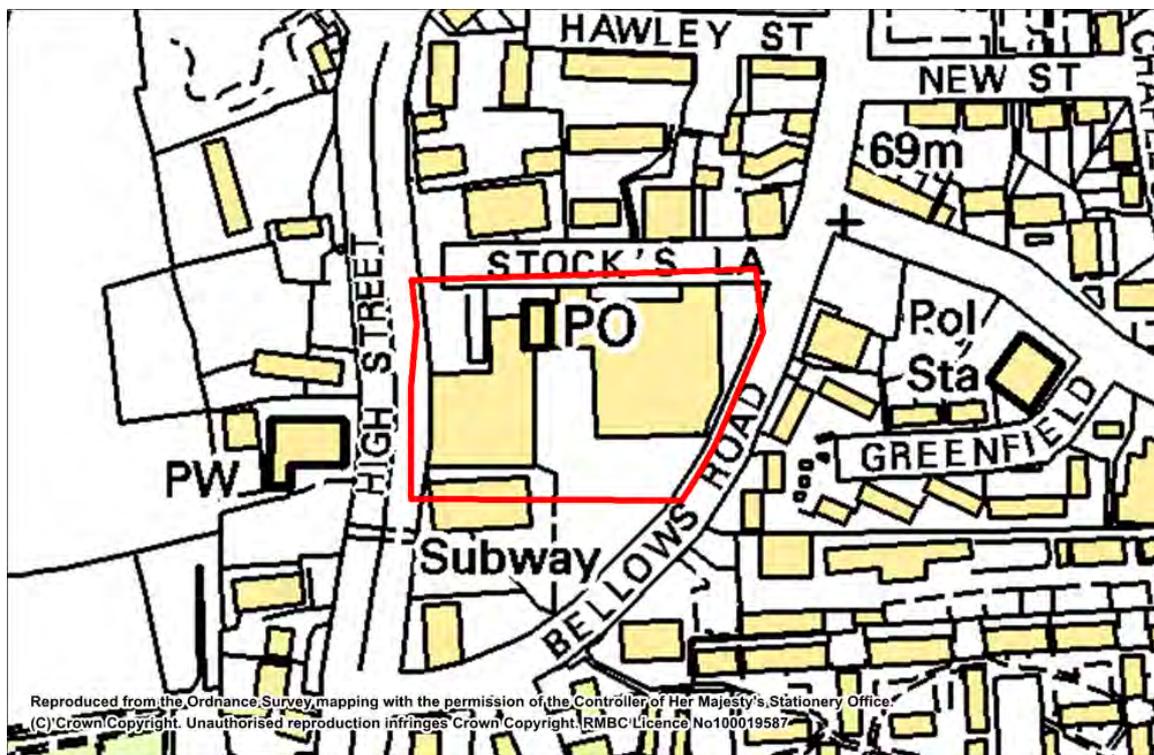
**Site Name:** BELLOWS ROAD CENTRE, RAWMARSH

**Allocation:** Residential

**Site Area:** 0.95ha

**Capacity:** 58 dwellings

**Site LDF Reference:** LDF0070



### Site Development Guidelines

Development has commenced to implement the extant planning application in the wider area.

1. Potential archaeological objections to allocation, fFuture development proposals will need to be supported with a Heritage Statement **for Archaeology prepared in line with the requirements for site classification 1 highlighted yellow in table x.**
- There are significant objections based on ecological constraints regarding protected species.

## 5.33

**Allocation Reference:** H14

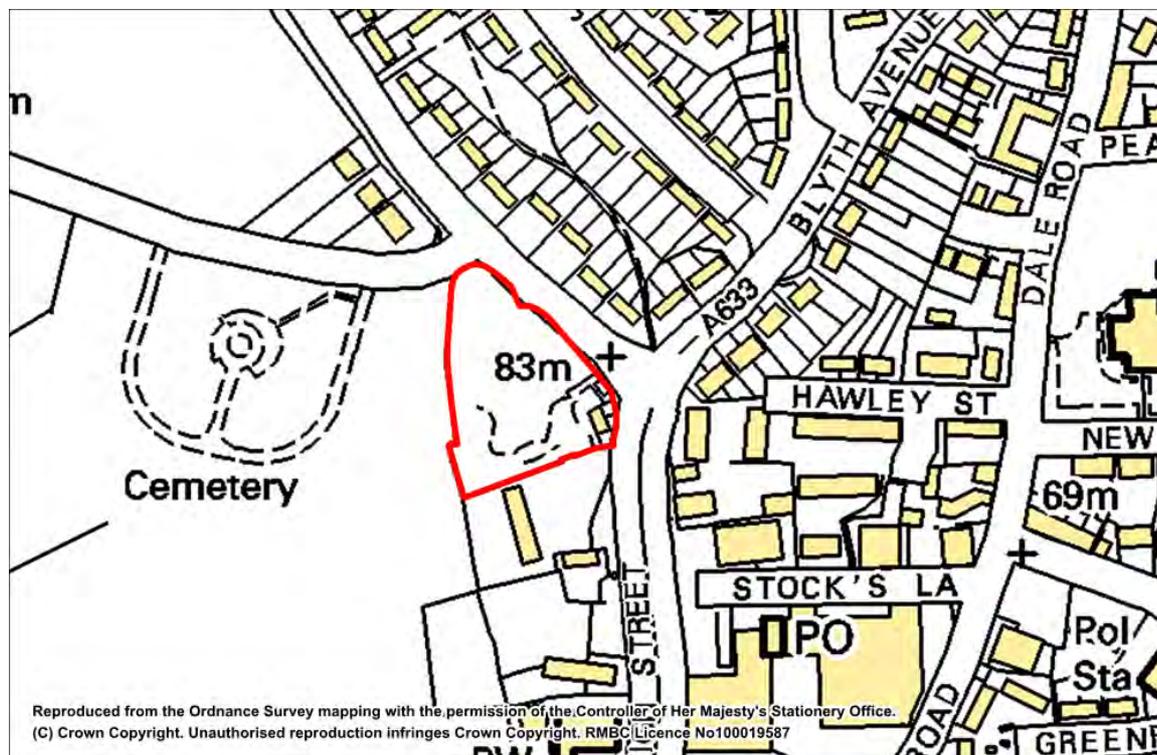
**Site Name:** LAND OFF HIGH STREET, RAWMARSH

**Allocation:** Residential

**Site Area:** 0.51ha

**Capacity:** 16 dwellings

**Site LDF Reference:** LDF0060



### Site Development Guidelines

1. ~~Potential archaeological objections to allocation,~~ Future development proposals will need to be supported with a Heritage Statement **for Archaeology prepared in line with the requirements for site classification 1 highlighted yellow in table x**
2. ~~It is noted that the site has an **The** underground watercourse beneath~~ **the site will require investigation and mitigation as appropriate** it.

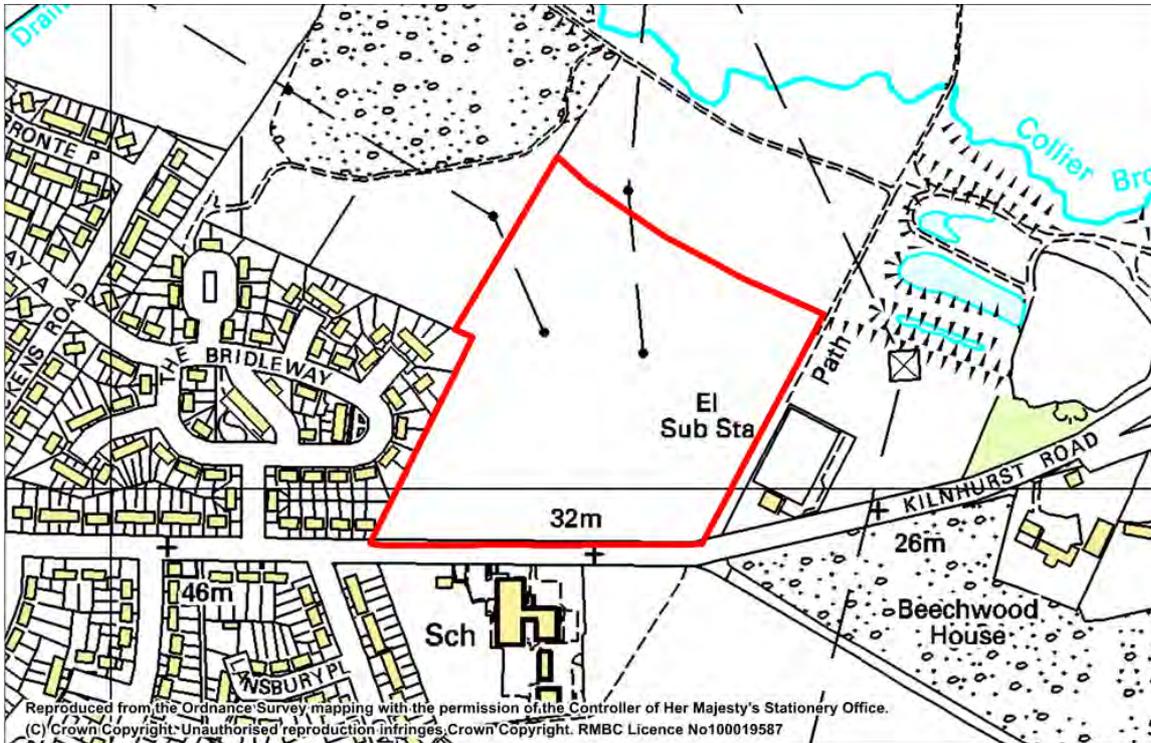
## 5.34

Allocation Reference: H15

Site Name: LAND NORTH OF KILNHURST ROAD, RAWMARSH

Allocation: Residential      Site Area: 4.63ha      Capacity: 97 dwellings

Site LDF Reference: LDF0691



### Site Development Guidelines

1. Uncertain archaeological objections to allocation, ~~f~~Future development proposals will need to be supported with a Heritage Statement **for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.**
2. There are significant ecological constraints. The site is adjacent to Local Wildlife Site (LWS077 Collier Brook and Marsh); and the presence of significant hedgerows are noted on site. Development would have little direct impact on the LWS but should increase buffer and consider the Green Infrastructure policy. **The site abuts a Local Wildlife Site (Collier Brook & Marsh LWS077) and a 15 metre buffer should be put in place. Perimeter hedgerows should be retained, and enhanced, unless agreed in writing with the Local Planning Authority.**
3. Highways access: Site remote from facilities other than school. Site access should take account of **the** highway bend and school opposite.
4. **A Flood Risk Assessment will be required to consider** ~~O~~verland flood routes need to be considered.

  - Retain and enhance existing vegetation, a 5m buffer offset from Green Belt boundary will be essential
5. Consideration will need to be given to creating **Development proposals shall provide** a strong structural landscape framework within which this development will sit. **Existing vegetation should be retained, and enhanced, unless agreed in writing with the Local Planning Authority.**
6. **A landscaping buffer to the Green Belt boundary and public rights of way network will be required.** Opportunities to fund the management, protection and

enhancement of a Green Infrastructure Asset and the creation of additional habitat and Green Space as part of any potential future development will require further exploration. **The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.**

- 7.** The preparation of a detailed Masterplan incorporating suitable design measures is essential. **Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.**

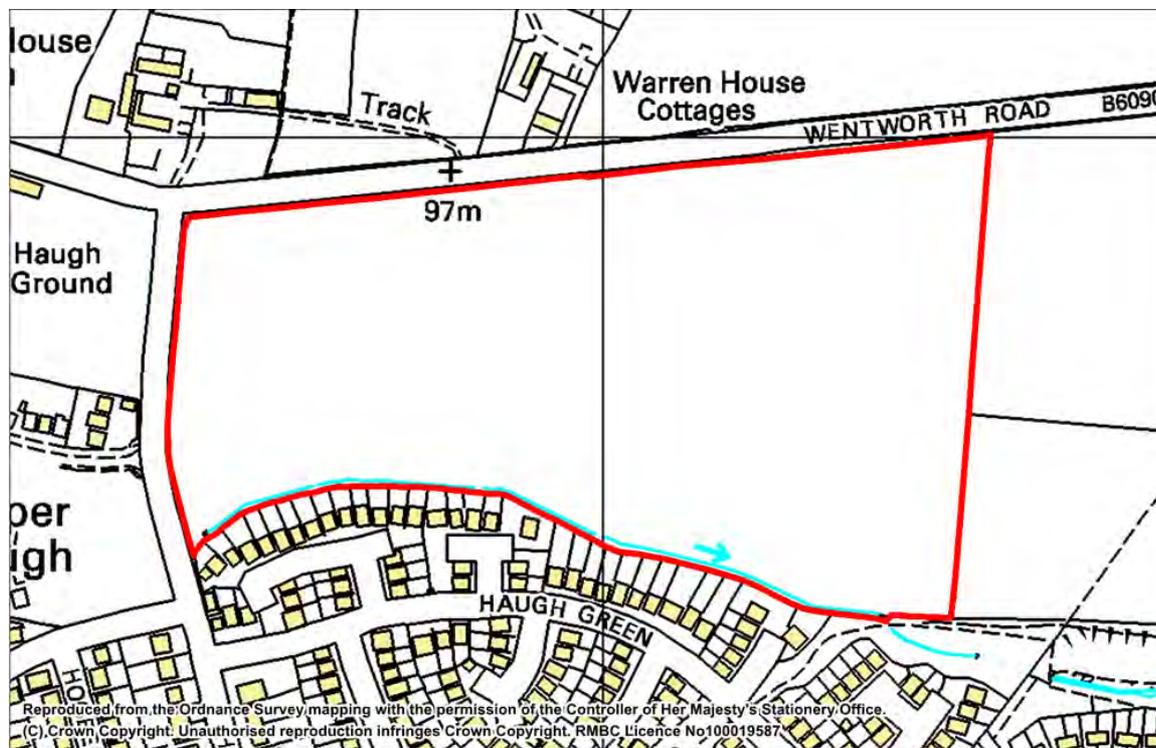
5.35

Allocation Reference: H16

Site Name: LAND EAST OF HARDING AVENUE, UPPER HAUGH

Allocation: Residential      Site Area: 10.49ha      Capacity: 291 dwellings

Site LDF Reference: LDF0761



#### Site Development Guidelines

1. Uncertain archaeological objections to allocation, fFuture development proposals will need to be supported with a Heritage Statement **for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.**
2. The site is within 250 metres of a geodiversity asset. There may be the **opportunity to acquire knowledge about the buried geodiversity features of the area in the course of desk studies, boreholes or excavations, including those for services and foundations before and during the construction phase and by site visits for recording and assessment of relevant features by appropriate experts. These investigations can be timed to have little or no effect on the progress of the development.**
3. There are no ecological constraints or recommendations although tThe site is in close proximity (to the east) to a Local Nature Reserve (Warren Vale) and Local Wildlife Site (LWS076) **and there is a watercourse to the southern boundary. A Phase 1 Habitat survey and protected species survey will be required to determine the ecological interest on site and any mitigation measures that may be required. Water resources within the LNR should not be compromised by any proposals.**
4. **A Transport Assessment will be required which addresses** tIssues of constructing new accesses to a **the** de-restricted **B6090 Wentworth rRoad, and** public transport accessibility and likely car-dominated development; there is a need to ensure accessibility by non-car modes.

- 5.** A watercourse and attenuation pond are present on this site. **A Flood Risk Assessment having regard to** ~~from this watercourse~~ **will be required** should be assessed.
- 6.** A Landscape Assessment will be needed to assess and manage the impact of potential new development on the **landscape character** Area of High Landscape Value and on natural landscape features such as trees and hedgerows.
- 7.** ~~Area of High Landscape Value impact: materials used in construction to follow the recently developed site at the Wickets (to the west). Retention and enhancement of~~ **Existing** boundary/ roadside vegetation **should be retained, and enhanced, unless agreed in writing with the Local Planning Authority.** ~~Consideration will need to be given to creating~~ **Development proposals shall provide** a strong structural landscape framework within which this development will sit. Opportunities to fund the management, protection and enhancement of a Green Infrastructure Asset and the creation of additional habitat and Green Space as part of any potential future development will require further exploration. **The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.**
- 8.** The preparation of a detailed Masterplan incorporating suitable design measures will be essential. **Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.**

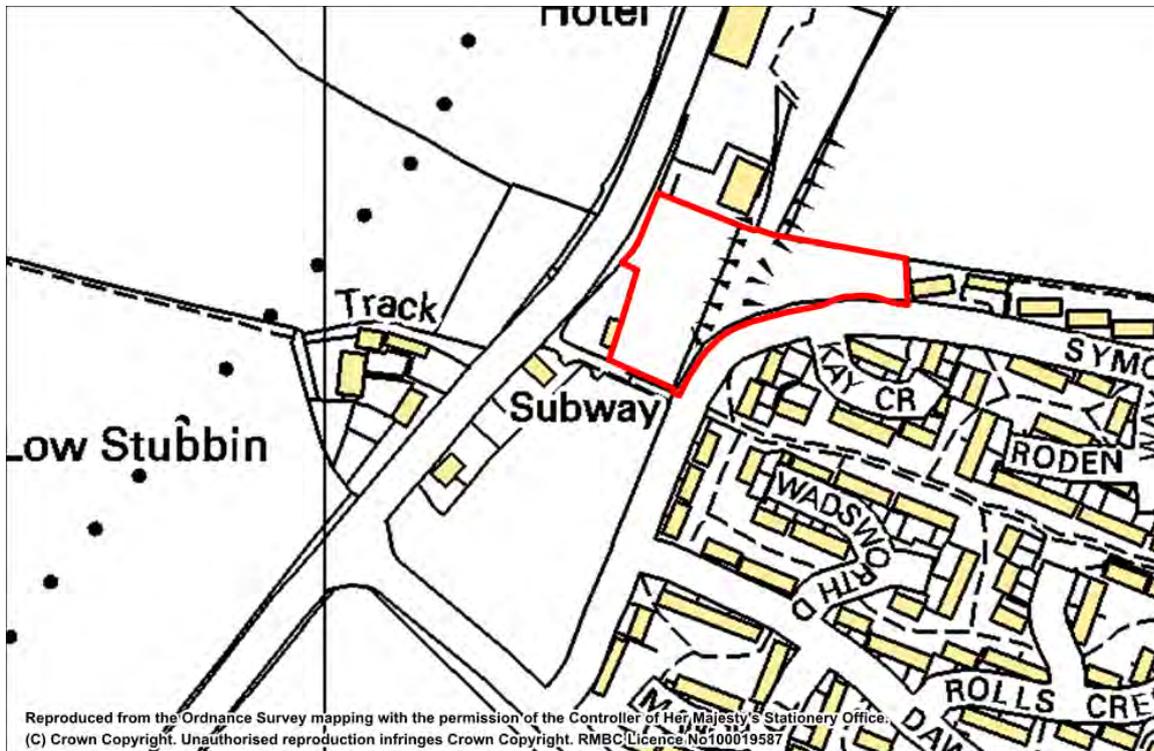
## 5.36

**Allocation Reference: H18**

**Site Name: LAND OFF SYMONDS AVENUE, UPPER HAUGH**

**Allocation: Residential      Site Area: 0.53ha      Capacity: 13 dwellings**

**Site LDF Reference: LDF0046**



### Site Development Guidelines

1. ~~Uncertain archaeological objections to allocation, f~~Future development proposals will need to be supported with a Heritage Statement **for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.**
- ~~• The site is 680 metres northeast of the Grade II\* Registered Park and Garden of Wentworth Woodhouse, however, there are no significant historic built environment constraints or recommendations to its development~~
- ~~• Highways access: Good public transport accessibility. Development of this site could provide an opportunity for a second point of vehicular access to the larger site the Wickets to the north.~~
2. Some parts of this site are predicted to be at high risk of surface water flooding **and**. **a** A Flood Risk Assessment will be required for any development on this site.
3. Area of High Landscape **character** Value impact: materials used in construction to follow the recently developed site at the Wickets (to the north). ~~Retention and enhancement of~~ **Existing** boundary/ roadside vegetation **should be retained and enhanced, unless agreed in writing with the Local Planning Authority.**

## 5.37

**Allocation Reference:** H19

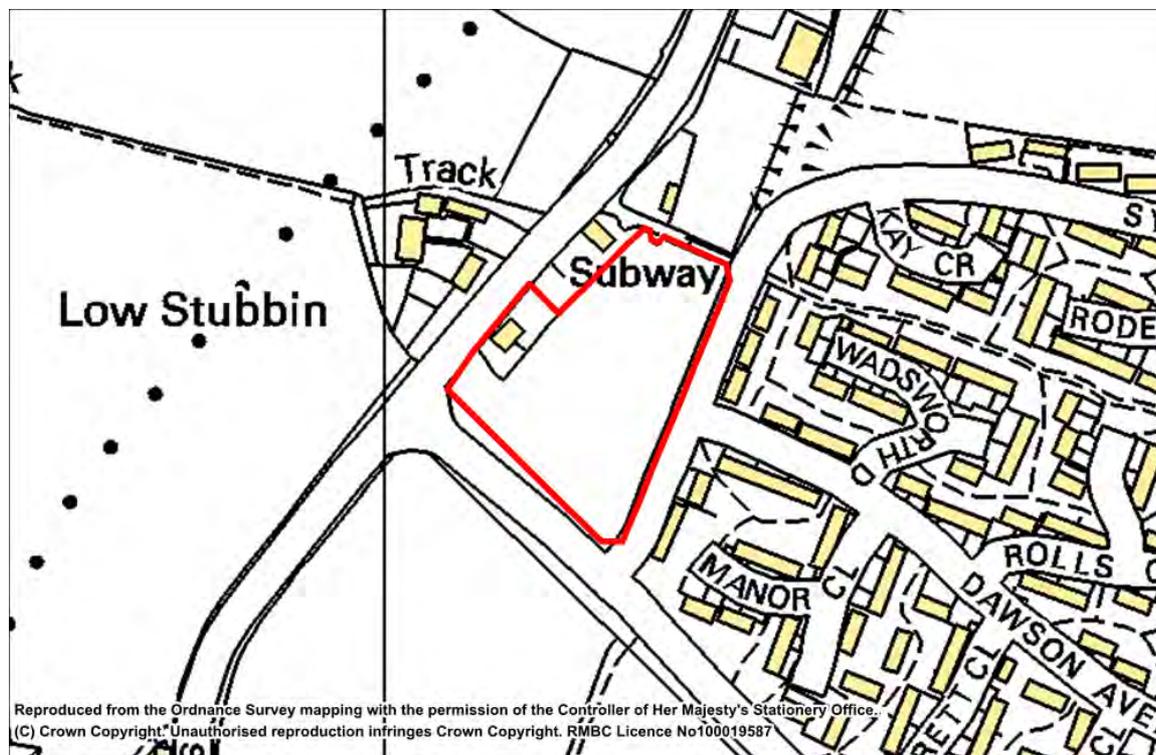
**Site Name:** LAND OFF STUBBIN ROAD, UPPER HAUGH

**Allocation:** Residential

**Site Area:** 0.89ha

**Capacity:** 21 dwellings

**Site LDF Reference:** LDF0045



### Site Development Guidelines

1. ~~Uncertain archaeological objections to allocation, f~~Future development proposals will need to be supported with a Heritage Statement **for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.**
- The site is 680 metres northeast of the Grade II\* Registered Park and Garden of Wentworth Woodhouse, however, there are no significant historic built environment constraints or recommendations to its development
2. ~~There needs to be ecological assessment to inform development potential or consideration of boundary amendment.~~ **A Phase 1 Habitat survey will be required.**
3. ~~Highways access: Good public transport accessibility but few facilities within walking distance although larger site to north has permission for residential.~~
4. **A Flood Risk Assessment will be required to consider t**The risk of surface water flooding should be assessed for this site. Consideration will need to be given to design of layout, floor and ground levels to eliminate the risks.
5. Area of High Landscape **character** Value impact: materials used in construction to follow the recently developed site at the Wickets (to the north). Retention and enhancement of **Existing** boundary/ roadside vegetation **including perimeter hedgerows should be retained and enhanced, unless agreed in writing with the Local Planning Authority.**

5.38

Allocation Reference: H20

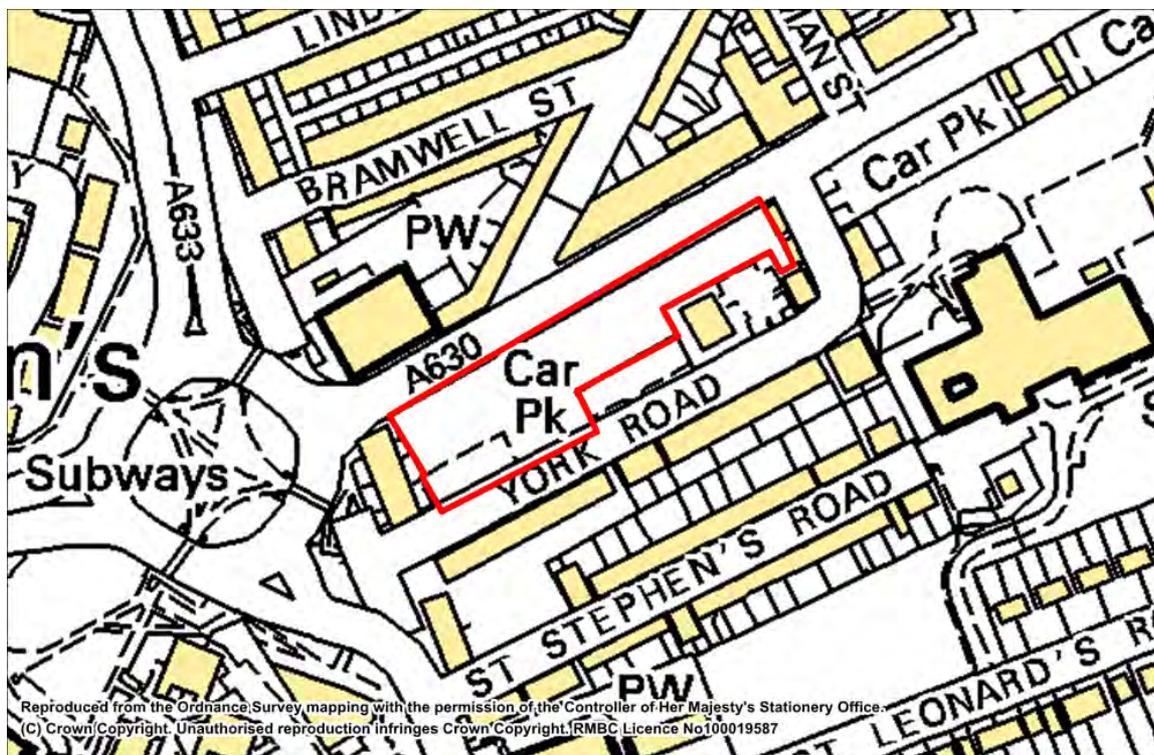
Site Name: LAND OFF YORK ROAD, ST. ANN'S

Allocation: Residential

Site Area: 0.47ha

Capacity: 30 dwellings

Site LDF Reference: LDF0065



### Site Development Guidelines

Grant of planning permission for 12 dwelling houses in 2012.

1. Highways access: no insuperable accessibility problems if current car park use can be abandoned. **A Transport Statement will be required and** Avoid direct vehicular access to Fitzwilliam Road **shall be avoided.**
2. **This site is** Located within an Air Quality Management Area, and an Air Quality Assessment will be essential.

## 5.39

Allocation Reference: H21

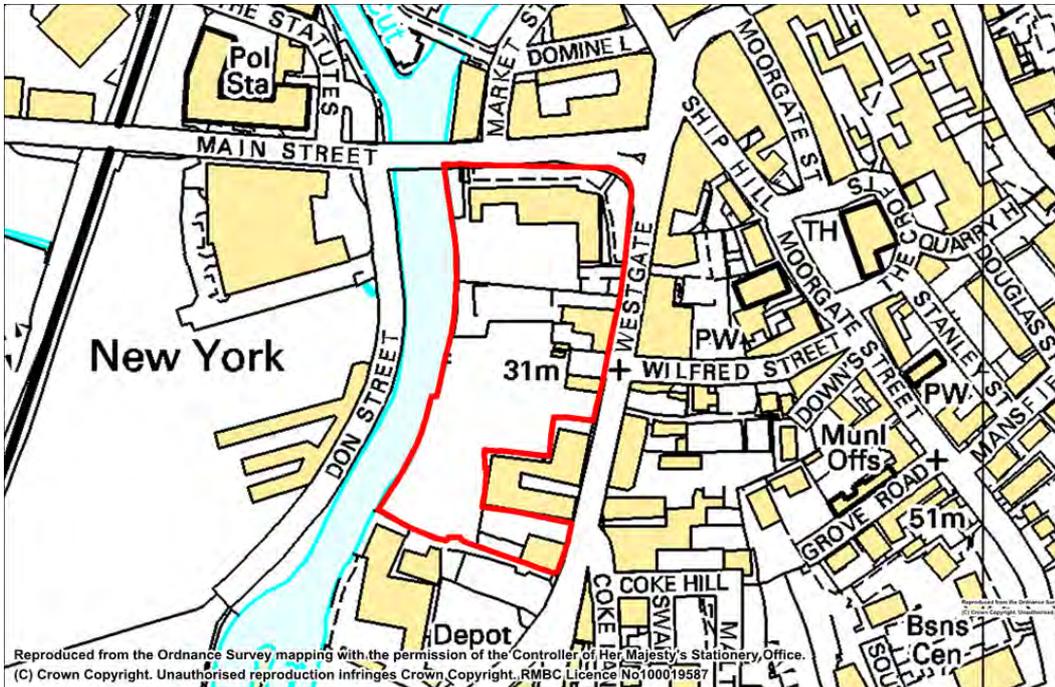
Site Name: LAND TO WEST OF WESTGATE, ROTHERHAM TOWN CENTRE

Allocation: Residential

Site Area: 2.70ha

Capacity: 143 dwellings

Site LDF Reference: LDF0575



### Site Development Guidelines

1. Potential archaeological objections to allocation, ~~f~~**Future development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 1 highlighted yellow in table x.**

  - ~~• A Heritage Statement shall be submitted with any subsequent planning application to identify the significance of on and off-site assets that may be affected and to assess the impact of development upon them and their settings.~~
2. As **This is** a highly visible site on the south western edge of the Town Centre Conservation Area and ~~its~~ **in** proximity to listed buildings, including the Grade I Rotherham Minster, ~~;~~ **There will be a need for sensitive layout, design, scale, height and use of materials to ensure** makes it essential that development reflects **the** existing character and quality of the wider townscape **and does not have an adverse impact on heritage assets. A Heritage Statement shall be submitted to identify the significance of on and off-site historic heritage assets that may be affected and to assess the impact of development upon them and their settings.**

  - ~~• There will be a need for sensitive layout, design, scale, height and materials to ensure it contributes positively to its location and does not have an adverse impact on heritage assets.~~
3. In terms of mitigating impact on the character and setting of the Cutlers Arms, ~~g~~**Grade II** listed building, development on the Westgate frontage should be restricted to no more than three storey's in height.
4. There needs to be ecological assessment to inform development potential or consideration of boundary amendment. **Phase 1 Habitat and protected species**

**surveys will be required. The river is an important green corridor and riparian vegetation should be retained.**

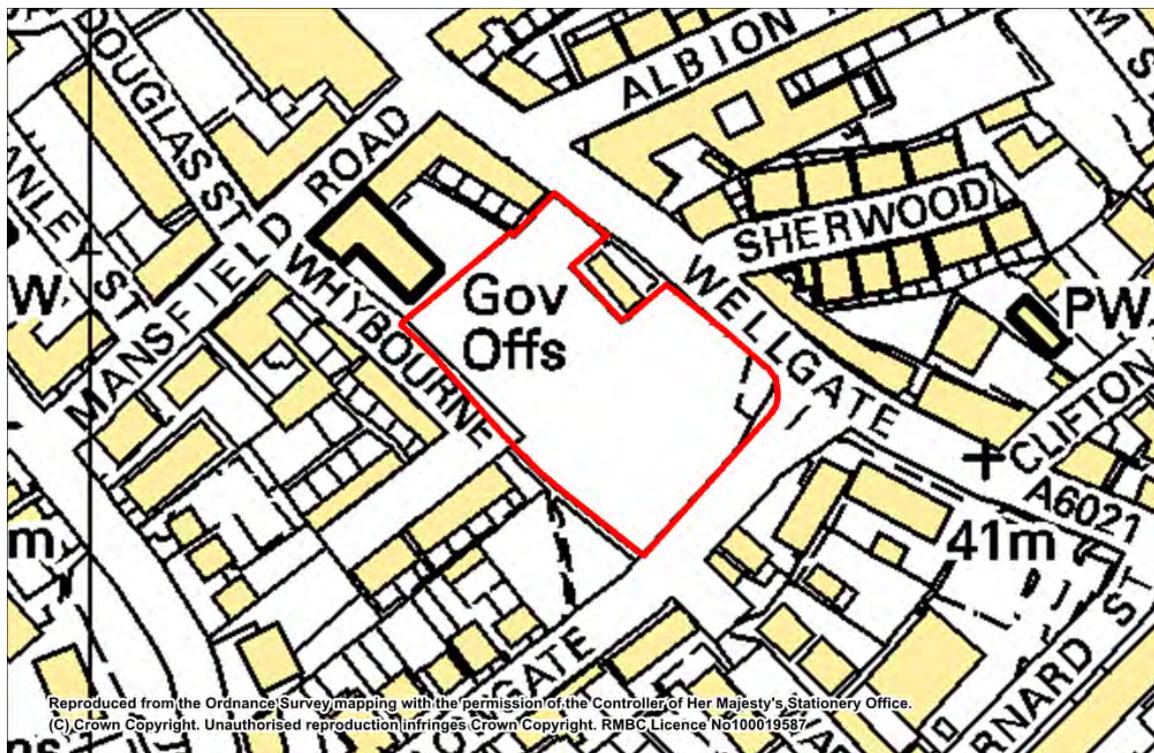
## 5.40

Allocation Reference: H22

Site Name: JUNCTION OF WELLGATE / HOLLOWGATE, ROTHERHAM TOWN CENTRE

Allocation: Residential      Site Area: 0.65ha      Capacity: 128 dwellings

Site LDF Reference: LDF0565



### Site Development Guidelines

1. The site has been split for the purposes of archaeological assessment and little or no archaeological objections to future development on area A of the site / Uncertain archaeological objections to allocation on area B (Area A / Area B – see report) in area B future development proposals will need to be supported with a Heritage Statement **for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.**

  - A Heritage Statement\* shall be submitted with any subsequent planning application to identify the significance and to assess the impact of development upon Wellgate Old Hall, a Grade II listed building, and its setting.
2. **This is Aa** visible site on one of the main routes into the town centre and immediately adjacent to **Wellgate Old Hall, a Grade II listed building. A Heritage Statement shall be submitted to identify the significance and to assess the impact of development proposals upon the listed building and its setting,** it is essential that development reflects the existing character and quality of the wider townscape to improve the historic character and sense of place.
3. **On the Wellgate frontage a building line is to be established, running in line with the rear elevation of Wellgate Old Hall. This area should be a visual buffer ensuring that views of the Hall along Wellgate are not obscured.**
4. **It is essential that development reflects the existing character and quality of the wider townscape to improve the historic character and sense of place.**

There is a need for careful consideration of layout, design, scale, height and **use of** materials to ensure development contributes positively to the **its** location.

- ~~On the Wellgate frontage a building line to be established, running in line with the rear elevation of Wellgate Old Hall. This area should be a visual buffer ensuring that views of the Hall along Wellgate are not obscured~~
  - ~~There needs to be ecological assessment to inform development potential or consideration of boundary amendment.~~
- 5.** There is a risk of surface water flooding to the north east part of the site. A Flood Risk Assessment will be required **which considers this**. Floor and ground levels need careful consideration in any drainage attenuation scheme.
  - 6.** The site is within an Air Quality Management Area and will require an Air Quality Assessment.

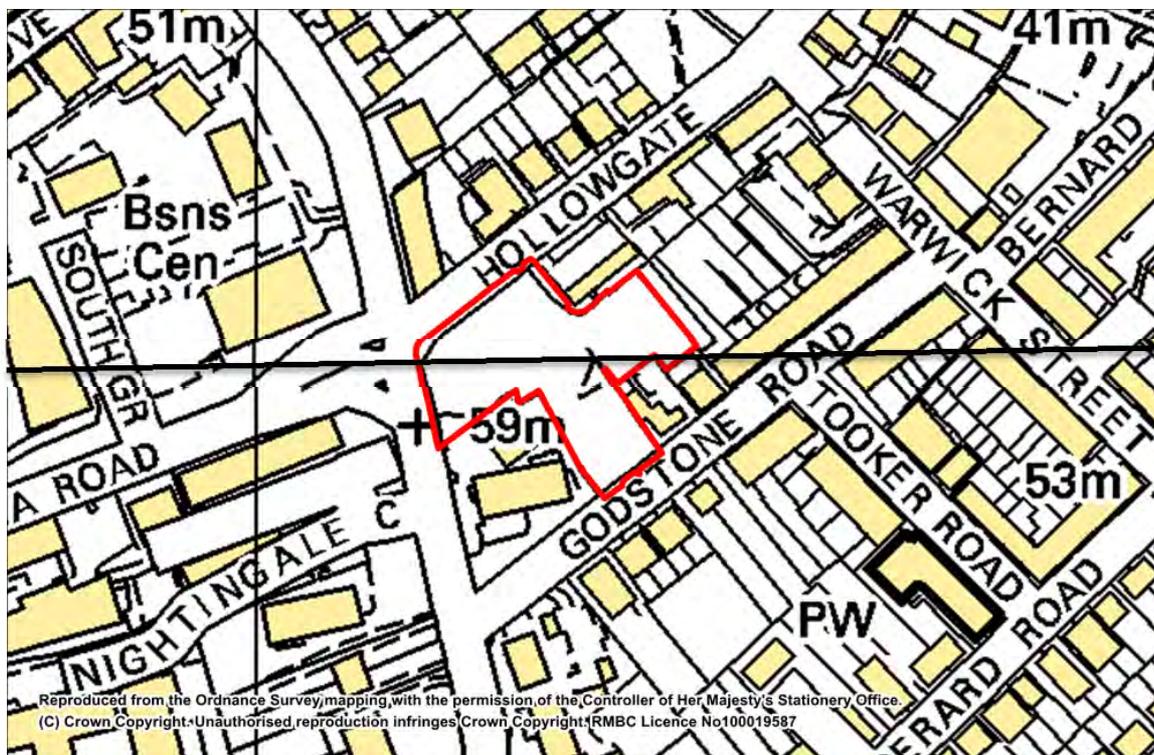
5.41

**Allocation Reference:** H23

**Site Name:** LAND OFF GODSTONE ROAD, ROTHERHAM TOWN CENTRE

**Allocation:** Residential — **Site Area:** 0.43ha — **Capacity:** 26 dwellings —

**Site LDF Reference:** LDF0563



### Site Development Guidelines

The site occupies a strategic position within the Moorgate Conservation Area. Tree Preservation Orders on site. Planning permission granted in 2008 for demolition of earlier structures on site and proposed development for 60 dwellings. Planning permission has been implemented and is, therefore, still valid. In view of the previous permission it is proposed to allocate this site as a residential allocation. Previous grant of permission proposed to retain the north and west facades of Victorian Moorgate House incorporated into any future development.

## 5.42

**Allocation Reference: H24**

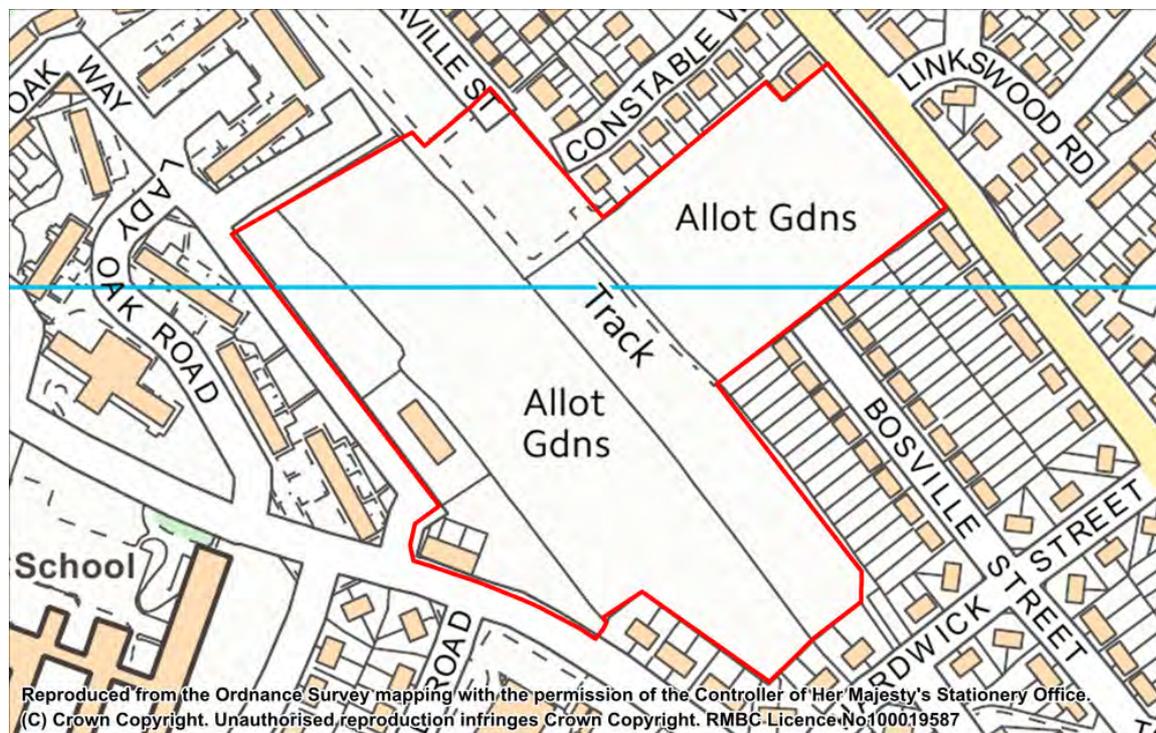
**Site Name: DALTON ALLOTMENT SITE**

**Allocation: Residential**

**Site Area: 4.28ha**

**Capacity: 150 dwellings**

**Site LDF Reference: LDF0077**



### Site Development Guidelines

- ~~1. Uncertain archaeological objections to allocation; f~~Future development proposals will need to be supported with a Heritage Statement **for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.**
- ~~2. There needs to be ecological assessment to inform development potential or consideration of boundary amendment.~~ **A Phase 1 Habitat survey and protected species surveys will be required. There is the potential for bat roosts in trees which should be investigated. There are several hedgerows in the western part of the site and semi-mature trees on site which should, be retained and enhanced, unless agreed in writing with the Local Planning Authority.**
- ~~3. Highways access; Current planning application supported by A~~ Transport Assessment **will be required which includes consideration of any** ~~No insuperable accessibility problems envisaged but off site mitigation~~ **which** may be required regarding Mushroom Roundabout.

## 5.43

Allocation Reference: H25

Site Name: LAND NORTH WEST OF DONCASTER ROAD, DALTON

Allocation: Residential      Site Area: 0.63ha      Capacity: 38 dwellings

Site LDF Reference: LDF0134



### Site Development Guidelines

1. Uncertain archaeological objections to allocation, future development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.
  2. The site is within 250 metres of a geodiversity asset. There may be the opportunity to acquire knowledge about the buried geodiversity features of the area in the course of desk studies, boreholes or excavations, including those for services and foundations before and during the construction phase and by site visits for recording and assessment of relevant features by appropriate experts. These investigations can be timed to have little or no effect on the progress of the development.
  3. Opportunities to link into the Public Right Of Way on the western boundary of the site should be explored.
- Highways access: accessibility issues re. Doncaster Road and Mushroom Roundabout

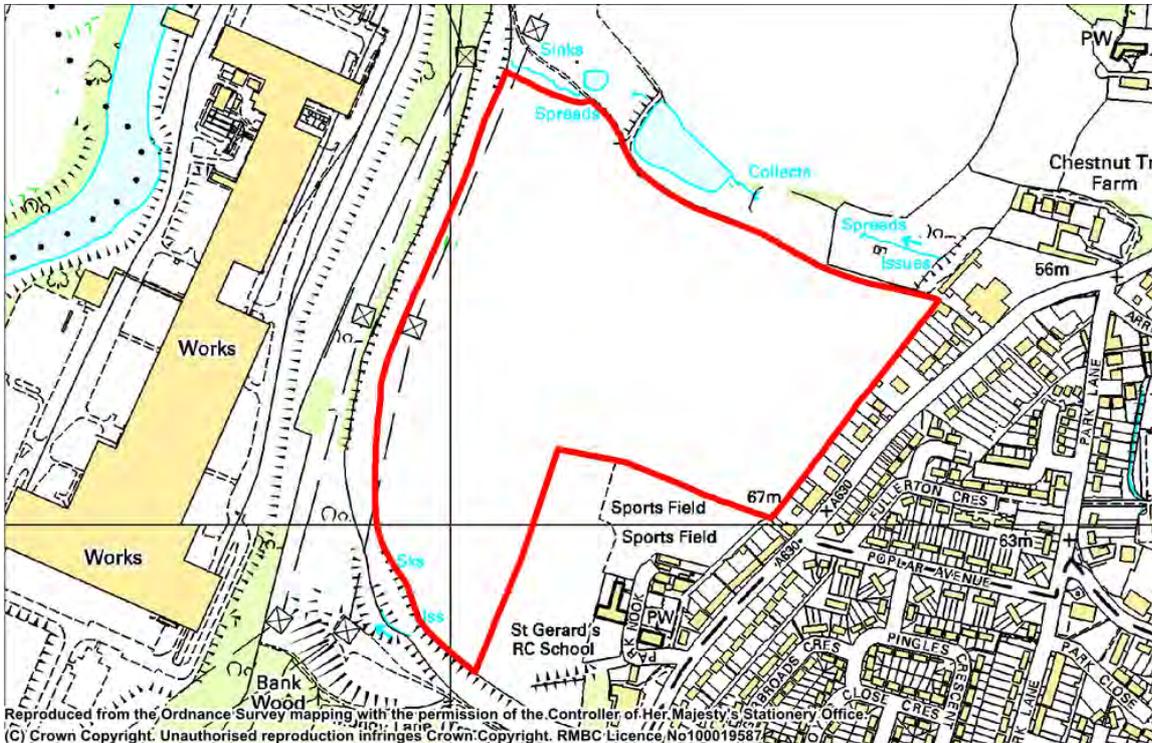
## 5.44

**Allocation Reference: H26**

**Site Name: NORTH OF ST GERARDS SCHOOL, WEST OF DONCASTER RD**

**Allocation: Residential      Site Area: 16.73ha      Capacity: 351 dwellings**

**Site LDF Reference: LDF0192**



### Site Development Guidelines

- 1.** There are significant ecological constraints to future development on site. **This site abuts a Local Wildlife Site (Thrybergh Tip LWS079) on its north-eastern border. A 15 metre buffer will be required here. A Phase 1 Habitat survey and protected species surveys will be required. Water resources within the LWS should not be compromised by any proposals.** Buffering of Local Wildlife Site (LWS79 Thrybergh Tip) to the north will be essential.
- 2.** Highways access; a **Additional land/demolition will be required to enable** allow construction of suitable accesses. An access at the Foster petrol filling station site could accommodate a certain number of dwellings with little traffic impact due to the number of existing **current** turning movements. A Transportation Assessment TA will be **required** needed to determine this.
- 3.** Development of this site will be **dependent on achieving access from** require detailed consideration of the site to north east at Fosters Garden Centre: H27.
- 4.** Area of High Landscape **character** Value impact: the roof colour will be key to reducing visual impact typically grey roof colours recede and red colours are more prominent.
- 5.** A Landscape Assessment will be needed to assess and manage the impact of potential new development on the **landscape character** Area of High Landscape Value and on natural landscape features such as trees and hedgerows.
- 6.** Consideration will need to be given to creating **Development proposals shall provide** a strong structural landscape framework within which this development will sit. **Existing vegetation should be retained, and enhanced, unless agreed in**

**writing with the Local Planning Authority.** Opportunities to fund the management, protection and enhancement of a Green Infrastructure Asset and the creation of additional habitat and Green Space as part of any potential future development will require further exploration.

- 7. The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.**
- 8. The site is within 250 metres of a geodiversity asset. There may be the opportunity to acquire knowledge about the buried geodiversity features of the area in the course of desk studies, boreholes or excavations, including those for services and foundations before and during the construction phase and by site visits for recording and assessment of relevant features by appropriate experts. These investigations can be timed to have little or no effect on the progress of the development.**
- 9. Given the site's proximity to the steel works to the west a noise impact assessment will be required.**
- 10. The preparation of a detailed Masterplan incorporating suitable design measures will be essential. Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.**

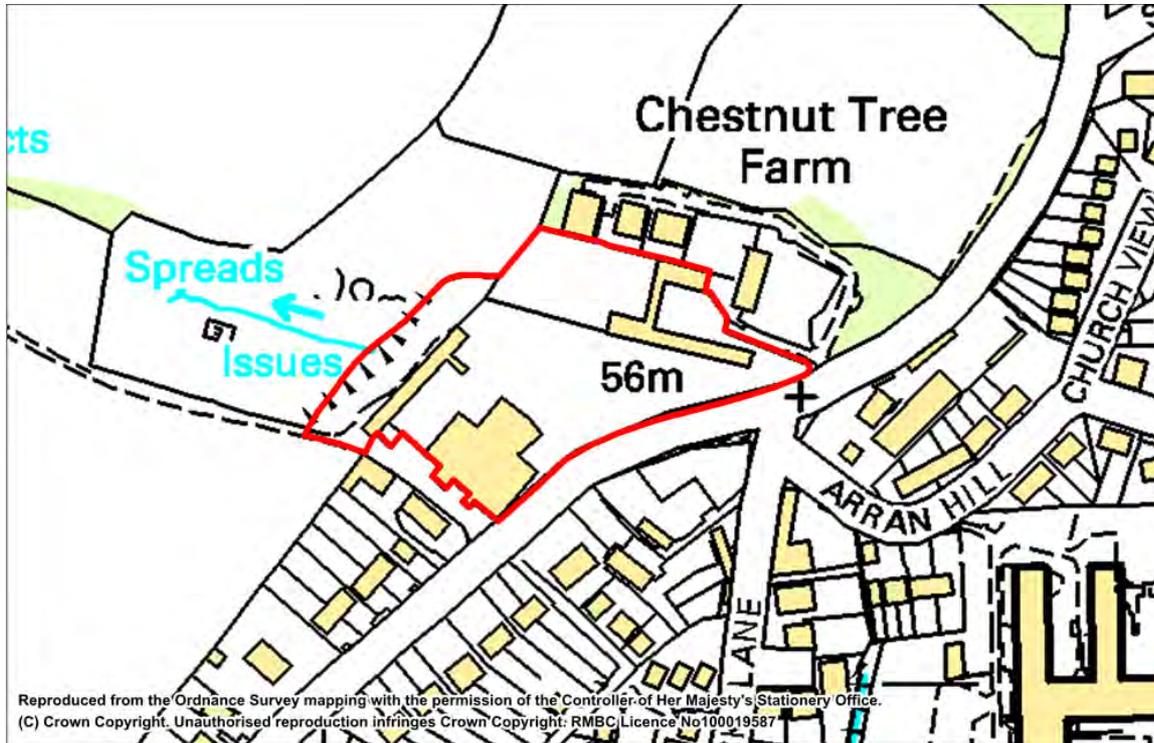
## 5.45

Allocation Reference: H27

Site Name: FOSTERS GARDEN CENTRE, DONCASTER RD, THRYBERGH

Allocation: Residential      Site Area: 1.25ha      Capacity: 40 dwellings

Site LDF Reference: LDF0826



### Site Development Guidelines

1. Potential archaeological objections to allocation, future development proposals will need to be supported with a Heritage Statement **for Archaeology prepared in line with the requirements for site classification 1 highlighted yellow in table x.**
  2. A Heritage Statement shall be submitted with any subsequent planning application to identify the significance of on and off-site **historic heritage** assets that may be affected and to assess the impact of development upon them and their settings.
  3. The listed building, along with the unlisted ancillary buildings **that contribute to the setting and significance of the listed building**, shall be restored and enhanced for positive re-use, residential usage will be favourably considered.
  4. The courtyard to the north, formed by these buildings, shall be used as curtilage for any future development thereby protecting the setting of this grouping of significant buildings. Development proposals to the south shall also respect the setting of this group of buildings.
  5. There needs to be ecological assessment to inform development potential and to consider the extent of the development boundary, site is adjacent to Local Wildlife Site 079 (Thrybergh Tip). Site is currently developed and future development should ensure that no adverse impact results on water flow and quality to the LWS and should increase buffer. **The impact of any development on the adjoining LWS (Thrybergh Tip LWS079) to the west should be carefully considered. Water resources on the LWS should not be compromised. The undeveloped green strip shall be left as a buffer.**
- ~~Within a regionally important Green Infrastructure corridor.~~

6. ~~Highways access: An access at the Foster petrol filling station site could accommodate a certain number of dwellings with little traffic impact due to the number of existing turning movements. However,~~ This site is essential to enabling development of land to the south (housing allocation H26). ~~A~~ **and a** Transportation Assessment will **be required to** determine any future access to adjoining land as well as considering the development of this smaller site. The Council will not support the development of this site without ensuring that access to H26 can be achieved.
7. A culverted watercourse crosses this site. The risk of flooding from this watercourse should be assessed **as part of a Flood Risk Assessment**.
8. ~~Area of High Landscape~~ **character** Value impact: the roof colour will be key to reducing visual impact typically grey roof colours recede and red colours are more prominent.
9. A detailed Design Code **Masterplan incorporating suitable design measures** to **and** **considering** the issues raised for this site and the adjacent site H26 to the south will be essential. **Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.**

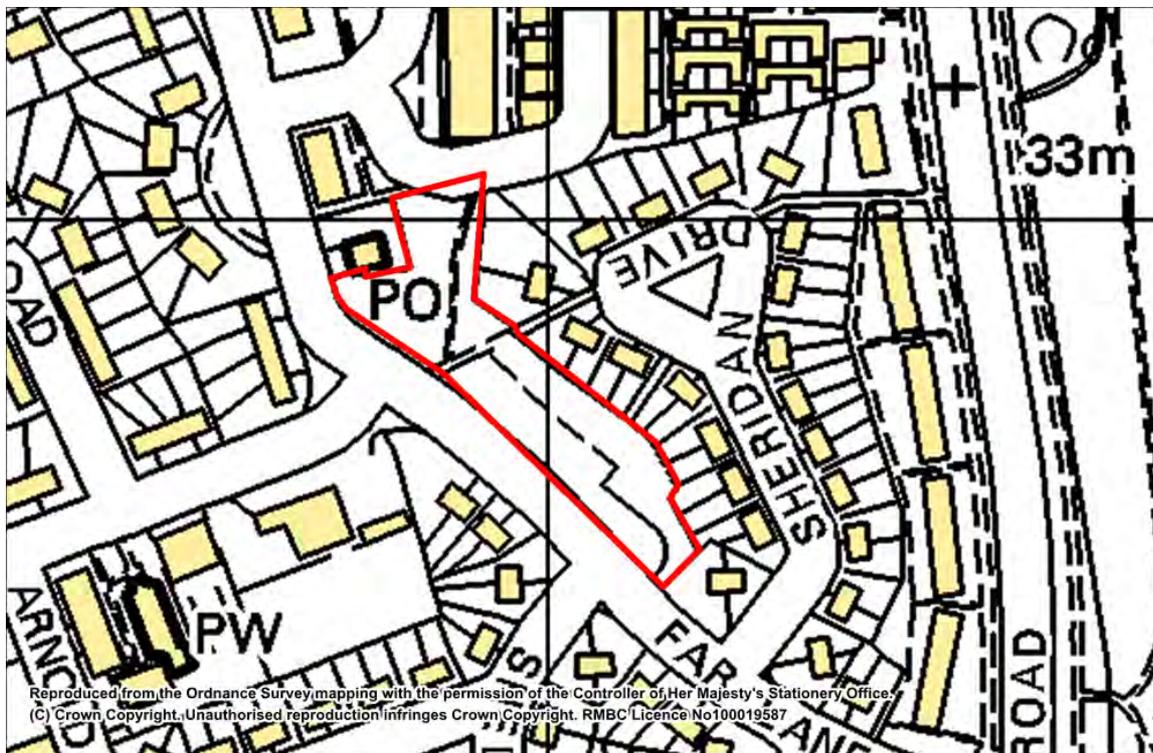
5.46

Allocation Reference: H28

Site Name: OFF FAR LANE, EAST DENE

Allocation: Residential      Site Area: 0.41ha      Capacity: 13 dwellings

Site LDF Reference: LDF0130



#### Site Development Guidelines

1. Uncertain archaeological objections to allocation, future development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.

## 5.47

Allocation Reference: H29

Site Name: BOSWELL STREET / ARUNDEL ROAD, HERRINGTHORPE

Allocation: Residential      Site Area: 1.90ha      Capacity: 61 dwellings

Site LDF Reference: LDF0088



### Site Development Guidelines

This is the site of a former pavilion and Council glasshouse complex, both of which are no longer required.

- 1.** There needs to be ecological assessment to inform development potential and consideration given to amending the site boundary if necessary. **A Phase 1 Habitat survey and protected species surveys shall be conducted. There is the potential for bat roosts in trees which shall also be investigated. There are significant hedgerows in the western part of the site and the semi-mature trees, shall be retained in any future development, unless agreed in writing with the Local Planning Authority.**
- 2.** Highways access: **A Transport Statement will be required which addresses concerns with providing** Significant accessibility problems re. any development requiring an adoptable access road unless land adjacent the former caretakers house at Boswell Street is available.
- 3.** Future development **proposals** of this site for residential purposes will need to be sensitively designed to limit the impact on the surrounding Green Space.
- 4.** **The provision of new Green Space and community facilities will be determined through an assessment of local needs as required to satisfy Policy SP xx New and Improvements to Existing Green Space and Policy SP xx Access to Community Facilities.**

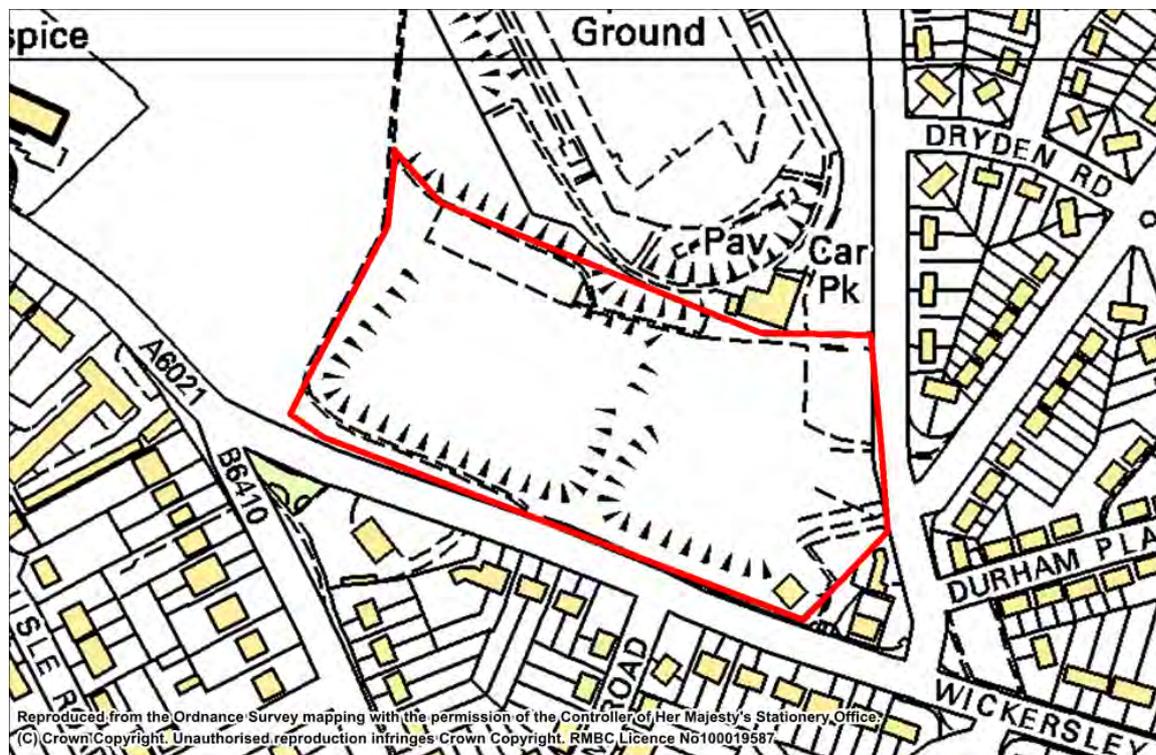
5.48

Allocation Reference: H30

Site Name: SITE OF FORMER HERRINGTHORPE LEISURE CENTRE

Allocation: Residential      Site Area: 3.04ha      Capacity: 97 dwellings

Site LDF Reference: LDF0089



### Site Development Guidelines

- 1. A Flood Risk Assessment will be required which includes consideration of Assessment of overland flow routes required.**
- 2. Future development proposals of this site for residential purposes will need to be sensitively designed to limit the impact on the surrounding Green Space.**
- 3. The provision of new Green Space and community facilities will be determined through an assessment of local needs as required to satisfy Policy SP xx New and Improvements to Existing Green Space and Policy SP xx Access to Community Facilities.**

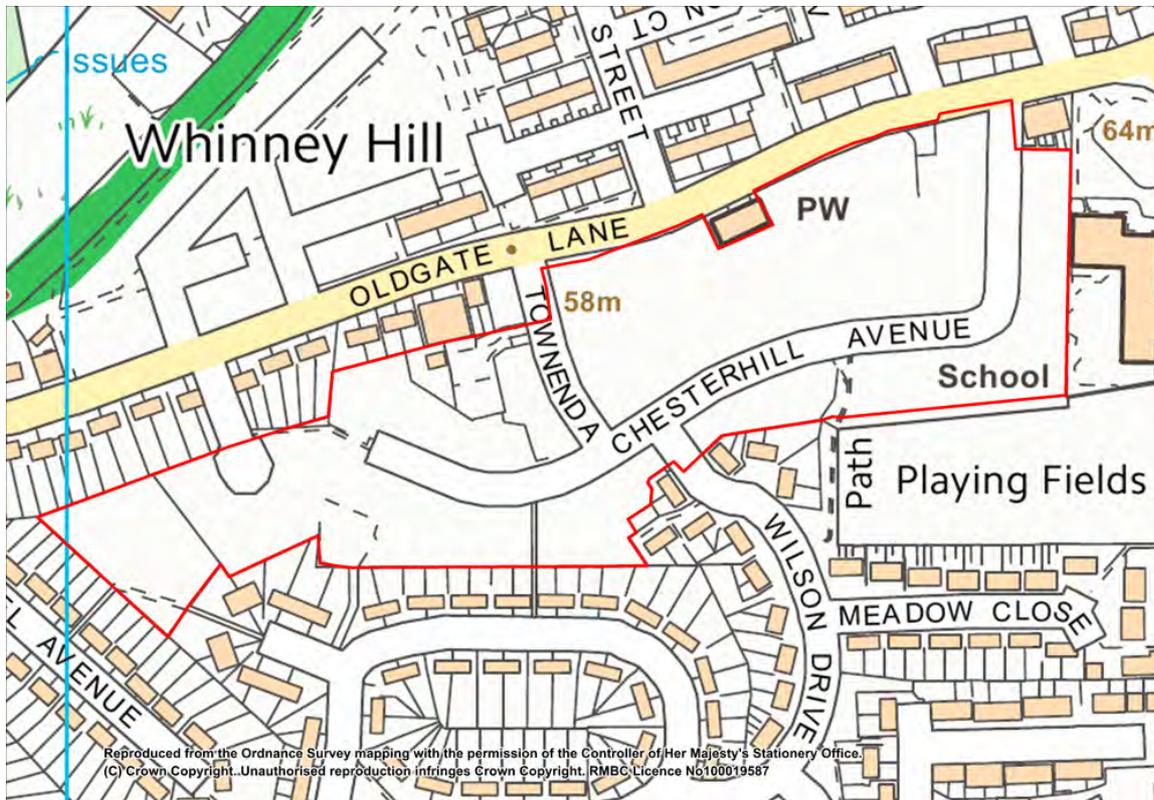
## 5.49

**Allocation Reference:** H31

**Site Name:** CHESTERHILL AVENUE, THRYBERGH

**Allocation:** Residential      **Site Area:** 4.60ha      **Capacity:** 148 dwellings

**Site LDF Reference:** LDF0198 + LDF0199 + LDF0200



### Site Development Guidelines

This site is part of the Chesterhill housing regeneration scheme; former properties on this site have been cleared to leave a vacant site suitable for redevelopment

- 1.** A watercourse is present on this site. **A Flood Risk Assessment having regard to** from this watercourse and overland flows **will be required** should be assessed.
- -Re-development of this site should make an appropriate provision of Green Space to serve the needs of the incoming community.

5.50

Allocation Reference: H32

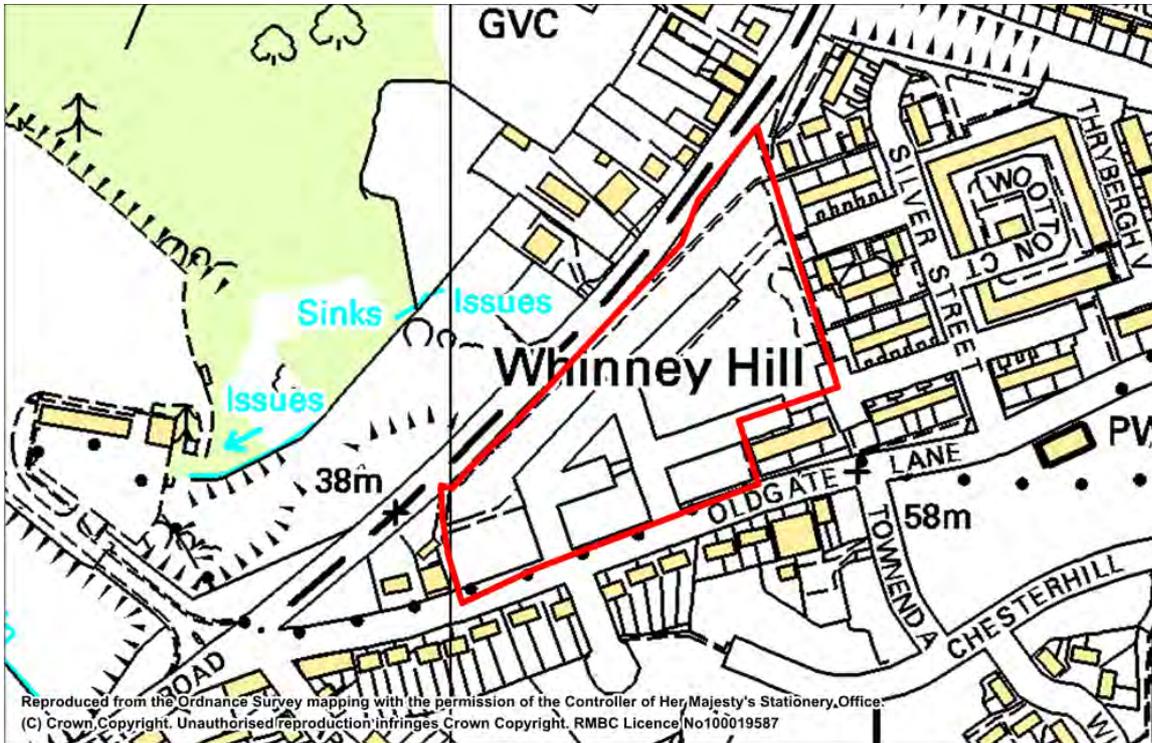
Site Name: WHINNEY HILL, THRYBERGH

Allocation: Residential

Site Area: 2.08ha

Capacity: 66 dwellings

Site LDF Reference: LDF0185



### Site Development Guidelines

The site was previously cleared of older terraced properties and has been left vacant and grassed over for many years. A planning application for 87 dwellings has been submitted. A transport improvement scheme to create a quality bus corridor has been undertaken in the locality.

- ~~Highways access: No insuperable accessibility problems envisaged but avoid direct access to Doncaster Road.~~
- 1. **To support development proposals exploratory investigation and appropriate remediation is required in respect of the shallow abandoned mine workings and the potential risk of surface instability.**

## 5.51

Allocation Reference: H33

Site Name: EAST OF BRECKS LANE, R/O BELCOURT ROAD

Allocation: Residential      Site Area: 2.95ha      Capacity: 95 dwellings

Site LDF Reference: LDF0110



### Site Development Guidelines

- ~~1. Uncertain archaeological objections to allocation, future development proposals will need to be supported with a Heritage Statement **for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.**~~
- ~~2. There are significant ecological constraints, however the site is in the proximity to two Local Wildlife Sites (LWS-64-Gibbing Greave and Herringthorpe Wood **LWS064** to the west of Brecks Lane and LWS63 Listerdale Wood **LWS063** to the east of the site). **A Preliminary Ecological Appraisal survey was conducted in October 2015; this should be kept up to date and refreshed at the time of the submission of any future planning applications. Hedgerows and trees should be retained where possible. The northern hedgerow, in particular, should be retained in any future development proposals.**~~
- ~~3. Highways access: **A Transport Assessment will be required to assess access issues and the need for** improvement to Brecks Lane **including a footpath** required. **and address** poor public transport accessibility. **The Assessment should investigate the** potential to link into adjacent estate; **third party land will be required to achieve such a link.**~~

  - ~~• A strong Green Belt boundary to the north will need to be established.~~
- ~~4. A Landscape Assessment will be needed to assess and manage the impact of potential new development on the **landscape character of the** adjacent open countryside and on natural landscape features such as **trees and** hedgerows. No build zone to existing woodland. A recent ecological survey made only minor recommendations (such as retaining the northern hedgerow).~~
- ~~5. Consideration will need to be given to creating **Development proposals shall provide** a strong structural landscape framework within which this development will~~

sit will be essential. **Existing vegetation should be retained and enhanced.** Opportunities to fund the management, protection and enhancement of a Green Infrastructure Asset will require further exploration. **The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.**

- 6.** A detailed Design Code **Masterplan incorporating suitable design measures** will be essential. **Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.**

## 5.52

Allocation Reference: H34

Site Name: OFF LATHE ROAD / WORRY GOOSE LANE, WHISTON

Allocation: Residential      Site Area: 20.02ha      Capacity: 500 dwellings

Site LDF Reference: LDF0233



### Site Development Guidelines

1. ~~Uncertain archaeological objections to allocation, future development proposals will need to be supported with a Heritage Statement~~ **for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.**
2. ~~There are no ecological constraints or recommendations~~
3. ~~Highways access: Potential difficulties re.~~ **A Transport Assessment is essential to determine the most suitable accesses into the site and to creating a links road through the site and to housing site allocation H35 to the north-east where possible. Capacity issues at and Worrygoose Roundabout will require further investigation and a scheme prepared to mitigate the impact of increased development arising from delivery of this site capacity.** A Transport Assessment is essential to investigate these issues in greater detail.
4. **A watercourse is present on the southern boundary, on-site flood risk from this watercourse and overland flows shall be assessed in preparing development proposals.** The areas downstream of this site are known to be at very high risk from surface water flooding. ~~A and a Flood Risk Assessment will be required for any development on this site; and additional restrictions may be imposed on discharge rates. A watercourse is present on the southern boundary. On-site flood risk from this watercourse and overland flows should be assessed.~~
5. **A Landscape Assessment will be needed to assess and manage the impact of potential new development on the landscape character of the area and on natural landscape features such as trees and hedgerows which should be retained and enhanced, unless agreed in writing with the Local Planning Authority.**

- 6.** Area of High Value (AHLV) impact: **The impact of this proposal on local Landscape character shall be minimised. The use of light coloured materials, that are more visually prominent, and should shall be restricted along the boundary with the Green Belt; and the height of buildings restricted on higher ground to minimise visual impact AHLV. A No build zone of 15 metres shall be promoted along AHLV/ the edge of the Green Belt boundary. No build zones are measured from building elevation to Green Belt boundary. Other forms of infrastructure such as roads, drainage, footways, Public Rights of Way, landscape buffers and appropriate boundary treatments are acceptable within this zone. and Consideration shall be given to the re-routing of Public Rights of Way (PROW) along this edge. Small scale informal groupings of properties overlooking along the Green Belt AHLV edge should be considered in preference to a single uniform building line. Restriction to storey height on higher ground will minimise visual effects. Suggested mitigation/ development principles are: limit storey heights on higher ground, materials, no build zone within 15m of the Green Belt / AHLV boundaries, retain and enhance existing hedgerows and trees.**
- ~~A Landscape Assessment will be needed to assess and manage the impact of potential new development on the Area of High Landscape Value and on natural landscape features such as trees and hedgerows.~~
- 7.** Consideration will need to be given to **The creating of a strong structural landscape framework within which this development will sit, will be essential. Opportunities to fund the management, protection and enhancement of a Green Infrastructure Asset and the creation of additional habitat and Green Space creation as part of any potential future development will require further exploration. The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.**
- 8.** The preparation of a detailed Masterplan incorporating suitable design measures **and addressing the issues highlighted in these development guidelines,** will be essential. **Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.**
- 9.** To the south of the site is a candidate Regionally Important Geological site and consideration will need to be given to this, in any future proposals. **The site is within 250 metres of a geodiversity asset. There may be the opportunity to acquire knowledge about the buried geodiversity features of the area in the course of desk studies, boreholes or excavations, including those for services and foundations before and during the construction phase and by site visits for recording and assessment of relevant features by appropriate experts. These investigations can be timed to have little or no effect on the progress of the development.**
- 10.** **A Phase 1 Habitat survey will be required and protected species (bats & badgers) will need to be surveyed. Trees and the boundary hedgerows should be retained, unless agreed in writing with the Local Planning Authority. Wildlife friendly lighting should be considered early on in any proposals. A Preliminary Ecological Appraisal survey was conducted to support preparation of the Local Plan; this should be kept up to date and refreshed at the time of the submission of any future planning applications.**

5.53

Allocation Reference: H35

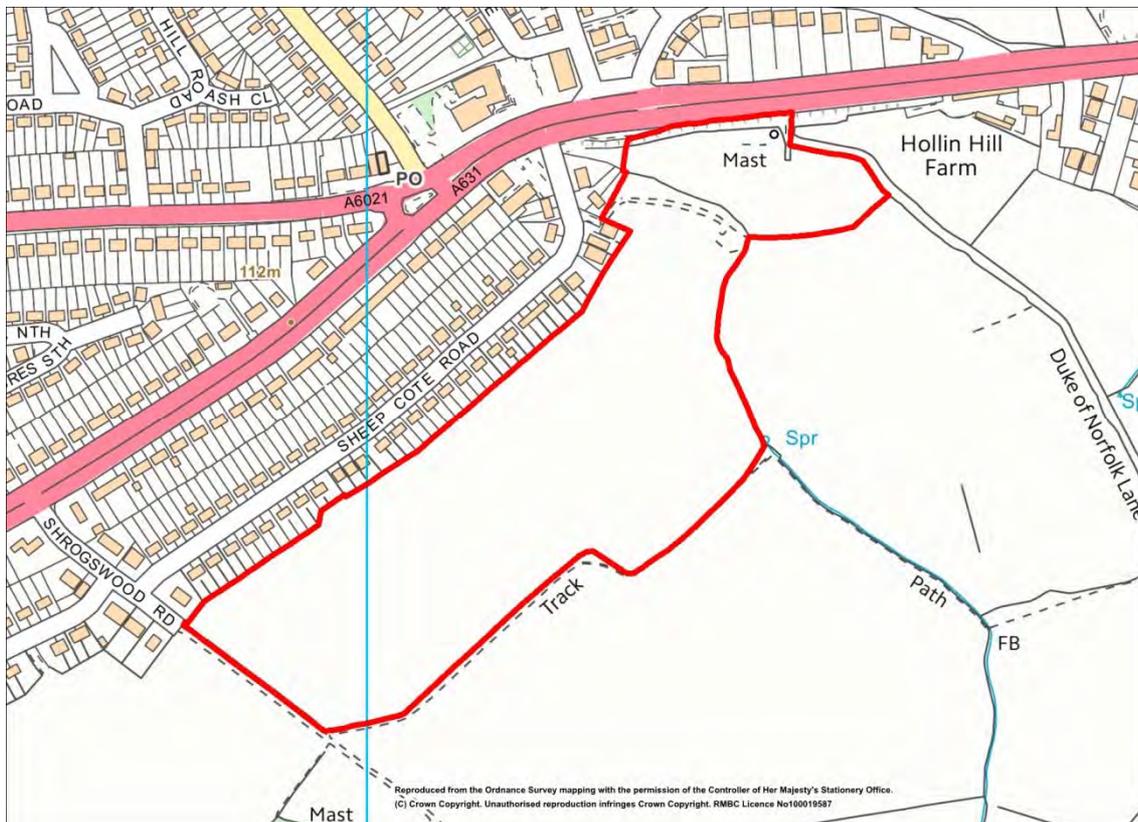
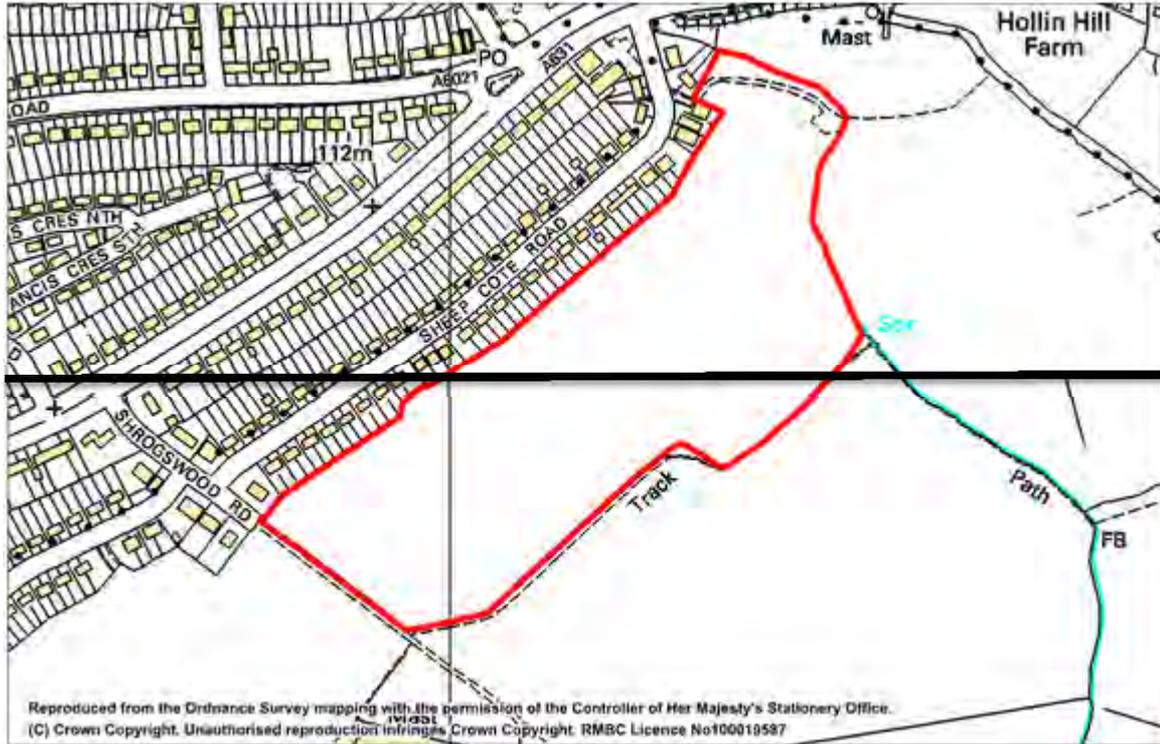
Site Name: OFF SHROGSWOOD ROAD, WHISTON

Allocation: Residential dwellings

Site Area: 8.86ha 10.09ha

Capacity: 248 217

Site LDF Reference: LDF0237 / LDF0838



## Site Development Guidelines

1. Potential archaeological objections to allocation, future development proposals will need to be supported with a Heritage Statement **for Archaeology prepared in line with the requirements for site classification 1 highlighted yellow in table x.**
2. There are significant objections based on ecological constraints specifically relating to noted protected species on site. **A Phase 1 Habitat survey will be required and protected species (bats and badgers) will need to be surveyed. Trees should be retained, unless agreed in writing with the Local Planning Authority including the tree-belt / hedgerows on the eastern and north-eastern boundary. Wildlife friendly lighting should be considered early on in any proposals. A Preliminary Ecological Appraisal survey was conducted to support preparation of the Local Plan; this should be kept up to date and refreshed at the time of the submission of any future planning applications.**
3. Highways access: Potential difficulties re. **A Transport Assessment is essential to determine the most suitable accesses into the site and to creating a link road through the site and to housing site allocation H34 to the south-west where possible. The creation of a new junction with the A631 Bawtry Road will also require further detailed investigation. Capacity issues at and Worrygoose Roundabout will require further investigation and a scheme prepared to mitigate the impact of increased development arising from delivery of this site capacity.** A Transport Assessment is essential to investigate these issues in greater detail creating a link road through site unless amalgamated with site H34. There are concerns regarding the capacity of Worrygoose Roundabout and the creation of a new junction with A631 Bawtry Road. A Transport Assessment is essential to investigate these issues in greater detail.
4. **A watercourse is present on the north east boundary, on-site flood risk from this watercourse and overland flows shall be assessed in preparing development proposals.** The areas downstream of this site are known to be at very high risk from surface water flooding, and a Flood Risk Assessment will be required for any development on this site; and additional restrictions may be imposed on discharge rates. A watercourse is present on the north east boundary. On-site flood risk from this watercourse and overland flows should be assessed.
5. **A Landscape Assessment will be needed to assess and manage the impact of potential new development on the landscape character of the area and on natural landscape features such as trees and hedgerows which should be retained and enhanced.**
6. Area of High Value (AHLV) impact: **The impact of this proposal on local Landscape character shall be minimised.** Value (AHLV) impact: **The use of light coloured materials, that are more visually prominent, and should shall be restricted along the boundary with the Green Belt; and the height of buildings restricted on higher ground to minimise visual impact AHLV. A no build zone of 15 metres shall be promoted along AHLV/ the edge of the Green Belt boundary. No build zones are measured from building elevation to Green Belt boundary. Other forms of infrastructure such as roads, drainage, footways, Public Rights of Way, landscape buffers and appropriate boundary treatments are acceptable within this zone, and Consideration shall be given to the re-routing of Public Rights of Way (PROW) along this edge. Small scale informal groupings of properties overlooking along the Green Belt AHLV edge should be considered in preference to a single uniform building line. Restriction to storey height on higher ground will minimise visual effects. Suggested mitigation/ development principles are: limit storey heights on higher ground, materials, no build**

zone within 15m of the Green Belt / AHLV boundaries, retain and enhance existing hedgerows and trees.

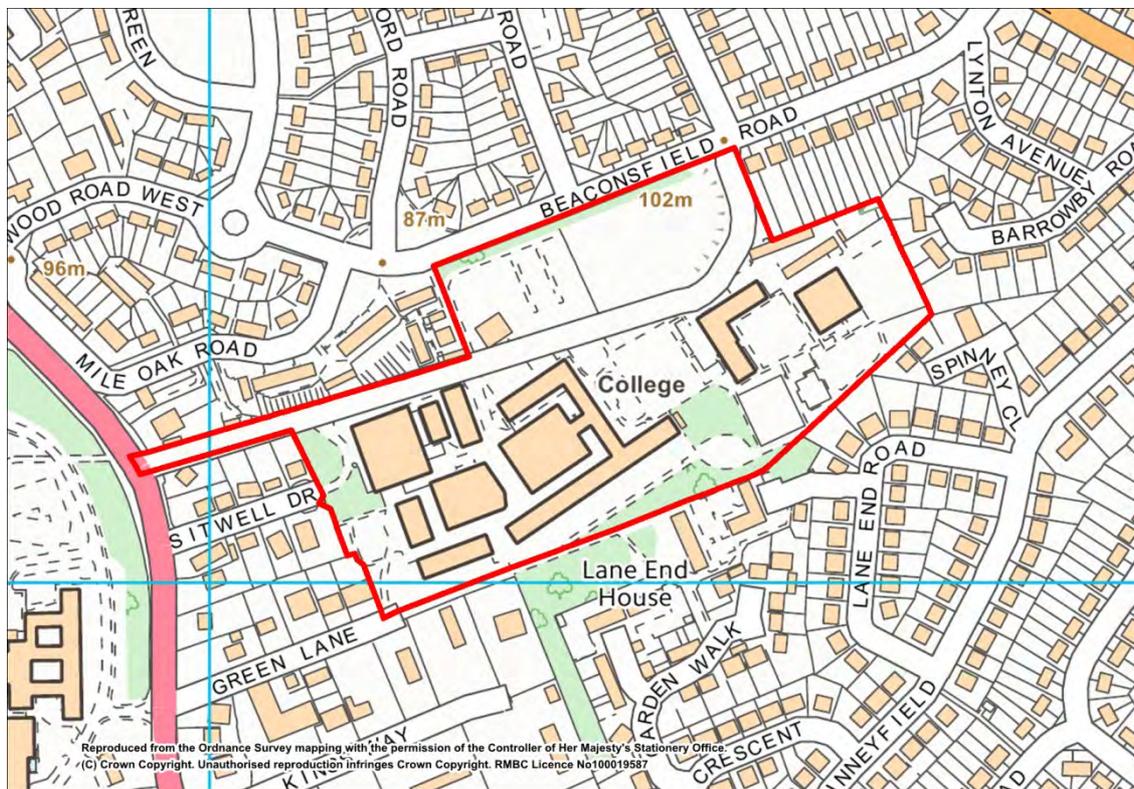
- A Landscape Assessment will be needed to assess and manage the impact of potential new development on the Area of High Landscape Value and on natural landscape features such as trees and hedgerows.
7. Consideration will need to be given to creating a strong structural landscape framework within which this development will sit. Opportunities to fund the management, protection and enhancement of a Green Infrastructure Asset and the creation of additional habitat and Green Space creation as part of any potential future development will require further exploration. **The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.**
  8. **Residential development of land north of the existing tree line and east of number 5 Sheep Cote Road (LDF0838) shall only take place in conjunction with the delivery of a new road access from Bawtry Road to serve the wider allocation; the development of dwellings in this location in the absence of the access road will not be permitted.**
  9. The preparation of a detailed Masterplan incorporating suitable design measures **and addressing the issues highlighted in these development guidelines**, will be essential. **Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.**

**Allocation Reference: Hx**

**Site Name: SWINDEN TECHNOLOGY CENTRE, MOORGATE**

**Allocation: Housing      Site Area: 6.7 ha      Capacity: 219 dwellings**

**Site LDF Reference: LDF0835**



**Site Development Guidelines**

- 1. Uncertain archaeological objections to allocation. A Heritage Impact Assessment and Heritage Statement shall be submitted with any subsequent planning application to identify the significance of on and off-site assets that may be affected and to assess the impact of development upon them and their settings.**
- 2. It is essential that development takes account of the existing character and quality of the area including the Listed Building. There will be a need for sensitive layout, design, scale, height, materials and landscaping to ensure it contributes positively to the location and does not have an adverse impact on heritage assets.**
- 3. Key historic and other features which contribute to the site's existing character shall be retained: principally the Listed Swinden House, and the lodge building and historic gate posts and walls off Beaconsfield Road (which are curtilage structures to the Listed Building), Sitwell House and the tree lined boulevard.**
- 4. Opportunities should be taken to enhance or better reveal the elements which contribute to their significance. Consideration should also be given to the reuse and adaptation of the 1950s office blocks to the west of Swinden House. The Heritage Assessment submitted with a Planning Application should include consideration of the significance of these office buildings and their contribution to the significance of Swinden House.**

- 5. A Phase 1 Habitat survey and protected species survey (including bats) should be conducted. This site contains mature trees which should be retained.**
- 6. Consideration will need to be given to creating a strong structural landscape framework within which this development will sit. The site contains many trees. Those trees of amenity and historic value shall be retained unless it can be shown that their future prospects are limited. The open spaces to the east south-east and west of Swinden House and to the west of Sitwell House shall be retained. The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.**
- 7. A significant gap in play provision is identified in this locality. A new children's play area should be provided on site and proposals for its long term management and maintenance will need to be explored and funded.**
- 8. A Flood Risk Assessment will be required. Environment Agency flood maps indicate some flood risk from surface overland flow.**
- 9. It will be important that the site integrates with the surrounding neighbourhood, including cycle and pedestrian links. In particular a footpath link to Green Lane and Sitwell Drive should be considered.**
- 10. There is potential for contamination to exist on site. Therefore a Phase 1 site assessment report will be required with any application.**
- 11. The preparation of a detailed Masterplan incorporating suitable design measures will be essential. Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.**

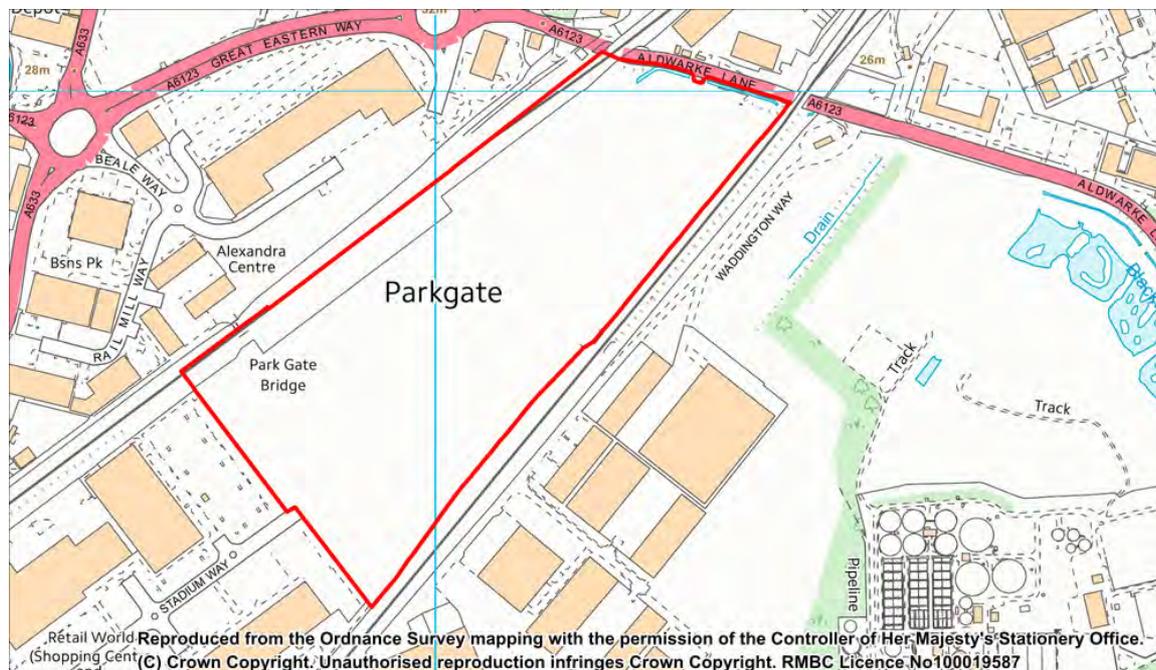
## 5.54

**Allocation Reference: MU20**

**Site Name: NORTH-EAST OF PARKGATE RETAIL PARK, PARKGATE**

**Allocation: Mixed Use      Site Area: 15.79ha      Capacity: 15.79ha**

**Site LDF Reference: LDF0099**



### Site Development Guidelines

- 1.** This site is allocated for mixed use, with at least 50% of the site being **to be** developed for employment uses in line with **Policy SPxx** Mixed Use Area 20: Land between Aldwarke Lane and Parkgate Shopping Park.
- 2.** There needs to be ecological assessment to inform development potential. **A Phase 1 Habitat survey will be required. Hedgerows and trees should be retained, unless agreed in writing with the Local Planning Authority. A Local Wildlife Site (Aldwarke Sewage Farm LWS066) lies 65 metres to the east and any potential impacts on this should be considered.**
- 3.** Highways access: Major accessibility issues. To enable development it is considered that a new **link road from Aldwarke Lane into Stadium Way would provide the most viable option with significant network benefit to address localised traffic congestion** access across the rail lines to Great Eastern Way (via Beale Way) and across the southern rail line to Aldwarke Lane in the east will be required. SYPTE are currently investigating the potential **funding options** for a new access road on part of this site which would address site accessibility issues.
- 4.** The site is close to the Tram-Train pilot scheme station, and offers potential for supporting uses, such as a park and ride facility.
- 5.** This site lies within the Rotherham Regeneration area as defined in Core Strategy Map 12 to which the Rotherham Flood Risk Toolkit applies (as set out in Core Strategy Policy CS 25 'Dealing with Flood Risk.' The site is within flood Zone 3 and **a Flood Risk Assessment will be required.** It is most likely that a comprehensive scheme to mitigate flooding will be required and compensatory flood storage provided.

- 6. The preparation of a detailed Masterplan is required by Policy SPxx Mixed Use Area 20: Land between Aldwarke Lane and Parkgate Shopping Park. This should incorporate suitable design measures. Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.**

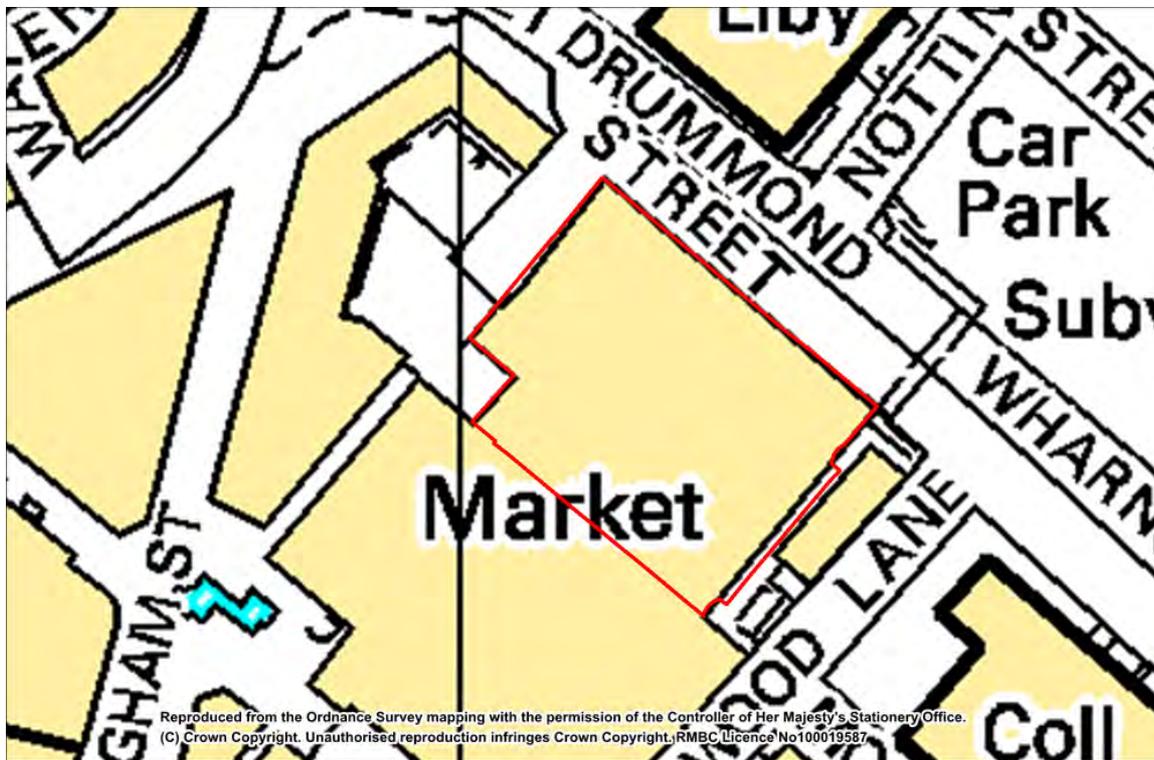
5.55

Allocation Reference: R1

Site Name: OUTDOOR MARKETS COMPLEX, ROTHERHAM TOWN CENTRE

Allocation: Retail      Site Area: 0.48ha      Capacity: 0.48ha

Site LDF Reference: LDF0824



### Site Development Guidelines

1. The markets complex provides a mix of indoor and outdoor market stalls plus a number of individual retail units. The markets are an important asset in Rotherham town centre however the outdoor market is under-utilised and there is potential for these stalls to be relocated should a redevelopment opportunity come forward. The Council is currently investigating a number of potential options to enhance the vitality of the markets complex. This could include redevelopment of the outdoor market area to include new retail units.
2. Any new development should enhance the overall market complex and its linkages with adjoining parts of the town centre.

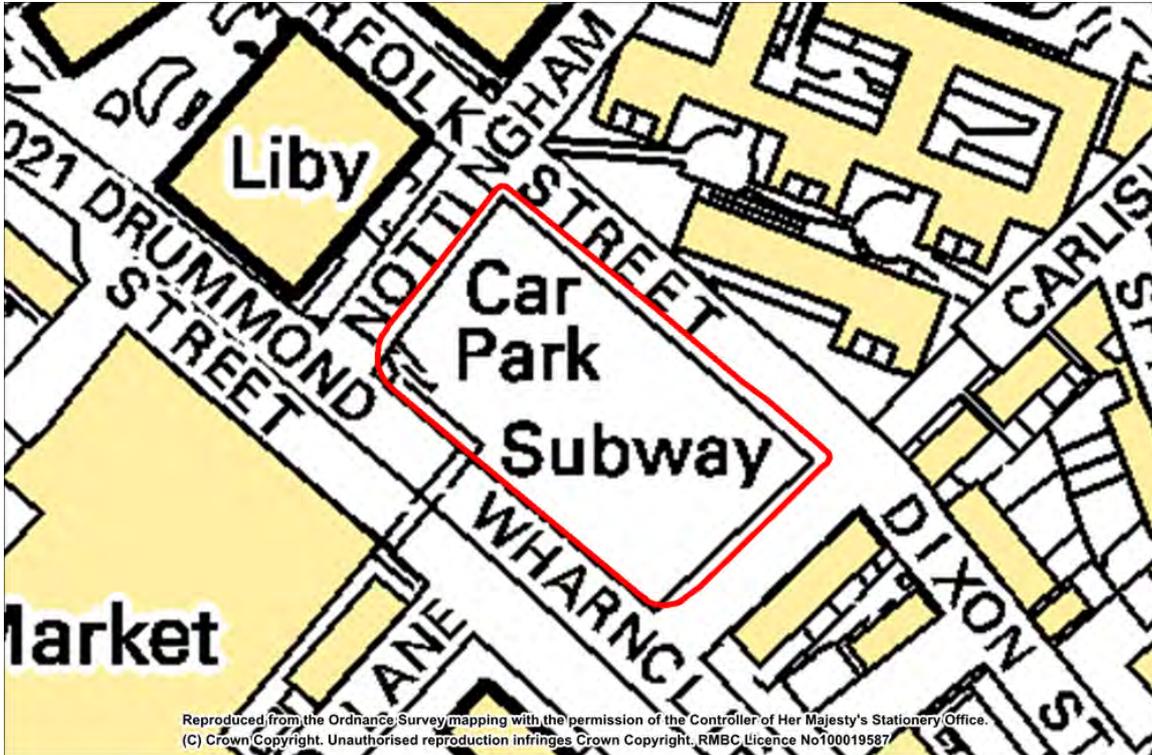
5.56

Allocation Reference: R2

Site Name: DRUMMOND STREET CAR PARK, ROTHERHAM TOWN CENTRE

Allocation: Retail      Site Area: 0.54ha      Capacity: 0.54ha

Site LDF Reference: LDF0570



### Site Development Guidelines

1. ~~Uncertain archaeological objections to allocation, future development proposals will need to be supported with a Heritage Statement~~ **for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.**
2. ~~Highways access: No insurmountable accessibility problems envisaged.~~ The site is currently a strategically important car park for the town centre, and any future redevelopment would require the Council to consider the implications for parking provision and the need for replacement town centre car parking.
3. Development should ensure that the site is well integrated with the town centre taking account of Drummond Street / Wharcliffe Street, and have regard to the amenity of neighbouring residential areas.

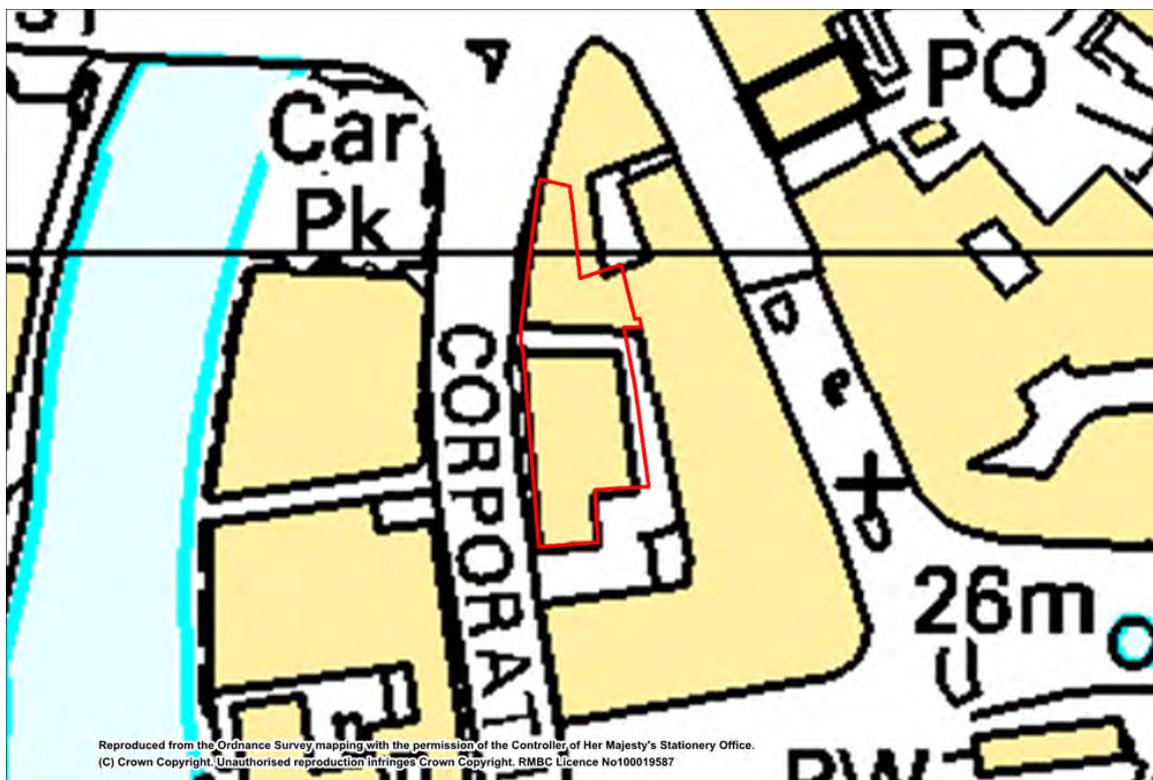
## 5.57

Allocation Reference: R3

Site Name: CORPORATION STREET, ROTHERHAM TOWN CENTRE

Allocation: Retail      Site Area: 0.11ha      Capacity: 0.11ha

Site LDF Reference: LDF0823



### Site Development Guidelines

- This site consists of properties which have been vacant for a number of years following fire damage and are detrimental to the quality of the town centre environment.
- 1.** This site lies within the Rotherham Regeneration area as defined in Core Strategy Map 12 to which the Rotherham Flood Risk Toolkit applies (as set out in Core Strategy Policy CS 25 'Dealing with Flood Risk.' This site lies within flood zone 2 and a Flood Risk Assessment will be required including river and surface water flood risk.
- 2.** **Although not assessed in the Council's Archaeology Scoping Studies South Yorkshire Archaeology Service advise that development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.**
- 3.** A Heritage Statement\* shall be submitted with any subsequent planning application to identify the significance and to assess the impact of development upon nearby listed buildings, in particular Rotherham Minster, the Chapel of Our Lady, and Rotherham Bridge and their wider settings. All three of these buildings/structures are Grade I listed and, therefore, of national significance. In addition, the Chapel of Our Lady and Rotherham Bridge are **both** Scheduled Ancient Monuments.
- 4.** As a highly visible site within the Town Centre Conservation Area and its proximity to the listed buildings referred to above, it is essential that development reflects existing character and quality of the wider townscape. There will be a need for sensitive layout, design, scale, height and materials to ensure it contributes positively to its

location and does not have an adverse impact on heritage assets. In particular, the height of any new development shall not exceed three storeys in height.

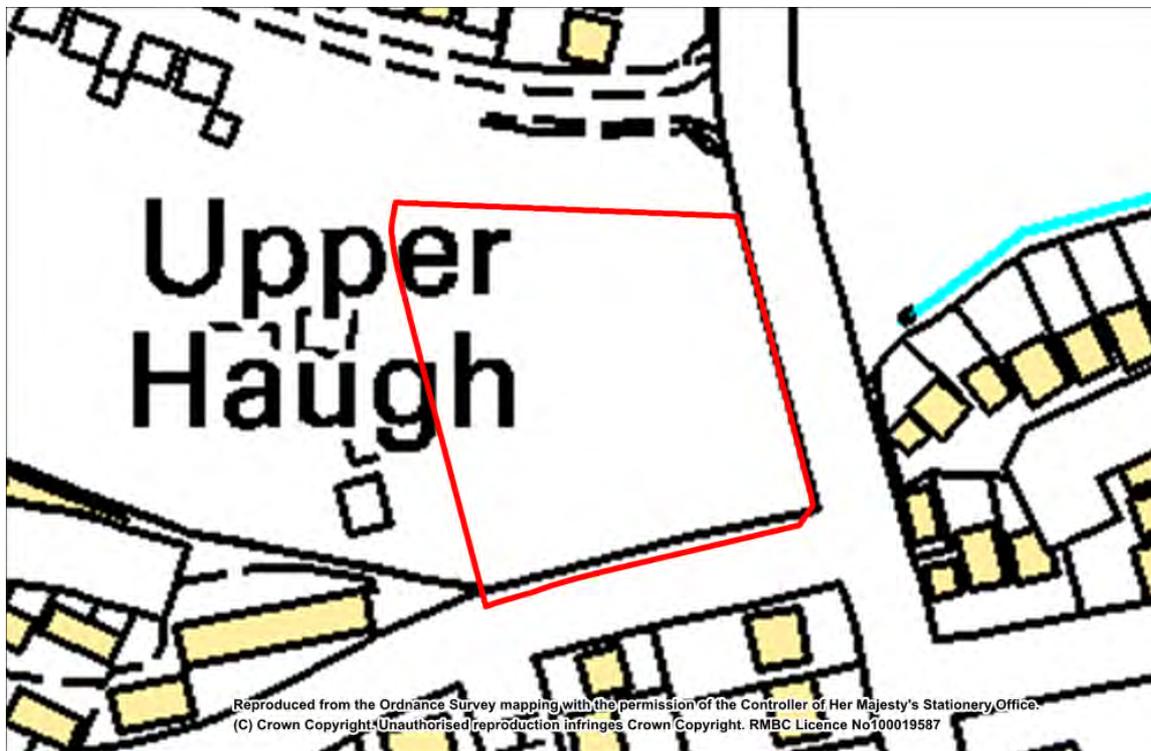
5.58

Allocation Reference: R6

Site Name: HARDING AVENUE / SYMONDS AVENUE, RAWMARSH

Allocation: Retail      Site Area: 0.47ha      Capacity: 0.47ha

Site LDF Reference: LDF0048



### Site Development Guidelines

1. This site is allocated as a local centre in order to provide for the needs of the local community, taking account of the residential development that has taken place on the adjacent site. **Proposals should comply with planning policy relevant to local centres, in particular Policy SP xx Development Within Town, District and Local Centres and Policy SP xx Hot Food Takeaways.**
2. Uncertain archaeological objections to allocation, future development proposals will need to be supported with a Heritage Statement **for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.**
3. Some parts of this site are predicted to be at high risk of surface water flooding which will require consideration and mitigation prior to any development. A Flood Risk Assessment will be required.

## 5.2 Development sites in Dinnington, Anston and Laughton Common

5.59

Allocation Reference: E13

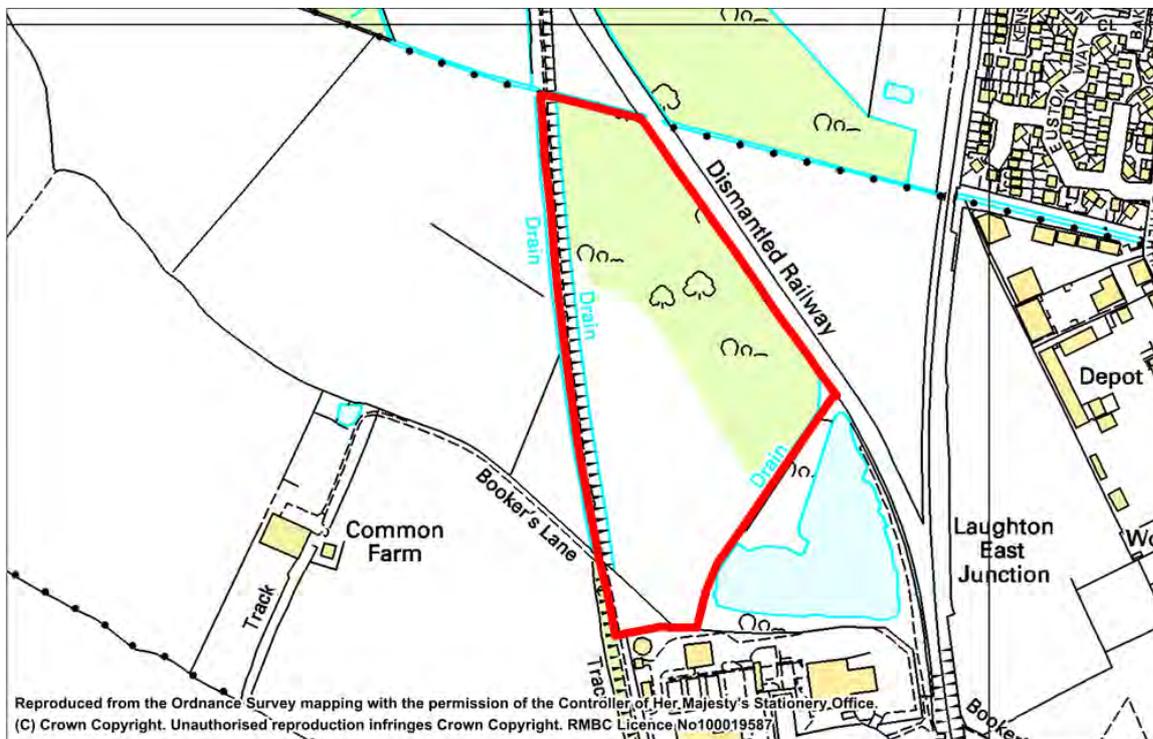
Site Name: LAND OFF BOOKERS WAY

Allocation: Business & Industry

Site Area: 6.94ha

Capacity: 6.94ha

Site LDF Reference: LDF0229



### Site Development Guidelines

- 1.** This site together with the adjacent Green Space, including the fishing pond, are identified as a Local Wildlife Site **Dinnington Marsh** (LWS026). Further work has been undertaken to understand the extent of biodiversity interest on site and the Council considers that the land use designations are appropriate. However any ~~d~~Development proposals will need to be accompanied by an ecological assessment **Phase 1 Habitat and protected species surveys** and ensure the protection of, or mitigation of any impacts on, the biodiversity interest (including a **15 metre** buffer to the adjacent fishing pond). **There is the potential for bat roosts in trees to be present.**
- 2.** ~~Uncertain archaeological objections to allocation and future d~~Development proposals will need to be supported with a Heritage Statement **for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.**
- 3.** **The site is within 250 metres of a geodiversity asset. There may be the opportunity to acquire knowledge about the buried geodiversity features of the area in the course of desk studies, boreholes or excavations, including those for services and foundations before and during the construction phase and by site visits for recording and assessment of relevant features by appropriate experts. These investigations can be timed to have little or no effect on the progress of the development.**
- 4.** ~~Highways access: No insurmountable accessibility problems envisaged; however~~ **C**onsideration will need to be given to securing an acceptable access to the

northern part of the site given the existing industrial estate layout and proximity of the pond.

- 5.** A watercourse is present on the northern boundary of this site. Flood risk from this watercourse should be assessed.
- 6.** There is an aspiration **by the Council** to undertake flood alleviation works in this area and therefore there may potentially be overlap between this site and any flood alleviation works; however no flood alleviation scheme is in place as yet.

## 5.60

**Allocation Reference: E14**

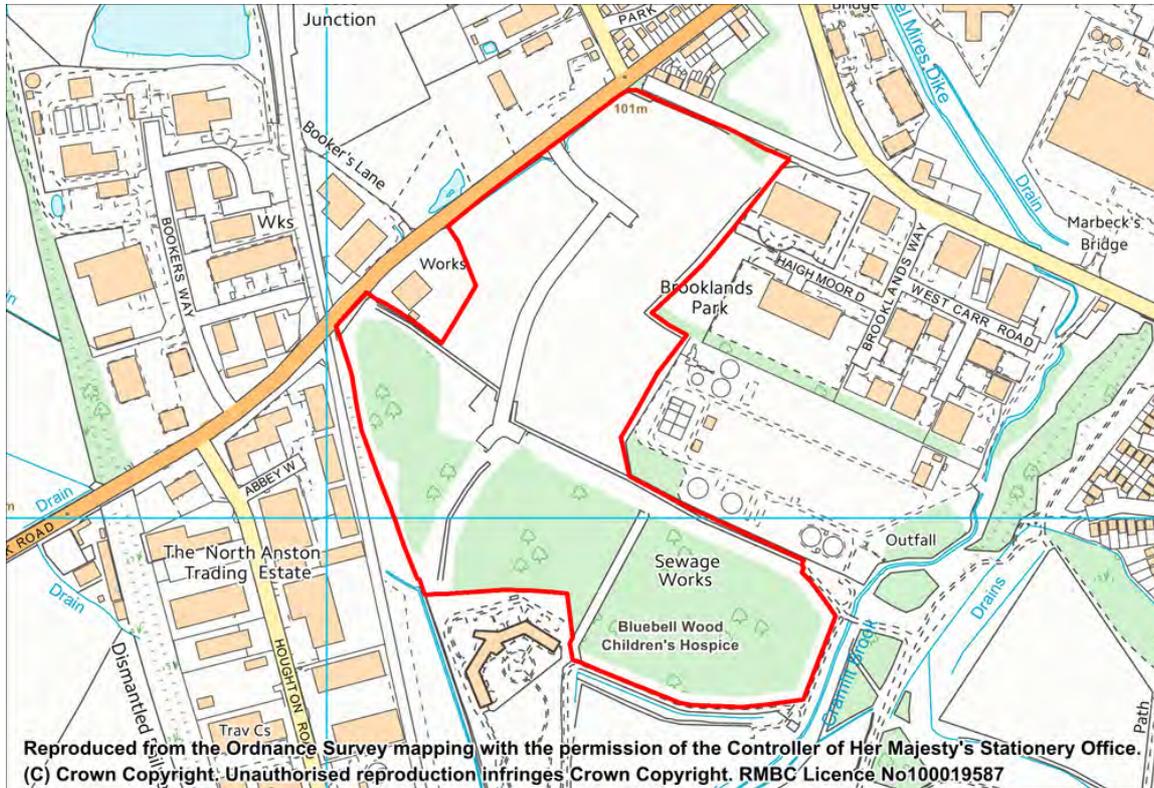
**Site Name: LAND TO THE SOUTH OF MONKSBRIDGE ROAD**

**Allocation: Business & Industry**

**Site Area: 17.03ha**

**Capacity: 17.03ha**

**Site LDF Reference: LDF0235**



### Site Development Guidelines

- This site has been reclaimed and forms phase 2 of the redevelopment of the former Dinnington Colliery. The infrastructure (including access roads) to enable new development has been provided.
- 1. Uncertain archaeological objections to allocation and future development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.**
- 2. There needs to be ecological assessment to inform development potential. This site abuts a Local Wildlife Site (LWS016, Dinnington Colliery Tip). A 15 metre buffer should protect the LWS and water quality in Cramfit Brook should not be compromised by the development.**

## 5.61

**Allocation Reference: E15**

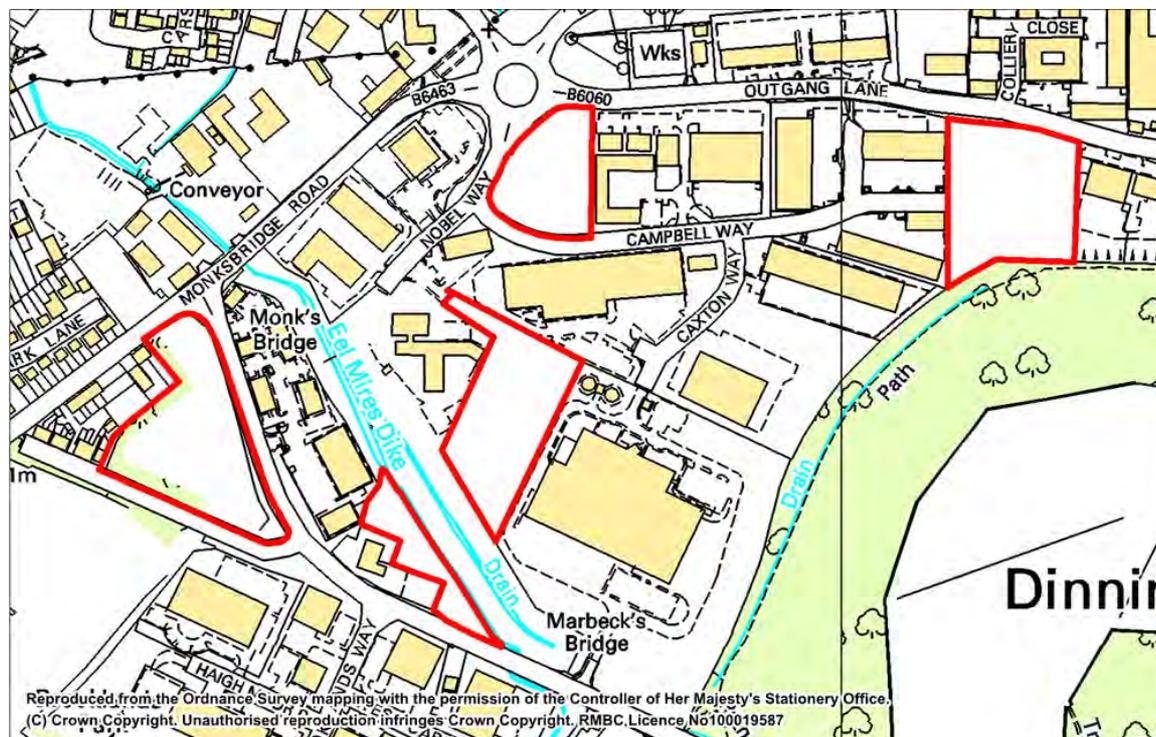
**Site Name: DINNINGTON COLLIERY SITE PHASE 1 (REMAINDER)**

**Allocation: Business & Industry**

**Site Area: 4.83ha**

**Capacity: 4.18ha**

**Site LDF Reference: LDF0598**



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### Site Development Guidelines

- These sites represent the remaining plots still to be developed within phase 1 of the Dinnington Colliery redevelopment.
- 1.** There are no ecological constraints; however ~~t~~<sup>t</sup>he plots are close to **a** Local Wildlife Site (LWS018, **Dinnington Public Open Space**). Whilst development would have little direct impact on the LWS there will be a need to maintain / increase buffers.
  - 2.** Existing boundary vegetation should be retained and enhanced, **unless agreed in writing with the Local Planning Authority.**

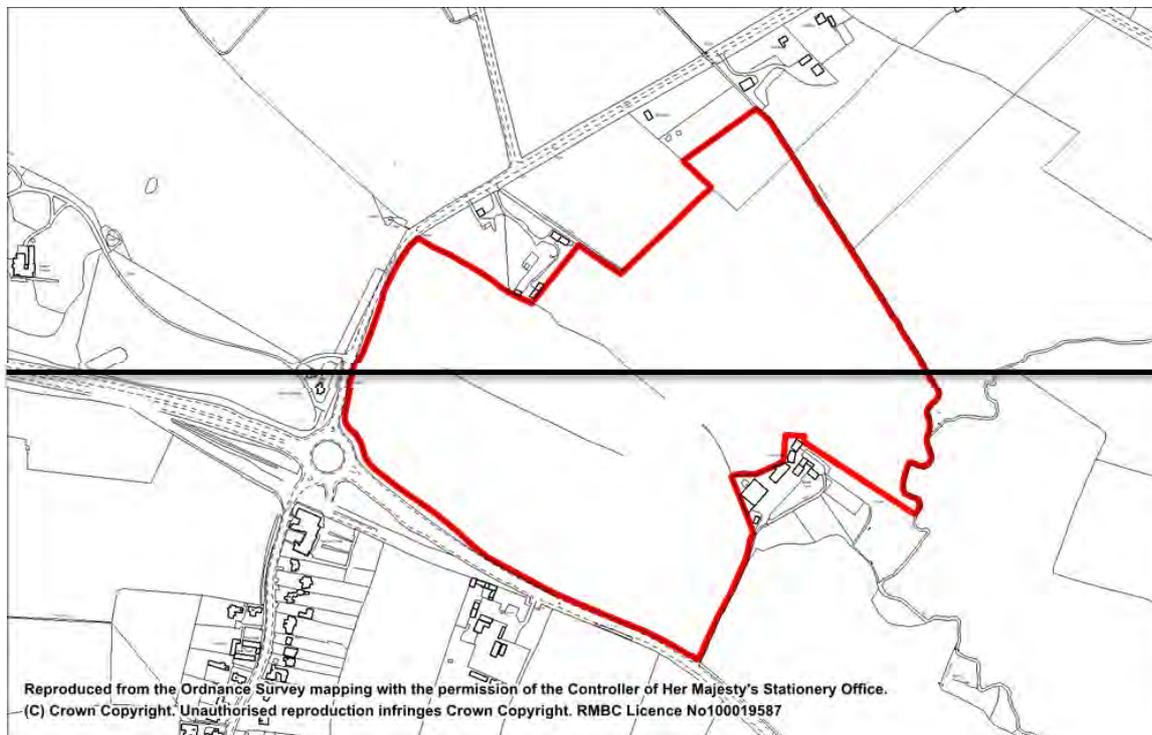
## 5.62

**Allocation Reference:** E16

**Site Name:** TODWICK NORTH

**Allocation:** Business & Industry **Site Area:** 29.96ha **Capacity:** 29.96ha

**Site LDF Reference:** LDF0830



### Site Development Guidelines

- This site is identified as a Special Policy Area and development will be required to comply with [Policy SP 21 'Todwick North'](#).
- Uncertain archaeological objections to development and future development proposals will need to be supported with a Heritage Statement.
- Direct vehicular access to the A57 will not be supported. Access from two junctions to Todwick Road, connected by an internal road arrangement, will be required. The Transport Assessment accompanying development proposals should include modelling of the Red Lion Roundabout and any resultant mitigation provided.
- A watercourse is present on the northern boundary. Flood risk from this watercourse and overland flows should be assessed.
- There are significant ecological constraints to development. It is adjacent to Local Wildlife Site LWS009 Axle Lane and has a similar character. Ecological surveys of the wider area indicate the presence of a number of priority habitats and birds feeding, resting or roosting. Further ecological assessment will be required to inform appropriate mitigation of adverse impact and development potential.
- A Landscape Assessment will be needed to assess and manage the impact of potential new development on the wider open countryside and on natural landscape features such as trees and hedgerows.
- Consideration will need to be given to creating a strong structural landscape framework within which this development will sit. Opportunities to fund the management, protection and enhancement of a Green Infrastructure Asset and the creation of additional habitat and Green Space as part of any potential future development will require further exploration.

- ~~Existing newly planted boundary vegetation and trees (provided as mitigation for the loss of vegetation as a result of the Red Lion junction improvements.)~~
- ~~The preparation of a detailed Masterplan incorporating suitable design measures will be essential.~~

## 5.63

**Allocation Reference: H75**

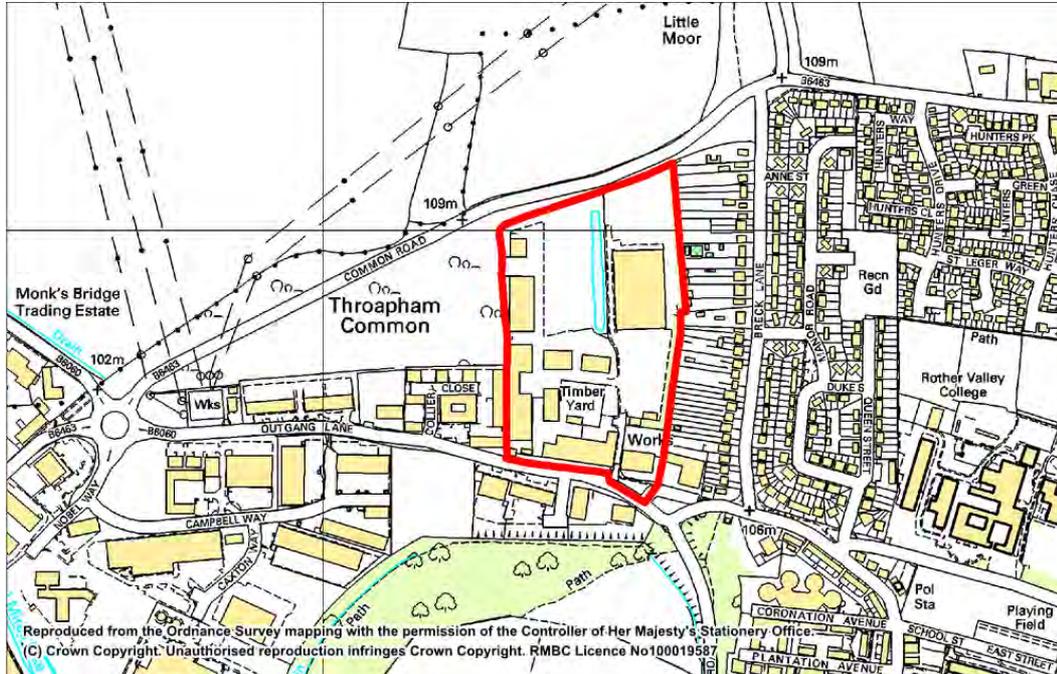
**Site Name: TIMBER YARD OFF OUTGANG LANE**

**Allocation: Residential**

**Site Area: 7.96ha**

**Capacity: 271 dwellings**

**Site LDF Reference: LDF0238**



### Site Development Guidelines

Planning permission for residential use has been granted on the majority of the site and demolition of the vacant premises has taken place

1. There are no ecological constraints or recommendations on site, as the site is outside **close to a** Local Wildlife Site (LWS25 Little Moor) to the north, and immediately adjacent to Throapham Common to the west; however the site **does** have some semi-natural characteristics to its northern and western boundaries, and **these** will require consideration **in any future** should a further planning application be submitted.
2. Some parts of this site are predicted to be at risk of surface water flooding; there is a linear pond on site running north south; layout, floor and ground levels will all need careful consideration. A Flood Risk Assessment will be required for any development on this site.
3. Area of High Landscape **character** Value (AHLV) impact: key mitigation will be **require** strong roadside planting, particularly along boundaries which face **Green Belt** AHLV. Potential key mitigation is a **A** no-build buffer along the northern and western boundaries, which would help to **will** screen and separate the development from industrial uses to the west and provide habit links from Throapham Common to Little Moor adjacent to St. Johns Road junction. **Infrastructure such as roads, drainage, footways, Public Rights of Way, landscape buffers and appropriate boundary treatments are acceptable within this zone.**
4. **The preparation of a detailed Masterplan incorporating suitable design measures will be essential. Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.**

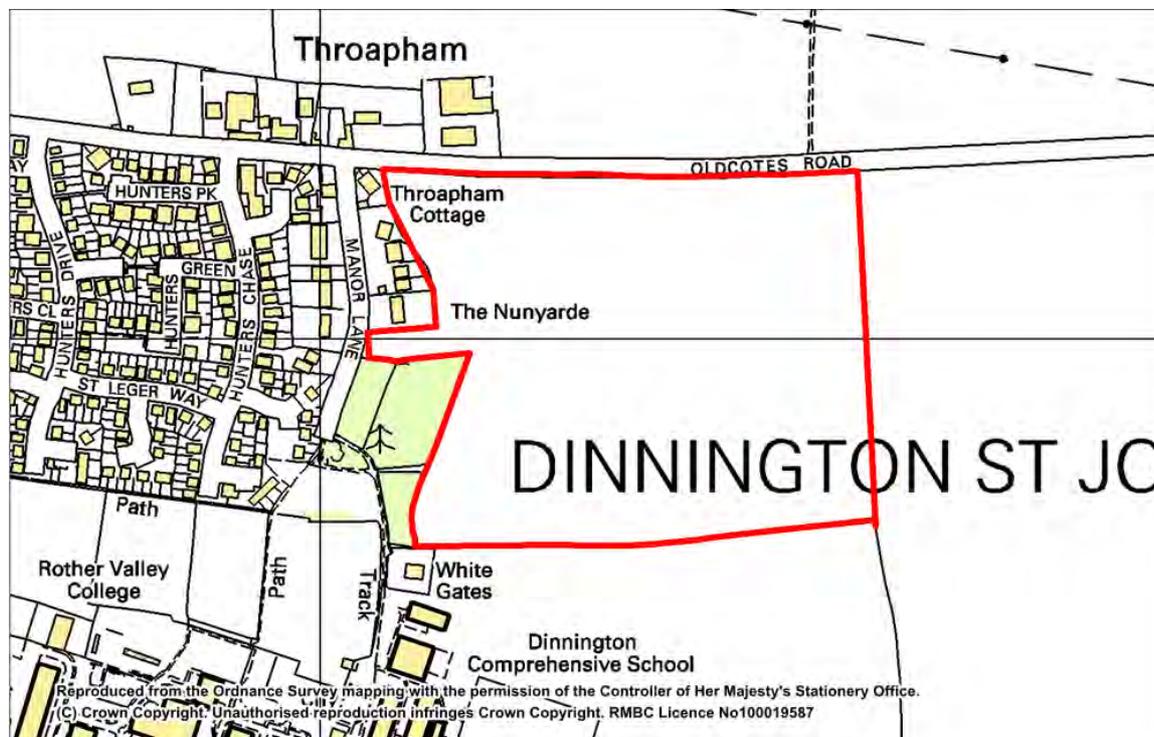
5.64

Allocation Reference: H76

Site Name: LAND OFF OLDCOTES ROAD (WEST)

Allocation: Residential      Site Area: 11.11ha      Capacity: 311 dwellings

Site LDF Reference: LDF0498



### Site Development Guidelines

- ~~1. Uncertain archaeological objections to allocation and future development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.~~
- ~~2. There needs to be ecological assessment to inform development potential or consideration of boundary amendment. A 15 metre buffer to Throapham orchard should be incorporated within the design. Appropriate surveys and mitigation will be required to ensure that the protected species within Throapham orchard, are not negatively impacted by the development. The northern hedgerow to the site should be retained, unless agreed in writing with the Local Planning Authority.~~
- ~~3. Highways access: No insuperable accessibility problems envisaged. LA Link road between Oldcotes Road and Leys Lane including improvements to both will be required. Lordens Hill crossroads would need assessing. A Transport Assessment will be required.~~
- ~~4. Area of High Landscape character Value (AHLV) impact: key mitigation measures are include strengthening the roadside vegetation along Oldcotes Lane, with hedgerow and trees. Development should avoid long runs of housing of same types - mixed groupings will be a more sympathetic built form.~~
- ~~5. A Landscape Assessment will be needed to assess and manage the impact of potential new development on landscape character the Area of High Landscape Value and on natural landscape features such as trees and hedgerows.~~
- ~~6. Consideration will need to be given to creating Development proposals shall provide a strong structural landscape framework within which this development will~~

sit. Opportunities to fund the management, protection and enhancement of a Green Infrastructure Asset and the creation of additional habitat and Green Space as part of any potential future development will require further exploration. **The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.**

- 7.** The preparation of a detailed Masterplan incorporating suitable design measures will be essential. **Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.**
- 8.** Consideration will need to be given to a suitable Soils Strategy as **with** part of the site (approximately one third) being grade 2 agricultural land.

5.65

Allocation Reference: H78

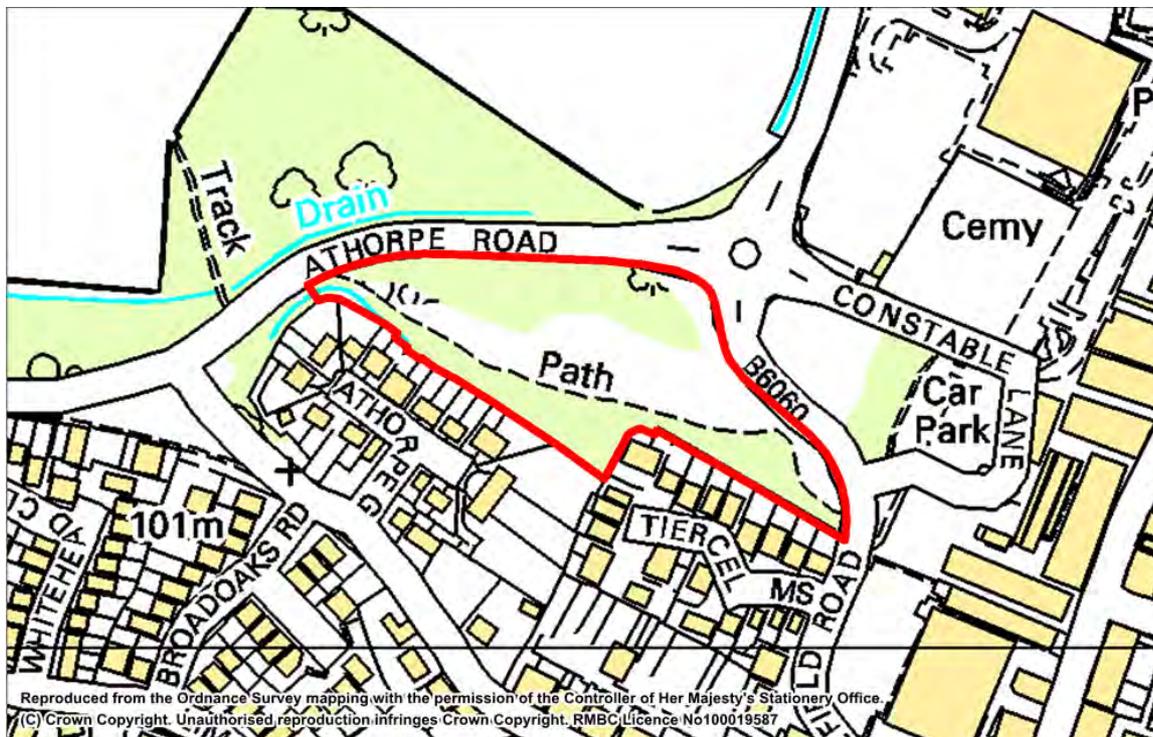
Site Name: LAND OFF ATHORPE ROAD

Allocation: Residential

Site Area: 1.42ha

Capacity: 28 dwellings

Site LDF Reference: LDF0242



### Site Development Guidelines

1. ~~Ecological Assessment required to inform development potential of this site or consideration of boundary amendment.~~ This site is adjacent to Local Wildlife Site (LWS048 Dinnington Public Open Space **LWS018**) but is separated by Athorpe Road. The site has immature woodland on it but **the reasonably mature trees adjoining the current development to the south should be retained where possible.** and ~~w~~**Whilst** development would have little direct impact on the LWS, its habitat is semi-natural and future development should be informed by ~~ecological~~ **Phase 1 Habitat and protected species surveys** work to provide any necessary protection / mitigation. ~~Retain~~**Boundary vegetation should be retained, unless agreed in writing with the Local Planning Authority**, ~~proposals will need to mitigate for any loss of habitat.~~

## 5.66

Allocation Reference: H79

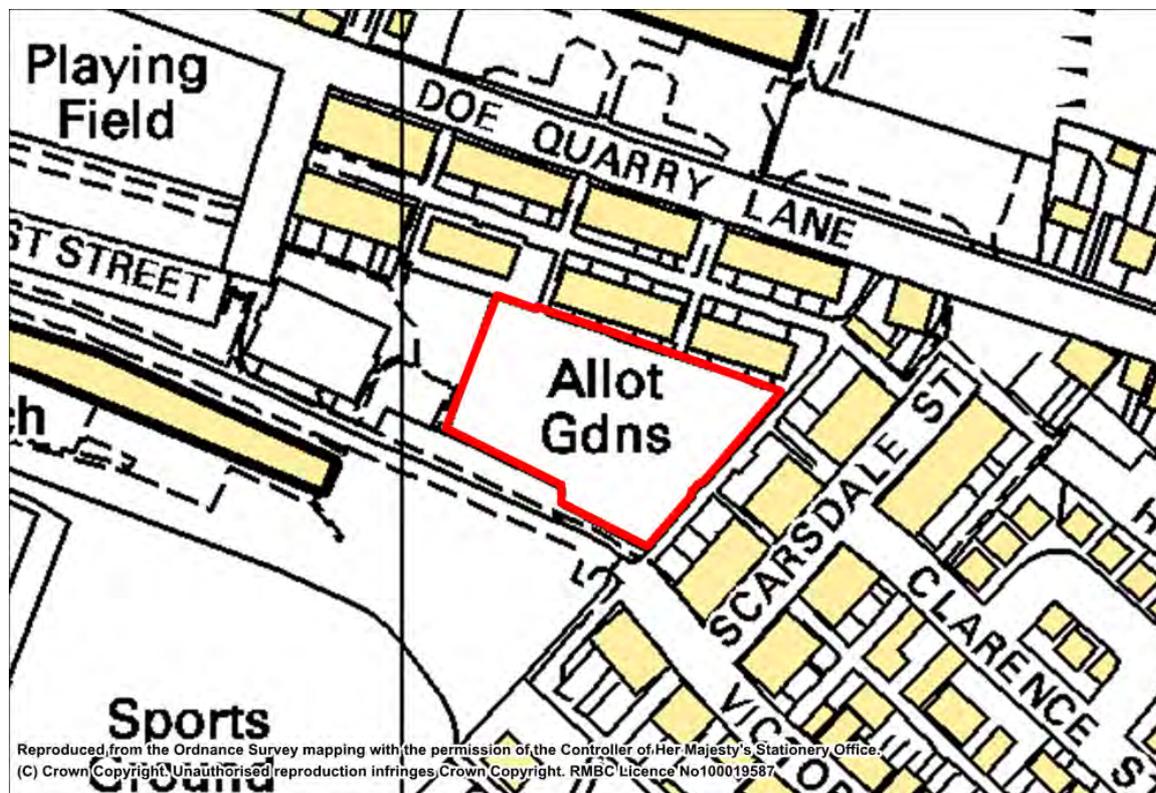
Site Name: ALLOTMENT LAND OFF EAST STREET

Allocation: Residential

Site Area: 0.47ha

Capacity: 15 dwellings

Site LDF Reference: LDF0207



### Site Development Guidelines

1. ~~Uncertain archaeological objections to allocation and future development proposals~~ will need to be supported with a Heritage Statement **for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.**
2. An assessment of available allotments within the wider area and any potential enhancements / mitigation to nearby provision will be required. Usage of on site allotments is currently minimal; any allotment holders will need to be re-located.
3. Key principle of design should be to enhance a visually unattractive neighbourhood through re-development.
4. ~~Retain and enhance existing vegetation~~ **Existing vegetation should be retained and enhanced, unless agreed in writing with the Local Planning Authority.**

5.67

Site Allocation Reference: H80

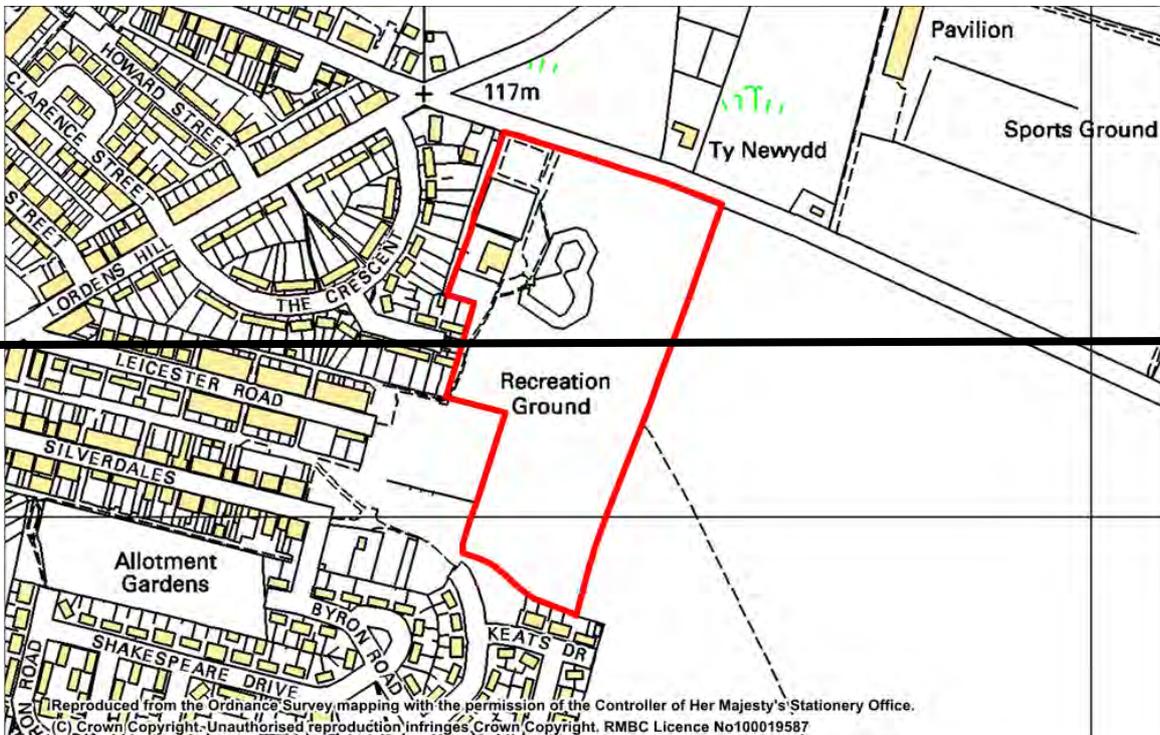
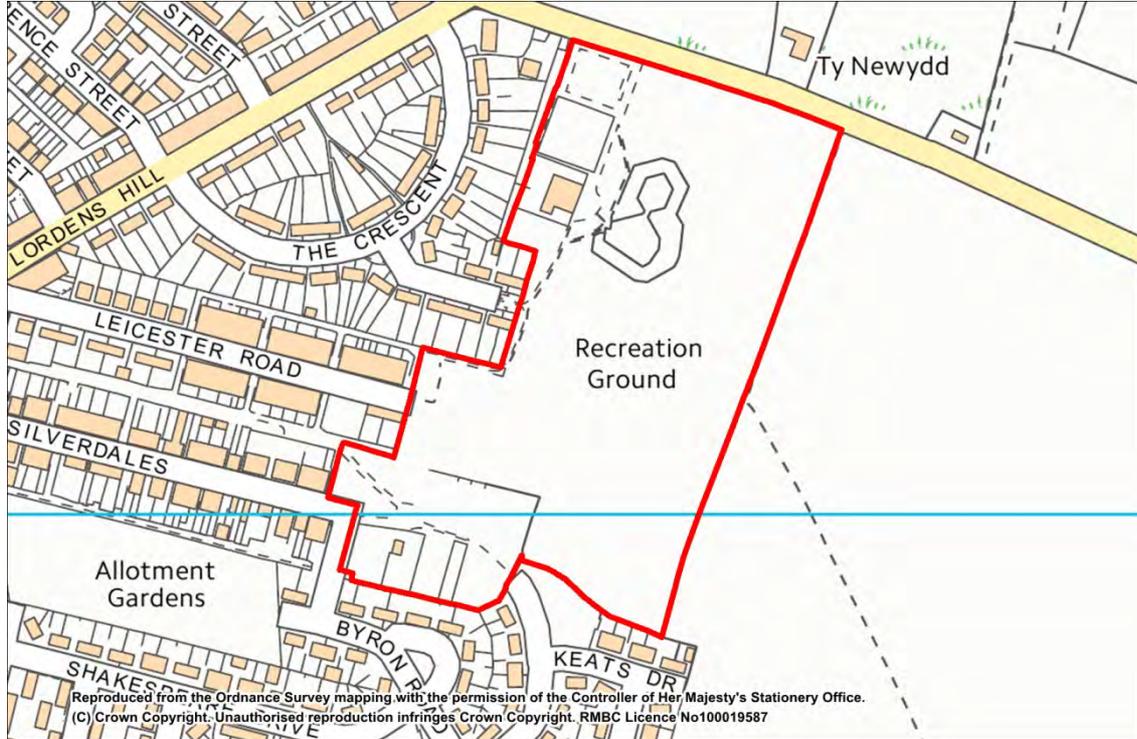
Site Name: LAND OFF LODGE LANE / Silverdales (GISW0)

Allocation: Residential dwellings

Site Area: 4.74 6.35ha

Capacity: 46 131

LDF Reference: LDF0221 + LDF0222



**Site Development Guidelines**

This site has been formerly used for recreational purposes, but is currently vacant. It is considered that only part of this site should be developed for residential purposes, and the remainder of the site will require to be enhanced to encourage its longevity as Green

Space provision for the local community. The exact location of the enhanced Green Space will be determined in any future planning permission granted.

- 1. Part of the site has been formerly used for recreational purposes, but is currently vacant. Development proposals involving the loss of open space will need to satisfy Policy SPxx Protecting Green Space.**
- 2. The provision of new Green Space and community facilities will be determined through an assessment of local needs as required to satisfy Policy SP xx New and Improvements to Existing Green Space and Policy SP xx Access to Community Facilities.**
- ~~3. Uncertain archaeological objections to allocation and future d~~**Development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.**
- ~~4. Highways access: a~~**Additional land is required to enable suitable highways access.**~~, e~~**Consideration should be given to extending High Nook Road and connecting to Silverdales, and Leicester Road could be extended to serve part of the site.** ~~This site, together with the land to the south-west, that forms part of this housing allocation, will enable an appropriate access to be created.~~
- ~~• It is anticipated that a comprehensive development scheme for the wider allocation (including LDF0222) will be submitted.~~
- ~~• Area of High Landscape Value (AHLV) impact: the retention of existing boundary vegetation will offer screening and setting for the development.~~
- 5. A Landscape Assessment will be needed to assess and manage the impact of potential new development on landscape character the Area of High Landscape Value and on natural landscape features such as trees and hedgerows. Existing boundary vegetation including notable mature trees shall be retained, unless agreed in writing with the Local Planning Authority. This will offer screening and setting for the development.**
- 6. Consideration will need to be given to creating Development proposals shall provide a strong structural landscape framework within which this development will sit. Opportunities to fund the management, protection and enhancement of a Green Infrastructure Asset and the creation of additional habitat and Green Space as part of any potential future development will require further exploration. The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.**
- 7. The preparation of a detailed Masterplan to enable comprehensive development of the allocation and incorporating suitable design measures will be essential. Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.**

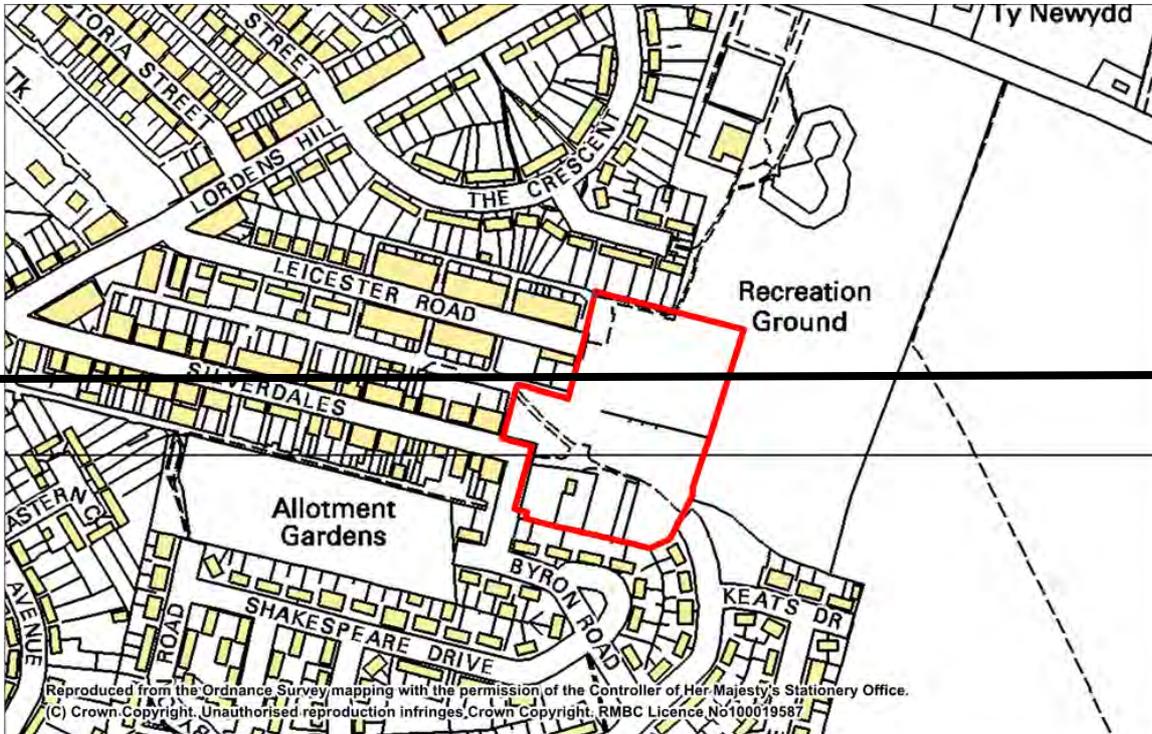
5.68

**Allocation Reference: H80**

**Site Name: LAND OFF SILVERDALES**

**Allocation: Residential** ——— **Site Area: 1.61ha** ——— **Capacity: 51 dwellings** ———

**Site LDF Reference: LDF0222**



### **Site Development Guidelines**

The area will benefit from new development and ideally should be developed with additional land from the southern end of site LDF0221 to enable a comprehensive regeneration scheme to come forward whilst respecting the need to retain part of LDF0221 as recreational space.

- Uncertain archaeological objections to allocation and future development proposals will need to be supported with a Heritage Statement.
- There are no ecological constraints or recommendations
- Highways access: Leicester Road could be extended to serve part of site but ideally should be developed with additional land and site LDF0221
- It is anticipated that a comprehensive development scheme for the wider allocation (including LDF0222) will be submitted.
- Retain existing vegetation on southern boundary including notable mature trees
- The preparation of a detailed Masterplan incorporating suitable design measures will be essential.

5.69

Allocation Reference: H81

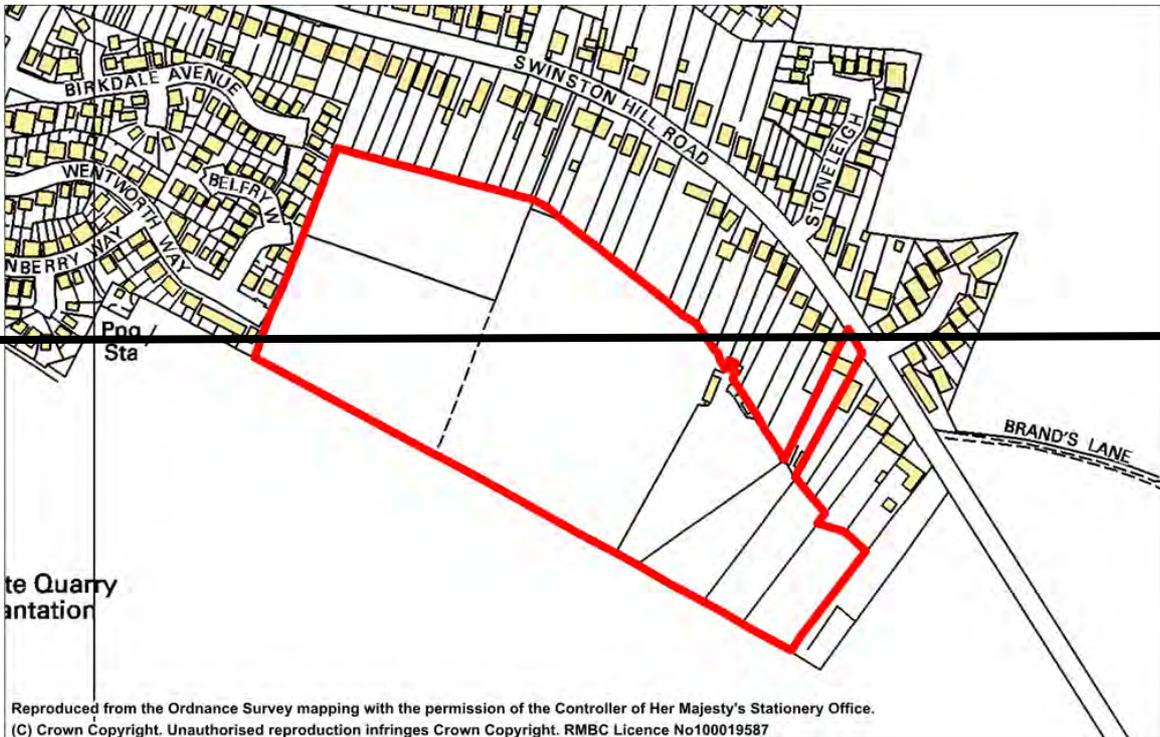
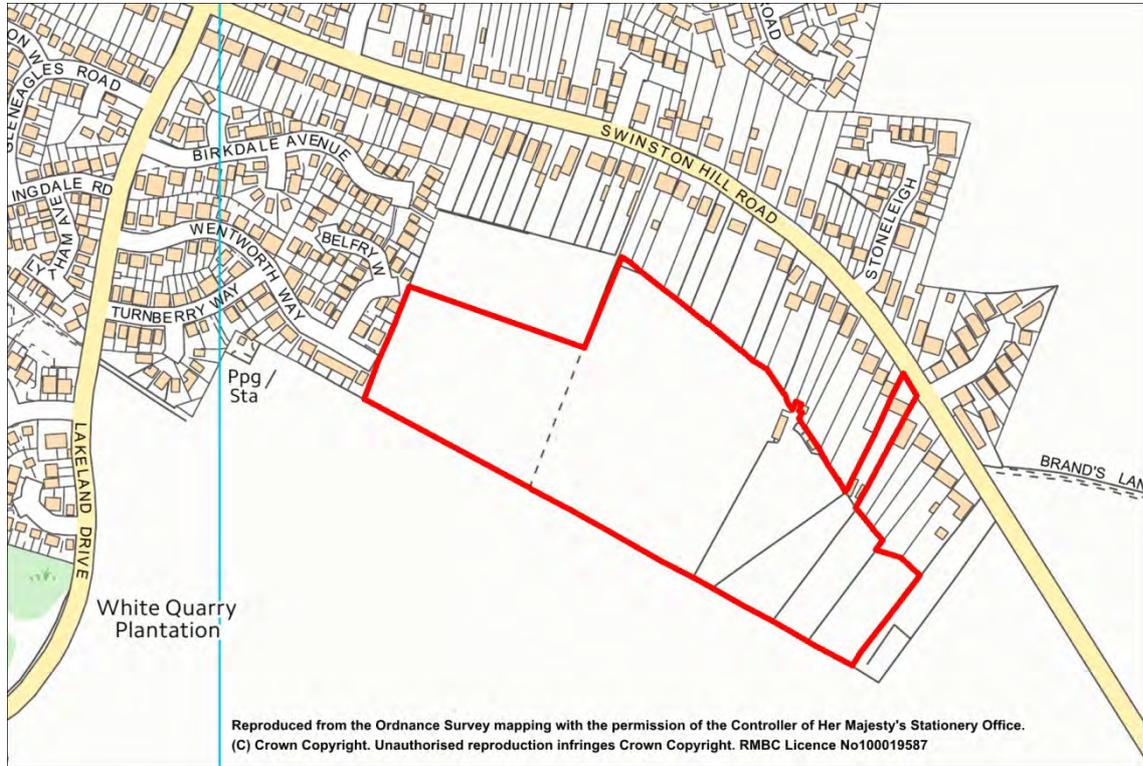
Site Name: LAND OFF WENTWORTH WAY

Allocation: Residential dwellings

Site Area: 8.697.43ha

Capacity: 243

Site LDF Reference: LDF0219



Site Development Guidelines

Planning permission would require enhanced Green Space/recreation provision as part of the scheme to compensate for the loss of Birkdale Avenue recreation ground. The

~~exact nature and location of this provision within the larger site cannot be determined at this stage. Consideration will need to be given to the siting of the most appropriate vehicular access, footpath networks, natural surveillance of any children's play space provision. The Council expects to work with potential developers to agree a masterplan or planning brief for this site to ensure all these considerations are adequately dealt with prior to grant of planning permission.~~

- ~~1.~~ ~~Uncertain archaeological objections to allocation and future development proposals will need to be supported with a Heritage Statement~~ **for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.**
- ~~2.~~ ~~There needs to be ecological assessment to inform development potential or consideration of boundary amendment.~~ **A Phase 1 Habitat survey should be conducted. Retain perimeter hedgerows. The more mature trees in the southeast should be checked for roosting bats.**
- ~~3.~~ ~~Highways access: No insuperable accessibility problems part of site could be served solely from Wentworth Way.~~
- ~~4.~~ ~~The areas downstream of this site are known to be at high risk from surface water flooding. A Flood Risk Assessment will be required for any development on this site and additional restrictions may be imposed on discharge rates. On-site flood risk from overland flows should be assessed.~~
- ~~5.~~ ~~Area of High Landscape character Value (AHLV) impact: the retention of existing boundary vegetation will offer screening and setting for the development.~~
- ~~6.~~ ~~A Landscape Assessment will be needed to assess and manage the impact of potential new development on landscape character the Area of High Landscape Value and on natural landscape features such as trees and hedgerows.~~
- ~~7.~~ ~~Consideration will need to be given to creating~~ **Development proposals shall provide** a strong structural landscape framework within which this development will sit. Opportunities to fund the management, protection and enhancement of a Green Infrastructure Asset and the creation of additional habitat and Green Space as part of any potential future development will require further exploration. **The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.**
- ~~8.~~ ~~The preparation of a detailed Masterplan incorporating suitable design measures will be essential.~~ **Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.**

5.70

Allocation Reference: H82

Site Name: LAND TO THE EAST OF PENNY PIECE LANE

Allocation: Residential

Site Area: 1.88ha

Capacity: 38 dwellings

Site LDF Reference: LDF0208



### Site Development Guidelines

- ~~1. Uncertain archaeological objections to allocation and future development proposals will need to be supported with a Heritage Statement **for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.**~~
- ~~2. A Heritage Statement shall be submitted with any subsequent planning application to identify the significance of on and off-site **historic heritage** assets that may be affected, and to assess the impact of development upon them and their settings, **and identify appropriate mitigation.**~~
- ~~3. **This is** As a highly visible site, partially within the North Anston Conservation Area, ~~there are~~ **with** a number of trees that are covered by a tree preservation order. **A tree survey will be required. It is also in close** and its proximity to listed buildings, **As such** it is essential that development reflects existing character and quality of the surrounding area. There will be a need for sensitive layout, design, scale, height, materials and landscaping to ensure it contributes positively to the location and does not have an adverse impact on heritage assets.~~
- ~~4. With the exception of the requirement for highway access, the original field boundary wall adjacent Penny Piece Lane shall be retained.~~
- ~~5. **A bat survey will be required given the presence of mature trees on site and the adjacent disused quarry.**~~
- ~~6. Highways access: there are serious concerns regarding access, this site is not ideal in terms of **A Transportation Assessment or Statement will be required to**~~

**identify suitable access to the** adjacent highway network and **promote** accessibility by non car modes.

- 7.** Consideration will need to be given to creating **Development proposals shall provide** a strong structural landscape framework within which this development will sit. Opportunities to fund the management, protection and enhancement of a Green Infrastructure Asset and the creation of additional habitat and Green Space as part of any potential future development will require further exploration. **The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.**
- 8.** The preparation of a detailed Masterplan incorporating suitable design measures will be essential. **Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.**

5.71

Allocation Reference: H83

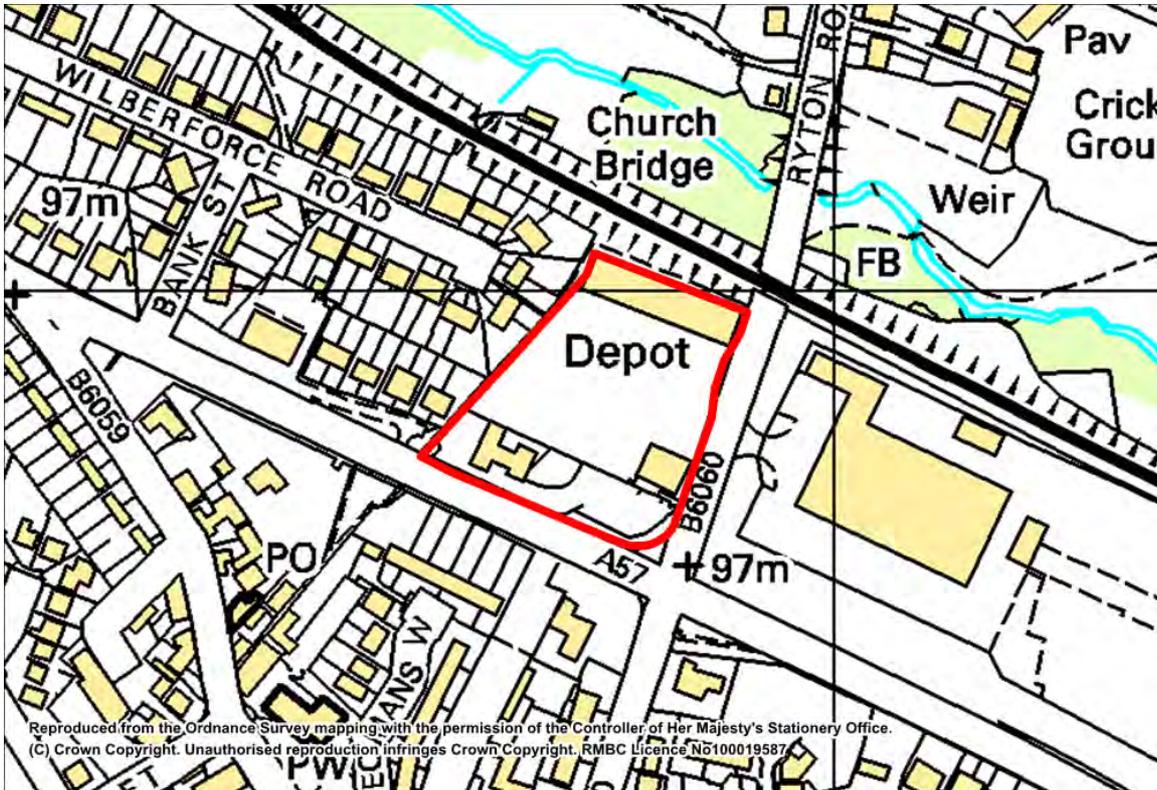
Site Name: LAND BETWEEN SHEFFIELD ROAD AND MINERAL RAILWAY

Allocation: Residential

Site Area: 1.04ha

Capacity: 30 dwellings

Site LDF Reference: LDF0209



### Site Development Guidelines

This site has most recently been used as a bus depot and associated workshops and office building. The operational petrol filling station has been included within the site and if this were to be re-developed there may also be contamination issues associated with the redevelopment of this part of the site

- 1.** There needs to be ecological assessment to inform development potential or consideration of boundary amendment. **A Local Wildlife Site (Anston Stones Wood LWS010) is less than 40 metres from the site boundary whilst Anston Stones Wood SSSI is further downstream. There should be no impacts on either the LWS or SSSI at Anston Stones Wood, or on Anston Brook which connects these interests with the allocation site.**
- 2.** The site is also adjacent to Anston Stones Wood Local Wildlife Site and Site of Special Scientific Interest and **The** construction of any roads, tracks, walls, fences, hardstanding, ditches or other earthworks, or laying of pipelines and cables above or below ground within the SSSI (Anston Stones Wood) site boundary must be undertaken in consultation with Natural England. Recreational disturbance can be an issue for the site - appropriate provision of on / off site open space must be sufficient to offset potential disturbance issues and ensure that development does not facilitate access by recreational vehicles. Natural England should be consulted on **any** planning application.
- 3.** **The site is within 250 metres of a geodiversity asset. There may be the opportunity to acquire knowledge about the buried geodiversity features of the area in the course of desk studies, boreholes or excavations, including those**

**for services and foundations before and during the construction phase and by site visits for recording and assessment of relevant features by appropriate experts. These investigations can be timed to have little or no effect on the progress of the development.**

- 4.** ~~Highways access: No insuperable accessibility problems envisaged. Avoid a~~Additional **highways** accesses to **the A57** **should be avoided.**
- 5.** Some parts of this site are predicted to be at high risk of surface water flooding. A Flood Risk Assessment will be required for any development on this site.
- 6.** **Development proposals should ensure that contamination associated with redevelopment of the petrol filling station is investigated and mitigation measures introduced as appropriate.**

## 5.3 Development sites in Wath-upon-Dearne, Brampton Bierlow and West Melton 5.72

Allocation Reference: E17

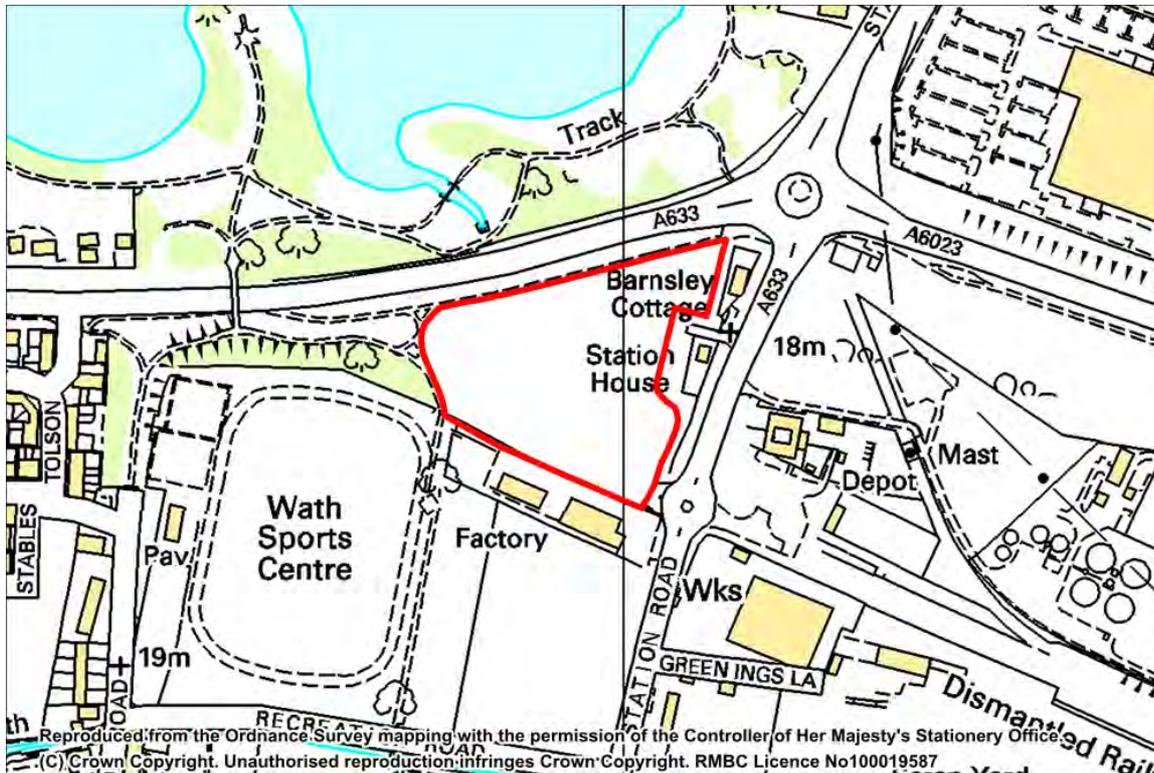
Site Name: MANVERS WAY / STATION ROAD

Allocation: Business & Industry

Site Area: 1.92ha

Capacity: 1.92ha

Site LDF Reference: LDF0308



### Site Development Guidelines

1. This site lies within Flood Zone 2, and partly within Flood Zone 3, and a Flood Risk Assessment will be required including surface water flood risk.
2. Existing vegetation along the site boundary should be retained. In particular this will contribute towards ensuring an appropriate amenity buffer to existing properties immediately to the east of the site **and protect the botanically rich Manvers Way verge.**

## 5.73

**Allocation Reference: E18**

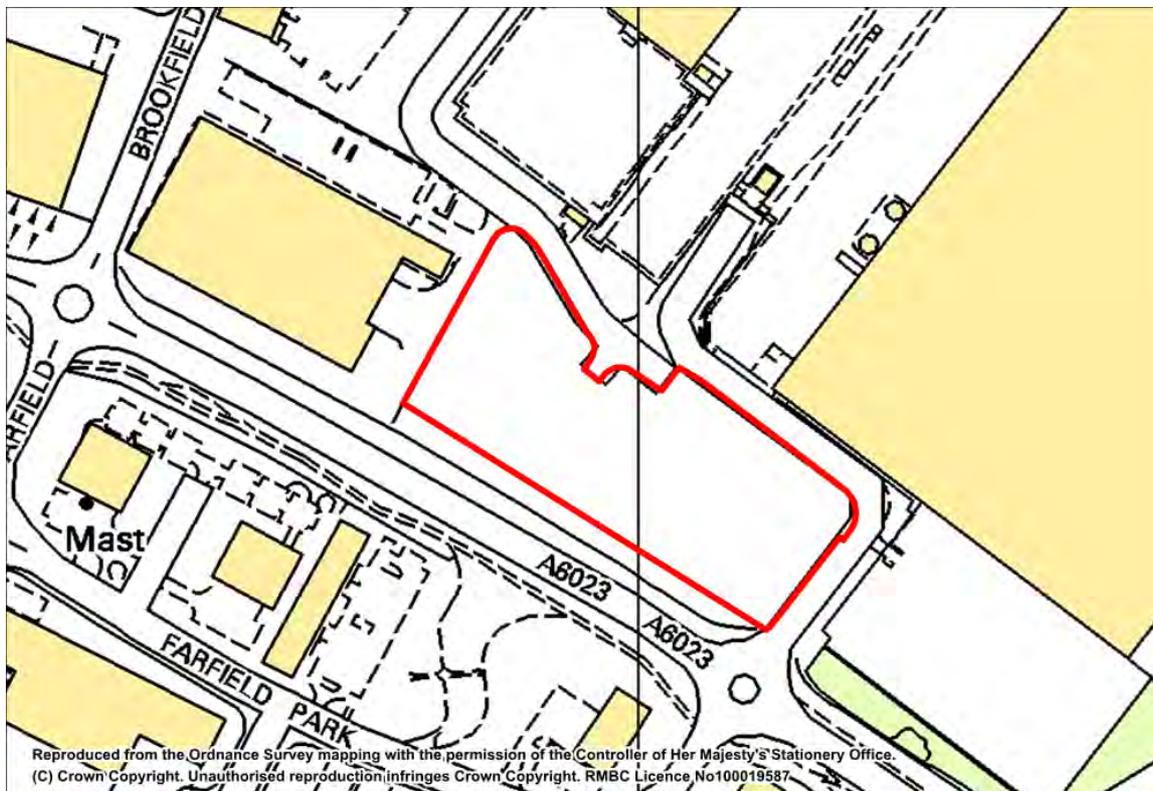
**Site Name: BROOKFIELD WAY**

**Allocation: Business & Industry**

**Site Area: 1.83ha**

**Capacity: 1.83ha**

**Site LDF Reference: LDF0345**



### Site Development Guidelines

- This site represents the remaining plot to be developed at Brookfield Park.
- 1.** Existing structural vegetation to A6023 Manvers Way should be retained, and enhancements made to vegetation to on other boundaries
- There are significant ecological constraints, noted for protected species.

**Allocation Reference: E19**

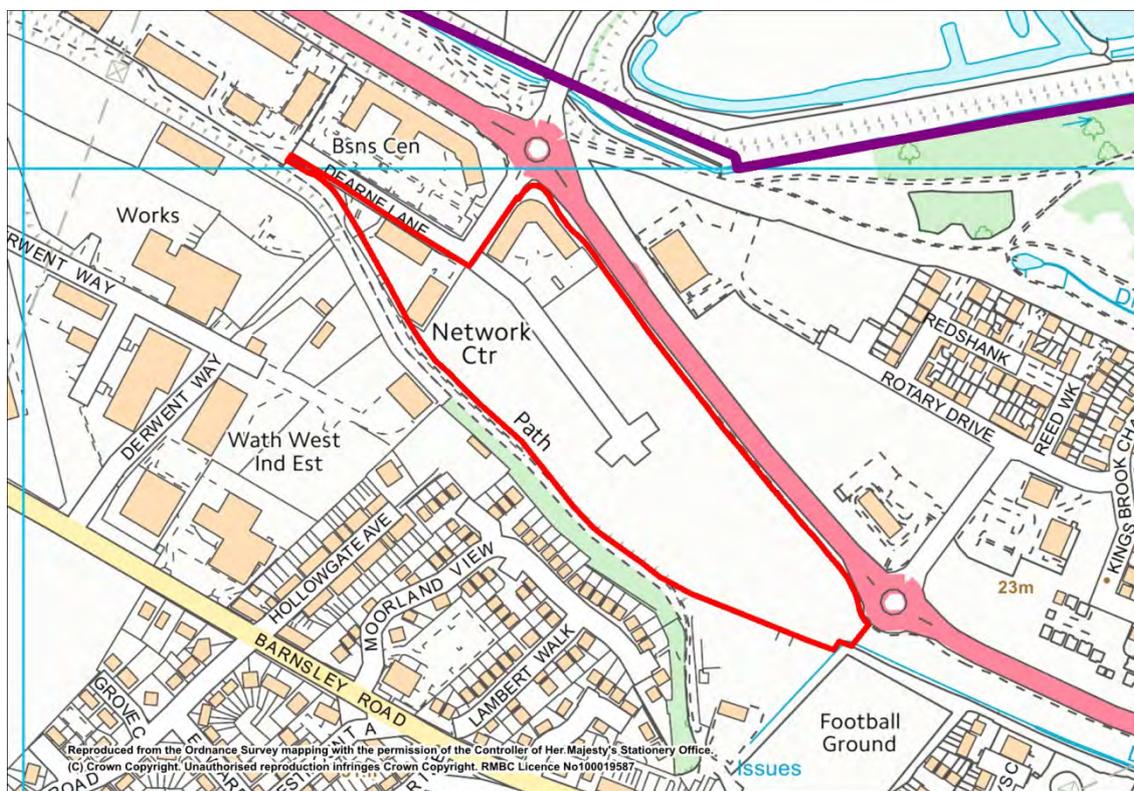
**Site Name: MANVERS WAY / DEARNE LANE, BRAMPTON**

**Allocation: Business & Industry**

**Site area: 3.74ha**

**Capacity: 3.74ha**

**Site LDF Reference: LDF0348**



### **Site Development Guidelines**

- 1. Existing structural vegetation to A6023 Manvers Way should be retained, and enhancements made to vegetation to other boundaries**
- 2. There is a public right of way along the south-west boundary of the development site and appropriate landscaping and links from within this allocation should be provided to the footpath. The orientation of new buildings will need careful consideration to ensure that the footpath is integrated within the development and natural surveillance enhanced.**

5.74

Allocation Reference: E20

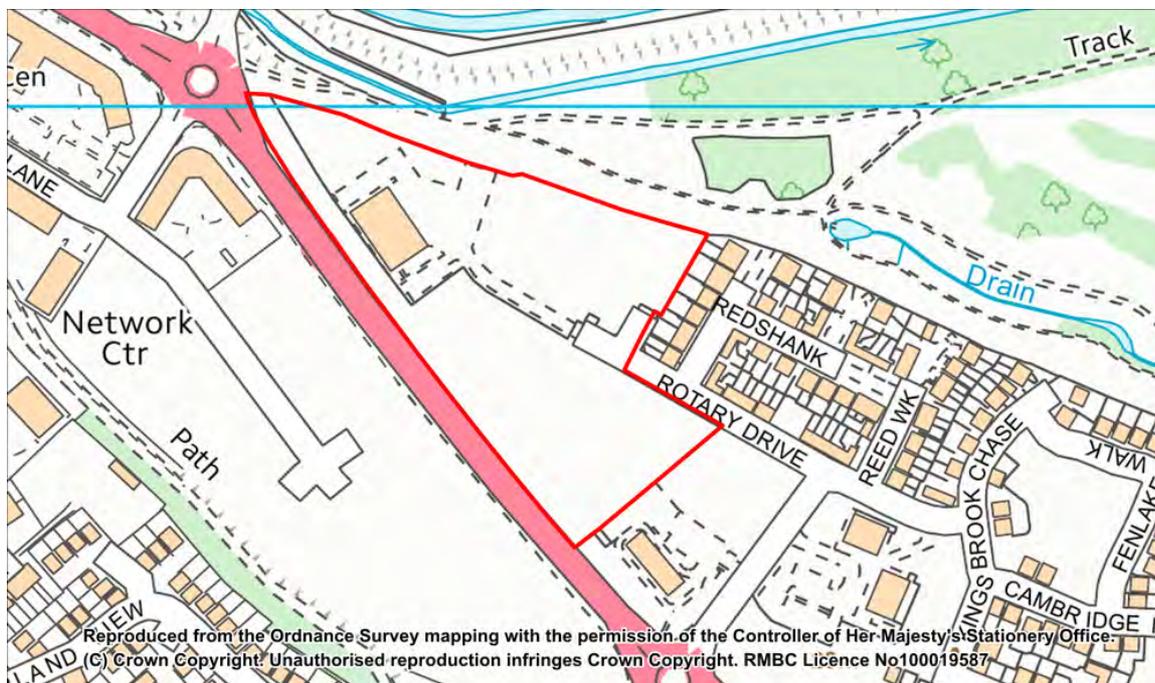
Site Name: MANVERS WAY

Allocation: Business & Industry

Site Area: 3.09ha

Capacity: 3.09ha

Site LDF Reference: LDF0351



### Site Development Guidelines

1. ~~There are no major constraints to development although p~~ Potential negative ~~a~~ effects on the adjacent RSPB reserve **and any subsequent mitigation** need to be considered at design stage.
2. ~~There needs to be ecological assessment to inform development potential.~~ **A Phase 1 Habitat survey should be conducted. A bird survey will also be required given the proximity of the adjacent RSPB (Old Moor) reserve. There should be no negative impacts on the latter or on the botanically rich Manvers Way verge arising from new development.**
3. **The site lies within flood zone 2 and a Flood Risk Assessment will be required**

5.75

Allocation Reference: E21

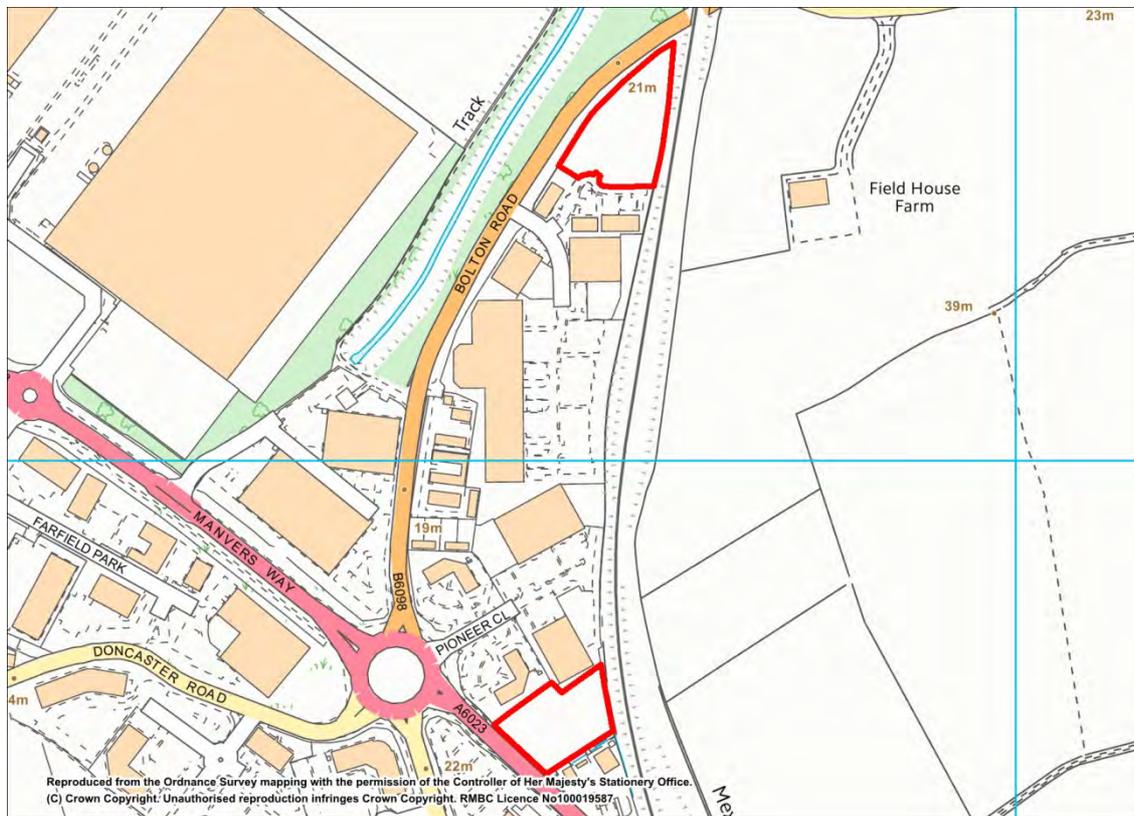
Site Name: BOLTON ROAD, MANVERS

Allocation: Business & Industry

Site Area: 1.49ha

Capacity: 1.49ha

Site LDF Reference: LDF0605



### Site Development Guidelines

- This site comprises the last plots to be developed as part of the wider industrial estate.
- 1. Uncertain archaeological objections to allocation and future development proposals will need to be supported with a Heritage Statement **for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.**
- 2. Existing vegetation should be retained and enhanced, **unless agreed in writing with the Local Planning Authority.**

Allocation Reference: H40

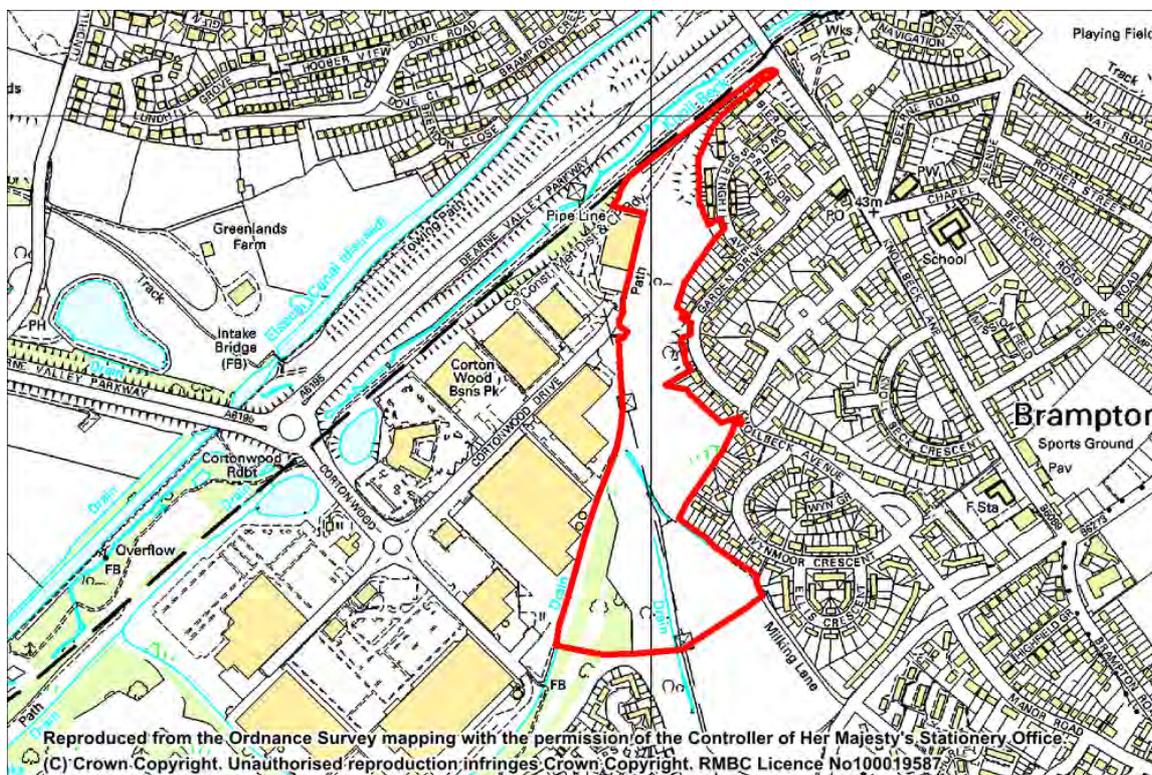
Site Name: LAND TO EAST OF CORTONWOOD BUSINESS PARK

Allocation: Residential dwellings

Site Area: 7.85ha

Capacity: 233 122

Site LDF Reference: LDF0258



### Site Development Guidelines

The site has overhead power lines running north/south through the site and is steep in part. The site has extant planning permission for residential development and access into the site has been created.

1. Uncertain archaeological objections to allocation and future development proposals will need to be supported with a Heritage Statement **for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.**
2. There are significant objections based on ecological constraints. **A Phase 1 Habitat survey should be conducted. Mature trees should be retained, unless agreed in writing with the Local Planning Authority.**
3. Highways access: residential development already agreed, but not yet implemented.
4. **A Flood Risk Assessment will be required.** A watercourse is present on this site. Flood risk from this watercourse and overland flows should be assessed and drainage attenuation measures will be required.
5. Area of High Landscape **character** Value (AHLV) impact: **use of** materials use to follow the that **should be in keeping with those** used in the locality. **Retention and enhancement of bBoundary/ and roadside vegetation should be retained and enhanced, unless agreed in writing with the Local Planning Authority.**
6. A Landscape Assessment will be needed to assess and manage the impact of potential new development on **landscape character** the Area of High Landscape Value and on natural landscape features such as trees and hedgerows.

7. ~~Consideration will need to be given to creating~~ **Development proposals shall provide** a strong structural landscape framework within which this development will sit. ~~Opportunities to fund the management, protection and enhancement of a Green Infrastructure Asset and the creation of additional habitat and Green Space as part of any potential future development will require further exploration.~~ **The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.**
8. The preparation of a detailed Masterplan incorporating suitable design measures will be essential. **Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.**

5.77

Allocation Reference: H43

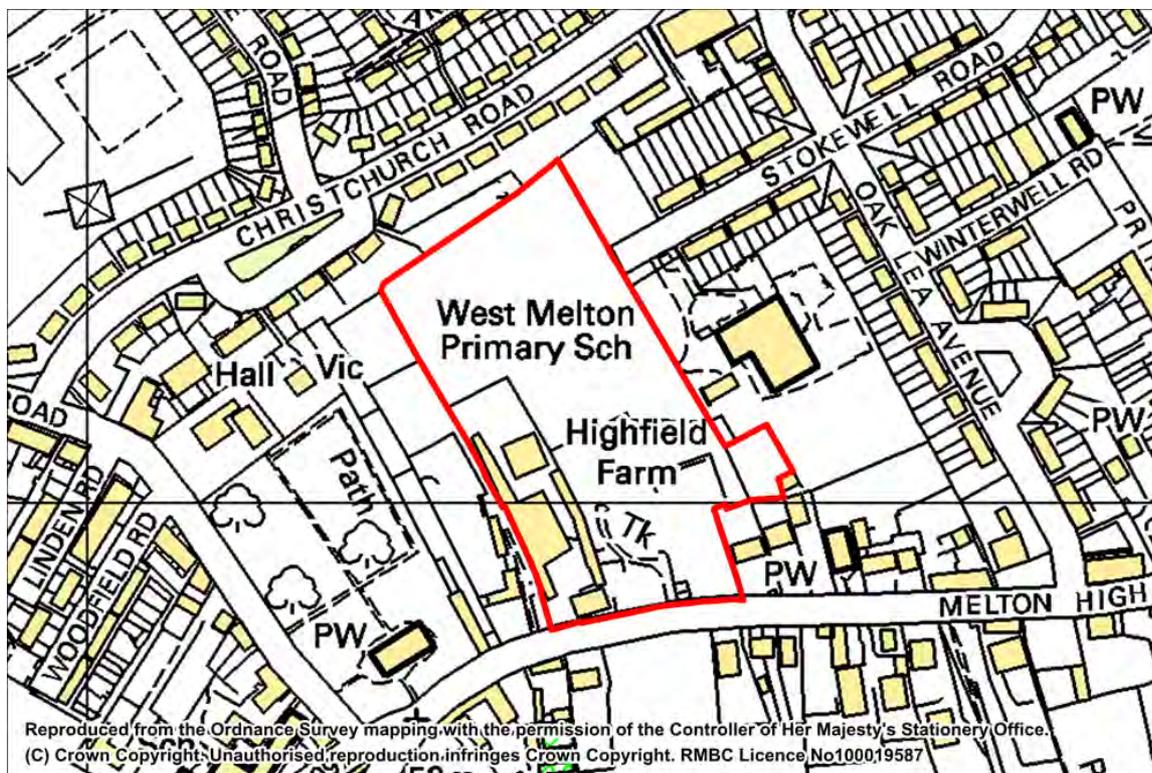
Site Name: HIGHFIELD FARM

Allocation: Residential

Site Area: 2.50ha

Capacity: 70 dwellings

Site LDF Reference: LDF0292



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### Site Development Guidelines

1. Potential archaeological objections to allocation and future development proposals will need to be supported with a Heritage Statement **for Archaeology prepared in line with the requirements for site classification 1 highlighted yellow in table x.**

• Adequate historic built heritage mitigation measures to protect the adjacent listed building's, have been incorporated into planning application RB2013/1399 which is currently under consideration.
2. **A Heritage Statement shall be submitted with any planning application to identify the significance of on and off-site historic heritage assets that may be affected, to assess the impact of development upon them and their settings, and identify appropriate mitigation.**
3. Retain The existing stone wall to the roadside boundary **shall be retained.**

5.78

Allocation Reference: H44

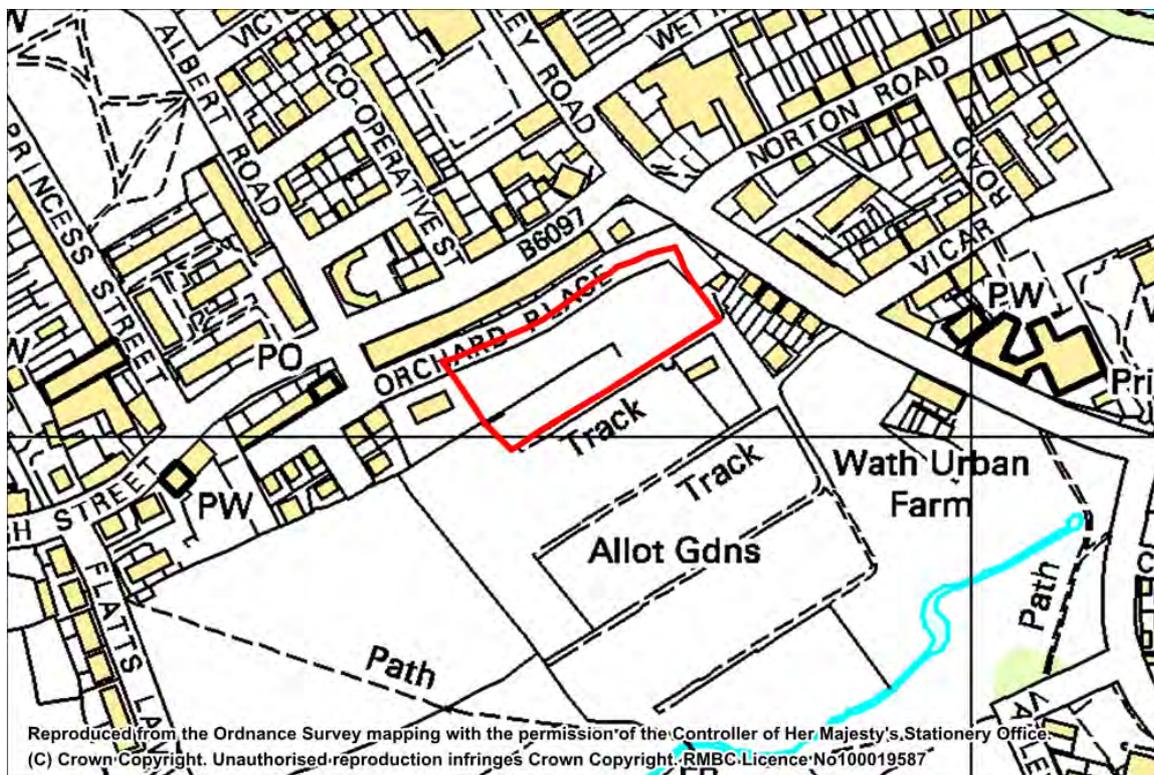
Site Name: OFF ORCHARD PLACE

Allocation: Residential

Site Area: 0.60ha

Capacity: 14 dwellings

Site LDF Reference: LDF0268



### Site Development Guidelines

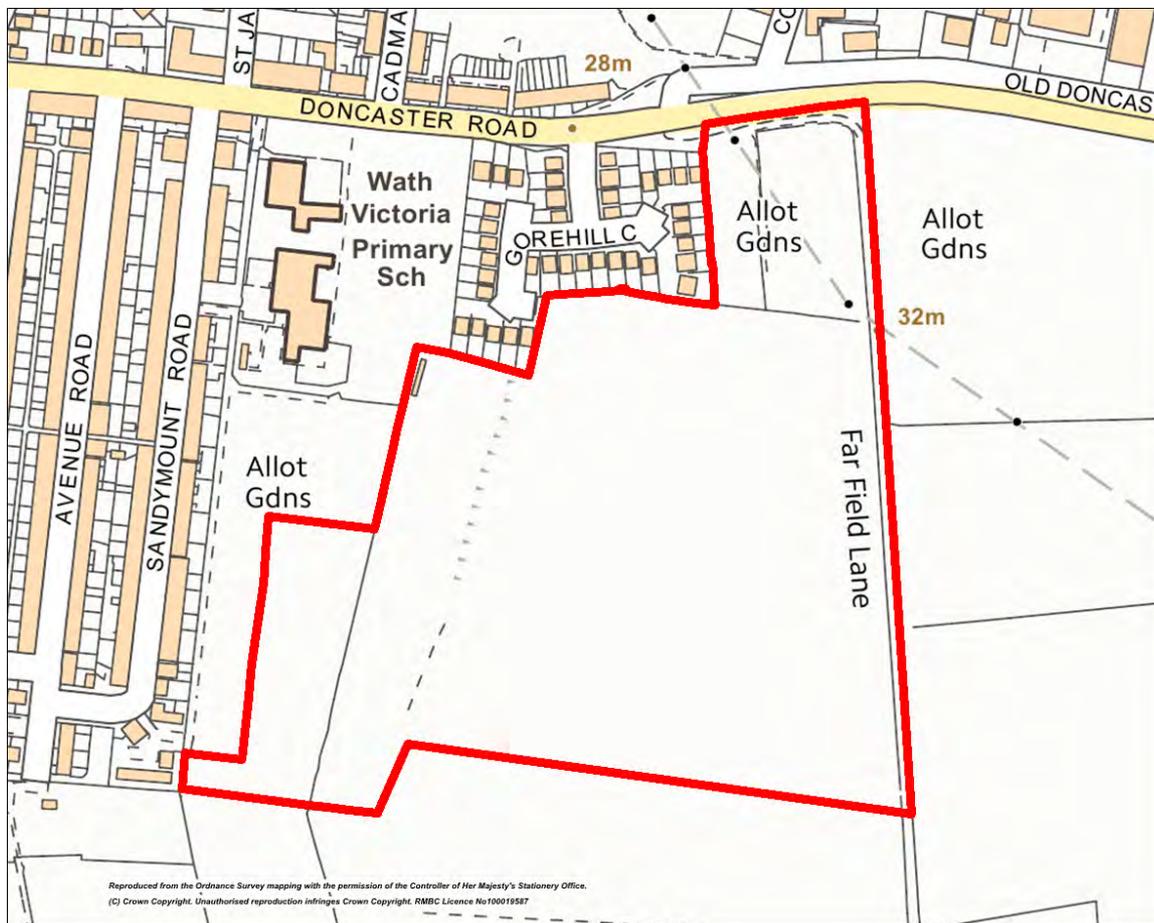
1. Highways access: **A Transport Statement shall be required which includes investigation of off site road access improvements, including widening of Orchard Place and linking to Barnsley Road, speed humps and reduced speed limit on Orchard Place** required but public transport accessibility good.
2. An assessment of the allotments on site and available allotments within the wider area will be essential to determine whether allotment holders can be re-located or must remain in situ. Potential enhancements / mitigation to nearby allotment provision will be required if approval to develop the allotments is given.
3. ~~Retain e~~Existing vegetation **should be retained, unless agreed in writing with the Local Planning Authority.**

**Allocation Reference: Hx**

**Site Name: Land off Far Field Lane, Wath upon Dearne**

**Allocation: Residential      Site Area: 9.94ha      Capacity: 242 dwellings**

**Site LDF Reference: LDF0849**



### **Site Development Guidelines**

- 1. Future development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.**
- 2. A Transportation Assessment will be required. This should include careful consideration of accessibility and opportunities for linking it to the wider community through pedestrian and cycle linkages and the public rights of way network to the north.**
- 3. Any development should ensure that vehicular access to Safeguarded Land site SL5 to the south is not precluded.**
- 4. A Phase 1 habitat survey should be conducted and the presence of protected species (specifically foraging bats and badgers) should be checked. Mature trees and perimeter hedgerows should be retained and incorporated into any development, unless agreed in writing with the Local Planning Authority.**
- 5. A Flood Risk Assessment will be required. Consideration should be given to the location of a flood alleviation scheme in this locality as there is a possible**

**overland flood route through this site and known flooding problems within the wider area.**

- 6. Development proposals shall investigate the status of existing allotment land south of Doncaster Road and consider the need for allotment provision or enhancement in the wider locality (within a reasonable walking distance).**
- 7. Development proposals shall provide a strong structural landscape framework within which this development will sit. The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.**
- 8. The preparation of a detailed Masterplan incorporating suitable design measures will be essential. Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.**

**Allocation Reference: Hx**

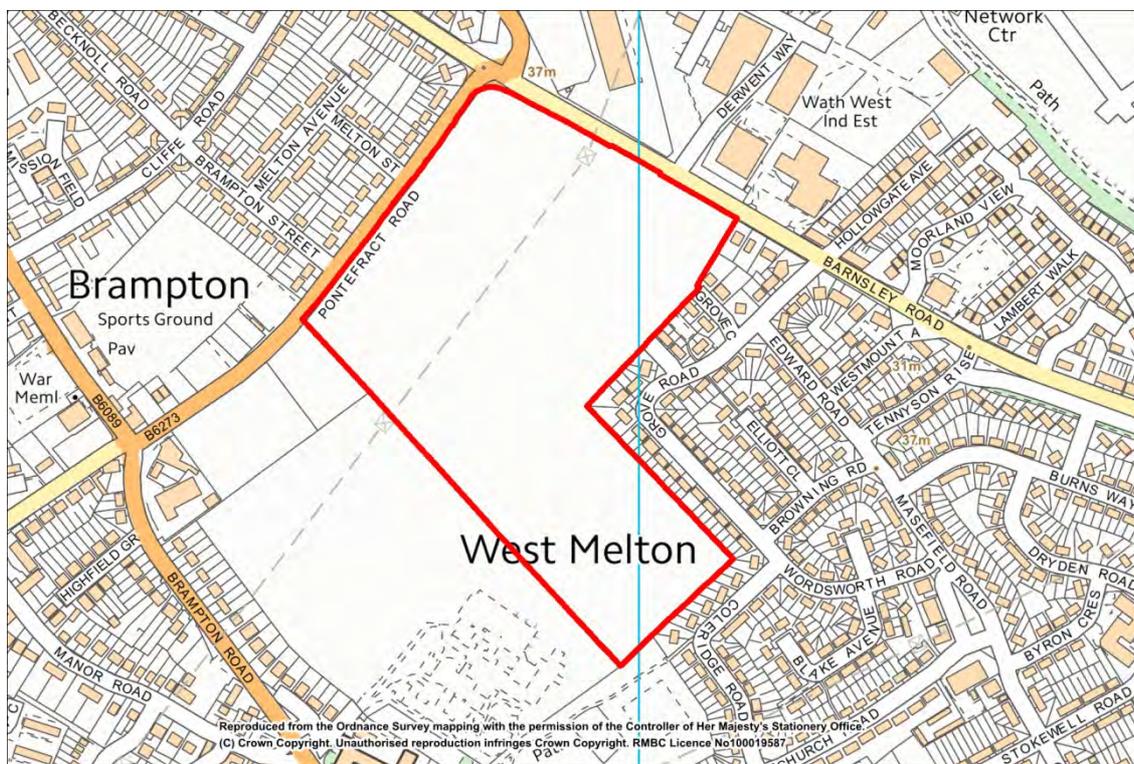
**Site Name: Land between Pontefract Road and Barnsley Road, West Melton**

**Allocation: Residential**

**Site Area: 11.73ha**

**Capacity: 328 dwellings**

**Site LDF Reference: LDF0263**



### **Site Development Guidelines**

- 1. Future development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 1 highlighted yellow in table x.**
- 2. A Transportation Assessment will be required. This should include careful consideration of accessibility for the site and include vehicular access from Barnsley Road and Pontefract Road.**
- 3. The design of proposals shall include pedestrian and cycle routes to ensure access for local communities through and to the site from the wider area.**
- 4. A Phase 1 habitat survey should be conducted.**
- 5. A Flood Risk Assessment will be required.**
- 6. Development proposals shall provide a strong structural landscape framework within which this development will sit. The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.**
- 7. Pylons cross this site and their location will enable the creation of a Green Infrastructure Corridor to be incorporated in any future development proposals.**
- 8. The preparation of a detailed Masterplan incorporating suitable design measures will be essential. Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.**

## 5.4 Development sites in Bramley, Wickersley and Ravenfield Common

5.79

Allocation Reference: H58

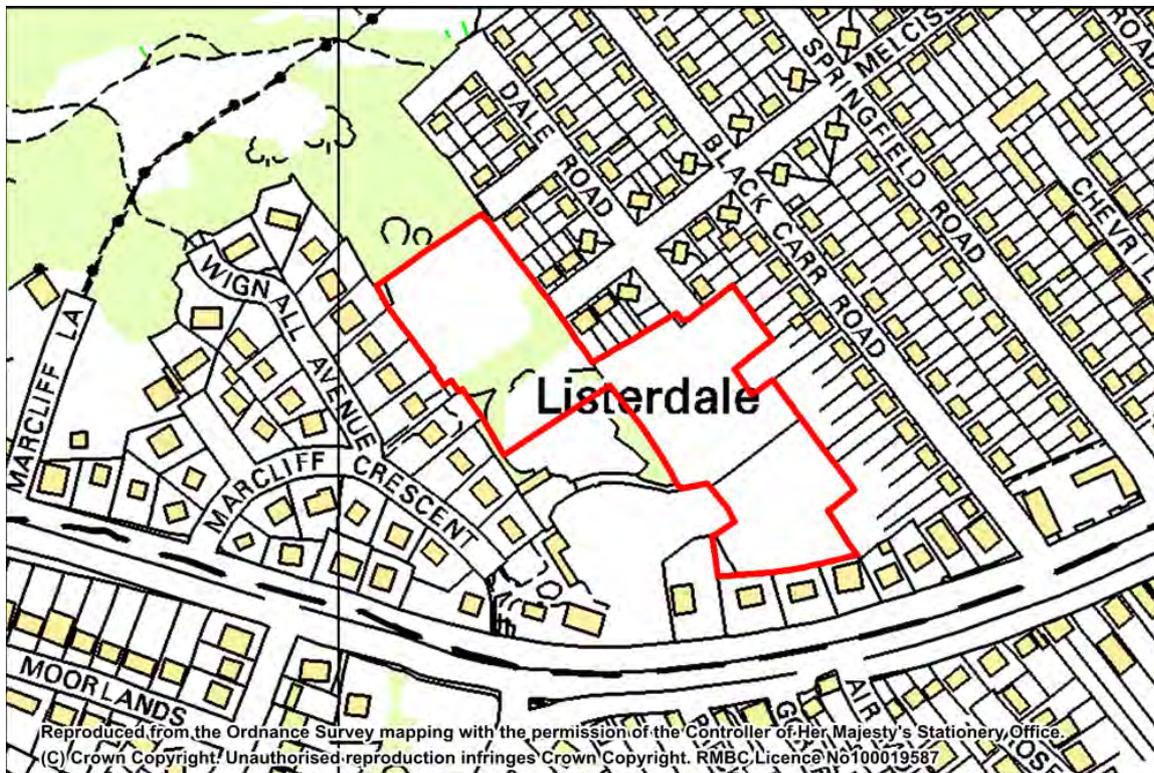
Site Name: LAND OFF MELCISS ROAD

Allocation: Residential

Site Area: 1.86ha

Capacity: 45 dwellings

Site LDF Reference: LDF0359



### Site Development Guidelines

1. Uncertain archaeological objections to allocation and future development proposals will need to be supported with a Heritage Statement **for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.**
2. There are no ecological constraints or recommendations to development on site but ~~the~~ The site is adjacent to a Local Wildlife Site (LWS63 Listerdale Wood); **a buffer of 15 metres to the LWS should be incorporated into any development proposals** whilst development will have little direct impact on LWS consideration should be given to increasing the buffer to the LWS.
3. The site is adjacent to a Regionally Important Geological Sites (RIGS) R23 Brecks Quarries, Listerdale) and appropriate buffering should be provided. **There may be the opportunity to acquire knowledge about the buried geodiversity features of the area in the course of desk studies, boreholes or excavations, including those for services and foundations before and during the construction phase and by site visits for recording and assessment of relevant features by appropriate experts. These investigations can be timed to have little or no effect on the progress of the development.**
4. Retain existing vegetation **The removal of existing vegetation on site, including trees, should be minimised whilst ensuring the delivery of a viable housing scheme.**

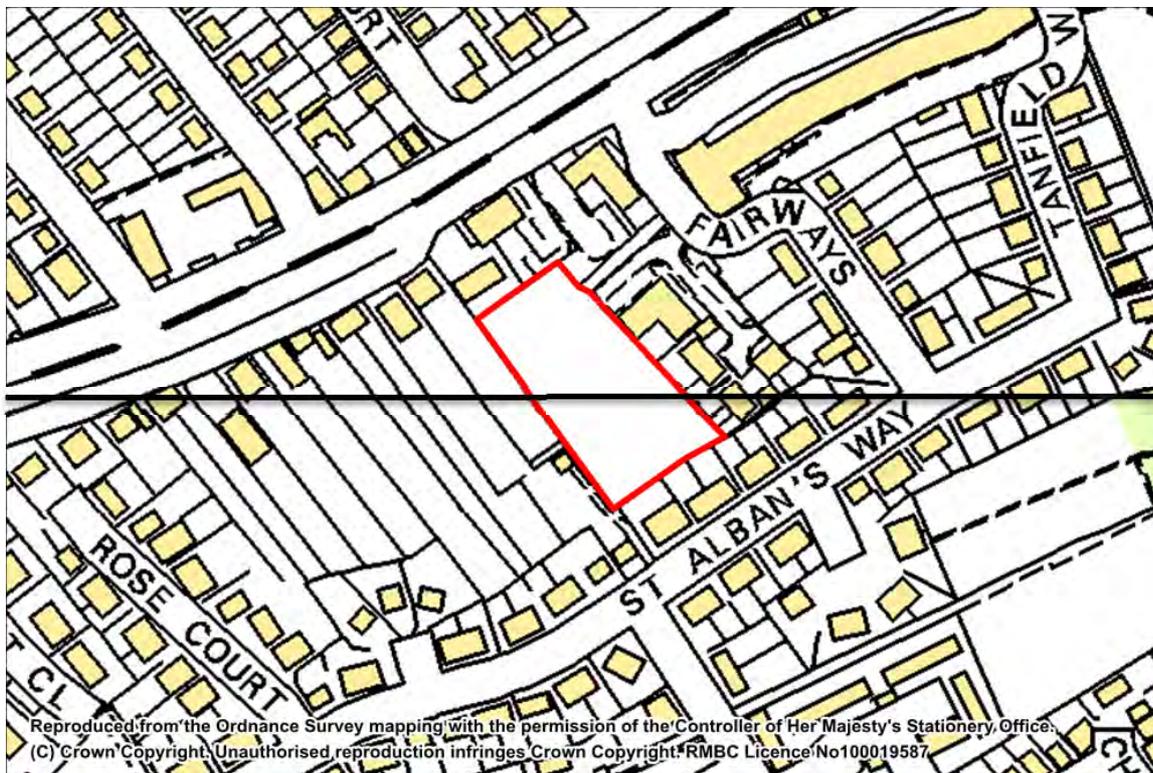
## 5.80

**Allocation Reference:** H59

**Site Name:** LAND OFF FAIRWAYS

**Allocation:** Residential ——— **Site Area:** 0.43ha ——— **Capacity:** 12 dwellings ———

**Site LDF Reference:** LDF0737



### **Site Development Guidelines**

This site has a recent grant of planning permission for the erection of 39 retirement homes (RB2014/0643). However should development not proceed on the delivery of this planning permission future development proposals should consider the following matters.

- Uncertain archaeological objections to allocation and future development proposals will need to be supported with a Heritage Statement.
- There needs to be ecological assessment to inform development potential or consideration of boundary amendment
- A culverted watercourse crosses this site. The risk of flooding from this watercourse should be assessed.
- Retain and enhance existing vegetation particularly enhancement of boundary vegetation and existing mature trees

5.81

Allocation Reference: H61

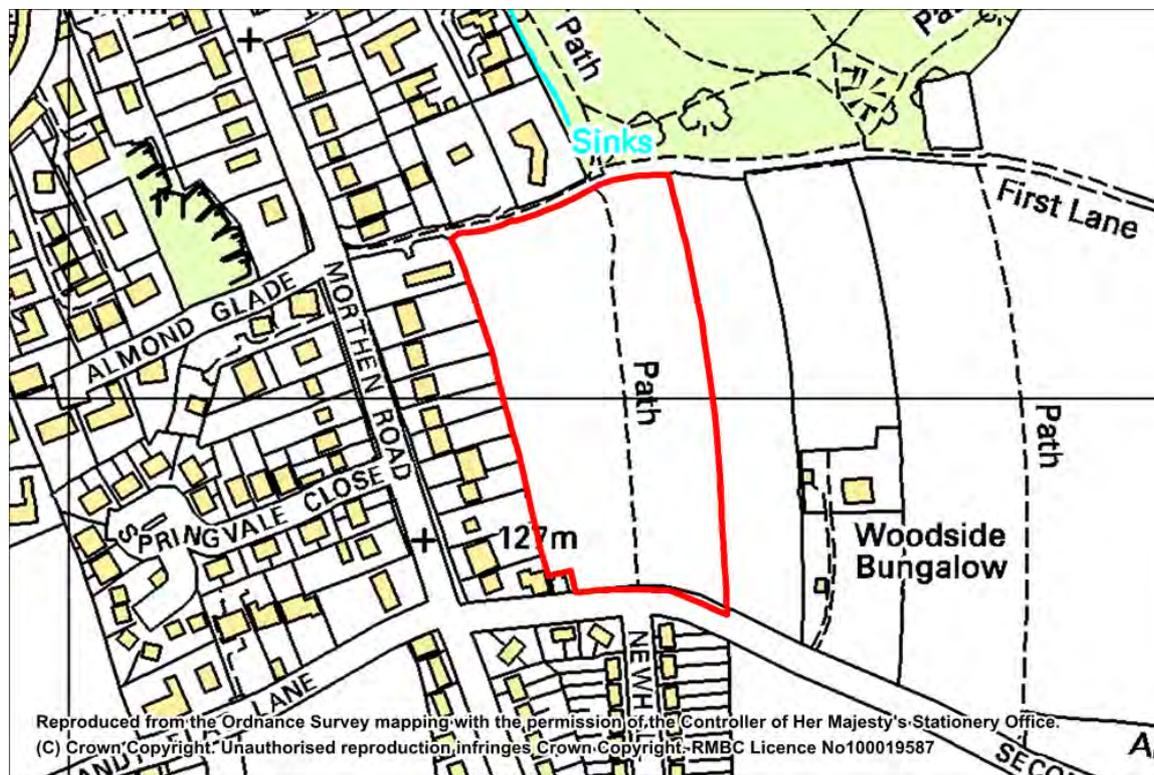
Site Name: PONY Paddock OFF SECOND LANE

Allocation: Residential

Site Area: 2.32ha

Capacity: 56 dwellings

Site LDF Reference: LDF0360



### Site Development Guidelines

1. Uncertain archaeological objections to allocation and future development proposals will need to be supported with a Heritage Statement **for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.**
2. There are significant objections based on ecological constraints; adjacent to a Local Wildlife Site but has different character; development would have little direct impact on LWS, however the site is used by bat species and applicants will need to demonstrate mitigation for proximity to Wickersley Wood (LWS) by the creation of a buffer area of at least 15 metres and the use of hedgerows and native tree planting within site landscaping. **A Phase 1 Habitat survey was conducted in September 2015. Mature trees and buildings should be checked for bats. Use of the land by badgers should be considered. All surrounding hedgerows and hedgerow trees should be retained wherever possible. This allocation site adjoins a Local Wildlife Site (Wickersley Wood LWS042). Given the importance of Wickersley Wood for nature conservation, a buffer zone of 15 metres should be incorporated into the design. Light pollution into Wickersley Wood should be considered and any potential negative impacts mitigated where possible.**
3. Concerns have also been raised regarding the presence of Great Crested Newts using the site as terrestrial habitat **may be present on site and**; it is essential therefore that any future development proposals **shall** investigate this matter further and **provide suitable mitigation measures** if the presence of Great Crested Newts is likely on site, their habitat will require to be suitably mitigated within future resolutions to grant planning permission.

4. ~~Highways access: Minor improvements to the width / alignment of Newhall Avenue / Second Lane fronting the site **shall** will be required but within the site boundary / **highway**. A footway **is desirable** will be required on the northern side of Newhall Lane connecting with Morthen Road. The Newhall Avenue junction with Morthen Road has good visibility and a right turn lane but should be assessed further if land to the east is to be developed in the future. Morthen Road is a bus route and the site can be considered to be in a sustainable location. A pedestrian/cycle link to First Lane to the north should be provided. The above considerations should be addressed in more detail in a Transport Statement which should **to** accompany any future planning application.~~
5. A watercourse is present on this site. Flood risk from this watercourse should be assessed **as part of a Flood Risk Assessment**.
6. A Landscape Assessment will be needed to assess and manage the impact of potential new development on the wider area of open countryside and on natural landscape features such as trees and hedgerows. ~~Retain and enhance e~~Existing vegetation **should be retained and enhanced**.
7. ~~Consideration will need to be given to creating~~ **Development proposals shall provide** a strong structural landscape framework within which this development will sit. ~~Opportunities to fund the management, protection and enhancement of a Green Infrastructure Asset and the creation of additional habitat and Green Space as part of any potential future development will require further exploration.~~ **The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.**
8. The preparation of a detailed Masterplan incorporating suitable design measures will be essential. **Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.**

5.82

Allocation Reference: H62

Site Name: LAND OFF NETHERMORE DRIVE / SECOND LANE

Allocation: Residential

Site Area: 3.99ha

Capacity: 128 dwellings

Site LDF Reference: LDF0649



### Site Development Guidelines

1. Uncertain archaeological objections to allocation and future development proposals will need to be supported with a Heritage Statement **for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.**
2. There needs to be ecological assessment to inform development potential or consideration of boundary amendment. **A Phase 1 Habitat survey was conducted in July 2016. Wickersley Wood Local Wildlife Site (LWS042) could be negatively affected by an increase in distant light pollution: this could be mitigated by employing wildlife friendly lighting and using vegetation as a buffer along the border with Second Lane. The hedgerows on the northern and western boundaries should be retained, gapped-up and managed as part of biodiversity enhancement, unless agreed in writing with the Local Planning Authority.**
3. Highways access: **Vehicular access solely from Nethermoor Drive with a pedestrian/cycle link to Second Lane would be acceptable in principle. However additional land will be required to improve Second Lane should it be intended to provide a road** thereby allowing a link with Nethermoor Drive and two points of access to Morthen Road. A footway will be required on the northern side of Newhall Lane connecting with Morthen Road **is desirable.** The Newhall Avenue junction with Morthen Road has good visibility and a right turn lane but should be assessed further if land to the north-east is to be developed in the future. Morthen Road is a bus route and the site can be considered to be in a sustainable location. A pedestrian/cycle link to First Lane to the north should be provided. The above considerations should be addressed in more detail in a Transport Statement which should **to** accompany any future planning application.

4. A Landscape Assessment will be needed to assess and manage the impact of potential new development on the wider area of open countryside and on natural landscape features such as trees and hedgerows. ~~Retain and enhance e~~Existing vegetation **should be retained and enhanced, unless agreed in writing with the Local Planning Authority, and careful** consideration ~~to be given to~~ **the** design of boundary treatments, **including a 5m** buffer offset from Green Belt.
5. ~~Consideration will need to be given to creating~~ **Development proposals shall provide** a strong structural landscape framework within which this development will sit. ~~Opportunities to fund the management, protection and enhancement of a Green Infrastructure Asset and the creation of additional habitat and Green Space as part of any potential future development will require further exploration.~~ **The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.**
6. The preparation of a detailed Masterplan incorporating suitable design measures will be essential. **Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.**
7. A watercourse is present on the northern boundary. Flood risk from this watercourse should be assessed **as part of a Flood Risk Assessment.**

5.83

Allocation Reference: H64

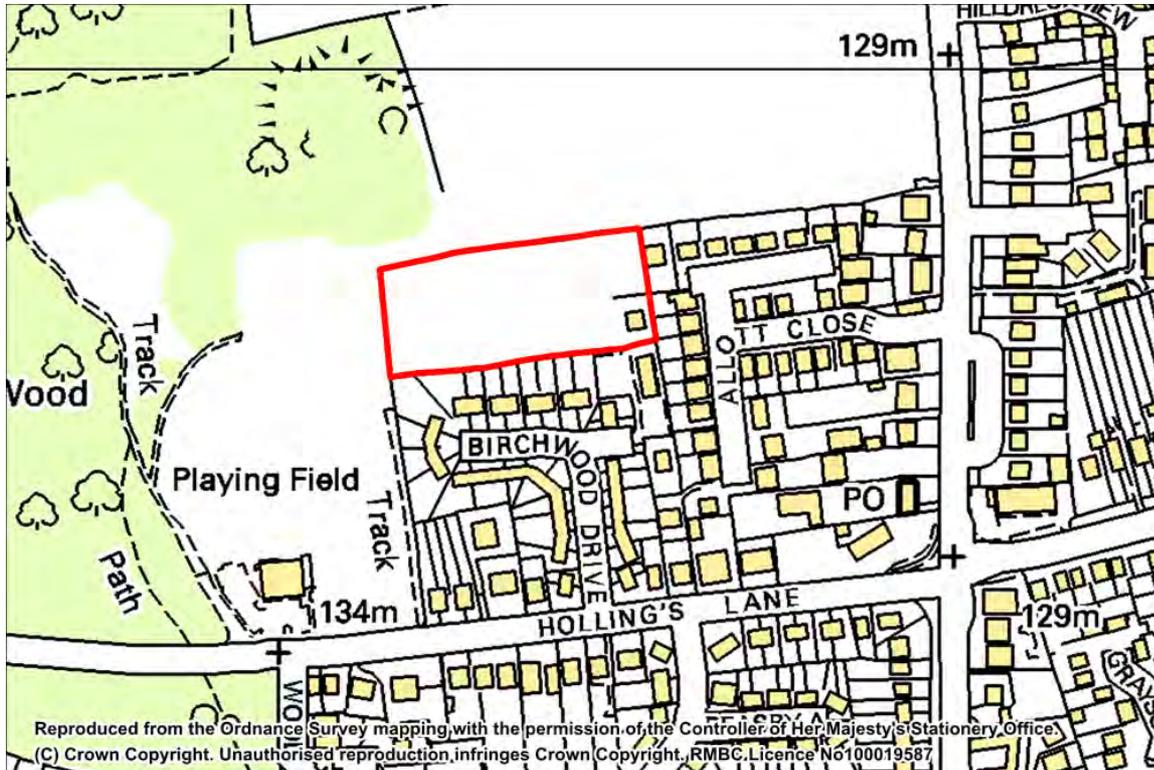
Site Name: LAND OFF ALLOTT CLOSE

Allocation: Residential

Site Area: 0.91ha

Capacity: 22 dwellings

Site LDF Reference: LDF0391



### Site Development Guidelines

1. Uncertain archaeological objections to allocation and future development proposals will need to be supported with a Heritage Statement **for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.**
2. There are no ecological constraints as the site is outside of Local Wildlife Site (LWS61 Gulling Wood and Silver Wood) and has different character; **development proposals will** would have little direct impact on LWS but there will be a need to maintain / increase **provide a 15 metre buffers to the adjacent Local Wildlife Site (LWS61 Gulling Wood and Silver Wood)** in this area.
3. Retain and enhance **Existing vegetation should be retained and enhanced, unless agreed in writing with the Local Planning Authority; particularly important will be the** enhancement of boundary vegetation.

5.84

Allocation Reference: H65

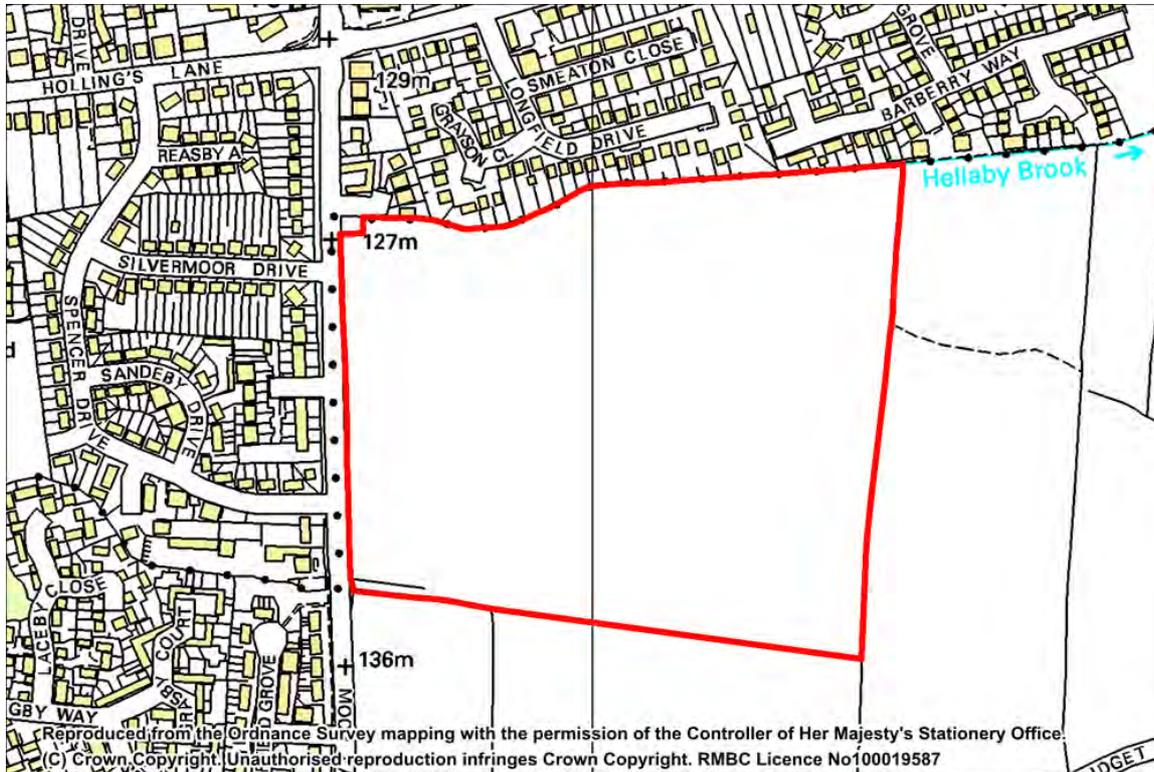
Site Name: LAND EAST OF MOOR LANE SOUTH

Allocation: Residential

Site Area: 14.49ha

Capacity: 350 dwellings

Site LDF Reference: LDF0774



### Site Development Guidelines

1. Uncertain archaeological objections to allocation and future development proposals will need to be supported with a Heritage Statement **for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.**
2. There are significant ecological constraints and further ecological assessment will be essential. **The main ecological interest is Hellaby Brook which runs along the northern boundary of the site. This should be surveyed for protected species, and appropriate mitigation provided where necessary. There are a limited number of perimeter trees on the site which should be retained, where possible.**
3. Highways access: **A Transport Assessment will be required which includes consideration of possible traffic issues regarding Bramley village and J1, M18.**
4. A watercourse is present on the northern boundary. Flood risk from this watercourse and overland flows should be assessed **as part of a Flood Risk Assessment.**
5. A Landscape Assessment will be needed to assess and manage the impact of potential new development on the wider open countryside and on natural landscape features such as trees and hedgerows. Retain and enhance existing vegetation including mature trees **should be retained and enhanced, unless agreed in writing with the Local Planning Authority.**
6. Consideration will need to be given to creating **Development proposals shall provide** a strong structural landscape framework within which this development will sit. Opportunities to fund the management, protection and enhancement of a Green Infrastructure Asset and the creation of additional habitat and Green Space as part of

any potential future development will require further exploration. **The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.**

- 7.** The preparation of a detailed Masterplan incorporating suitable design measures will be essential. **Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.**

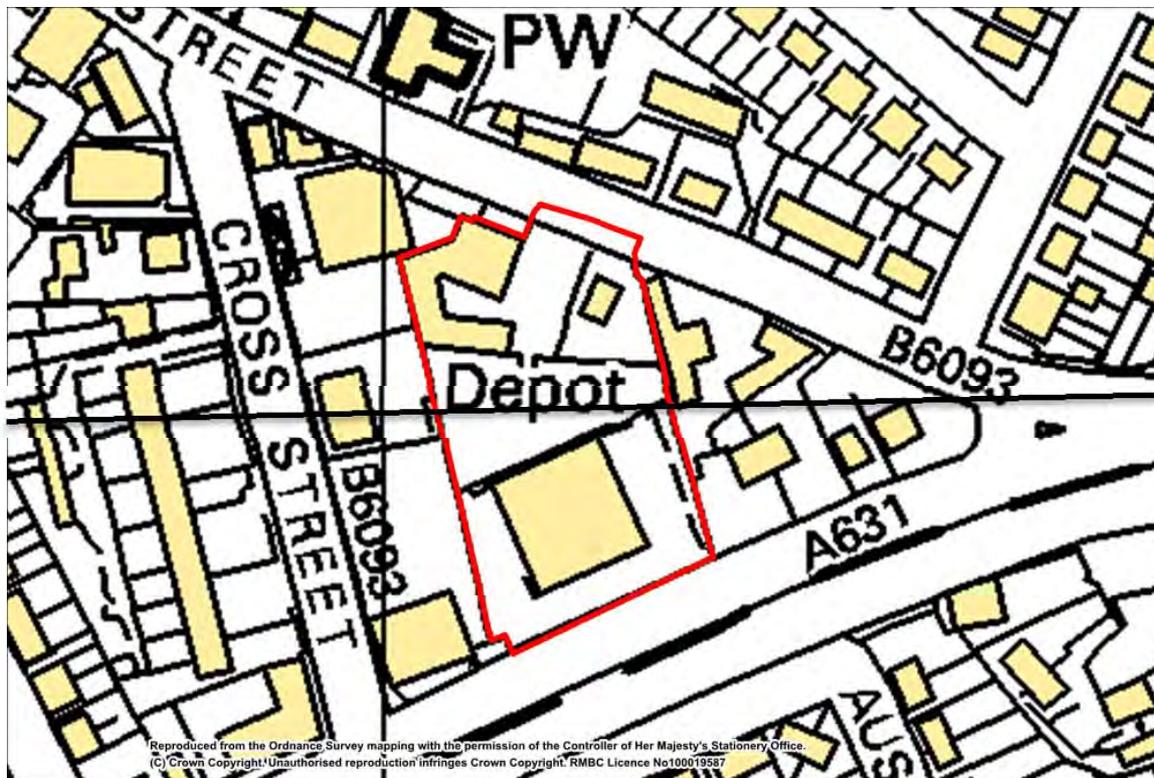
5.85

**Allocation Reference:** R4

**Site Name:** MAIN STREET / BAWTRY ROAD, BRAMLEY

**Allocation:** Retail — **Site Area:** 0.63ha — **Capacity:** 0.63ha —

**Site LDF Reference:** LDF0832



### Site Development Guidelines

- This site is within a local centre and would meet the requirement identified in the Core Strategy for further convenience retail floorspace at Wickersley / Bramley. Planning permission has been granted for a new food store.
- In terms of surface water flooding, overland flood routes need to be considered.

## 5.5 Development sites in Waverley

5.86

Allocation Reference: E22

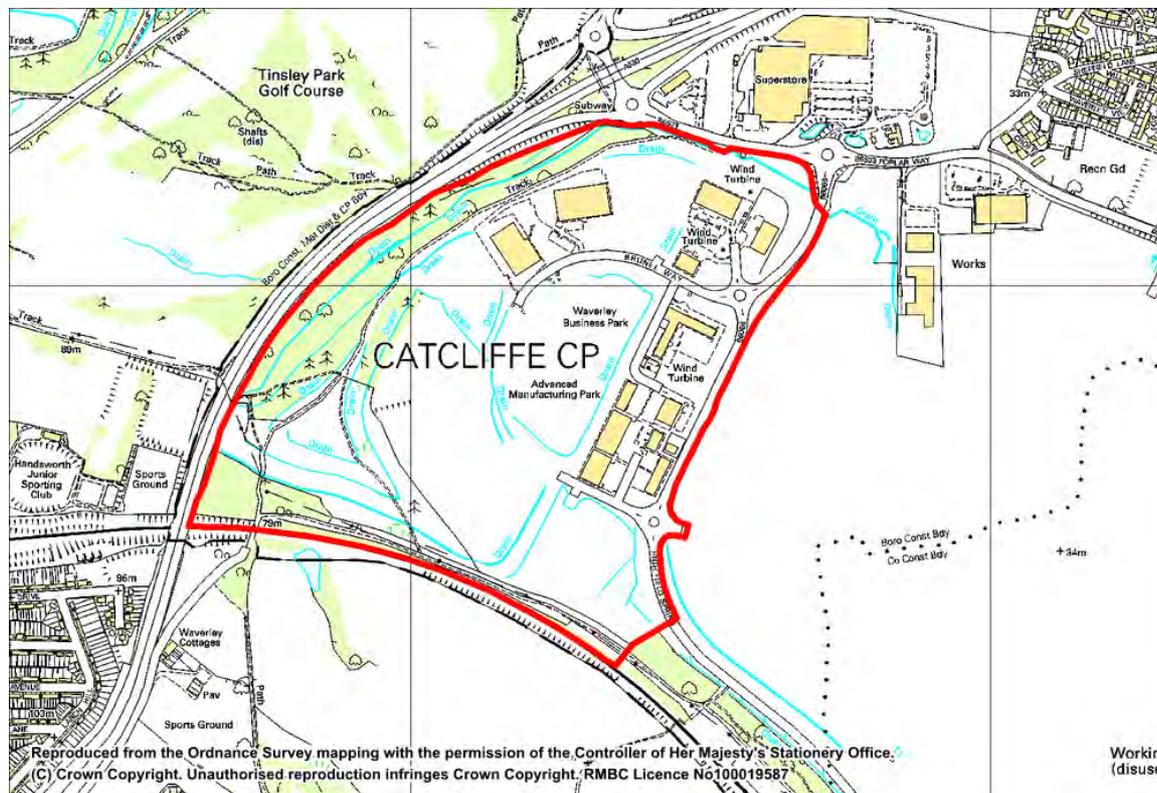
Site Name: ADVANCED MANUFACTURING PARK, WAVERLEY

Allocation: Employment

Site Area: 59.39ha

Capacity: 32.75ha

Site LDF Reference: LDF0524



### Site Development Guidelines

- 1.** The Waverley Advanced Manufacturing Park (AMP) is a major regeneration site within Rotherham and a regionally important cluster aimed at specialist companies in the advanced manufacturing sector offering highly skilled job opportunities. **The Council and landowner will work together to produce a vision statement to promote advanced manufacturing uses on the site.** It is allocated as a Special Policy Area and development will need to comply with Policy SP 19 'Waverley Advanced Manufacturing Park'.
  - 2.** There needs to be ecological assessment to inform development potential. **An attractive landscape setting with appropriate planting and incorporating the bridleway shall be provided along the boundary to the A630 Parkway. Vegetation along the southern boundary to the railway line shall be retained unless agreed in writing with the Local Planning Authority**
- The site is within 50m of a Grade 2 listed building and contains a high voltage underground electricity transmission cable.

## 5.87

**Allocation Reference: H54-SPA1**

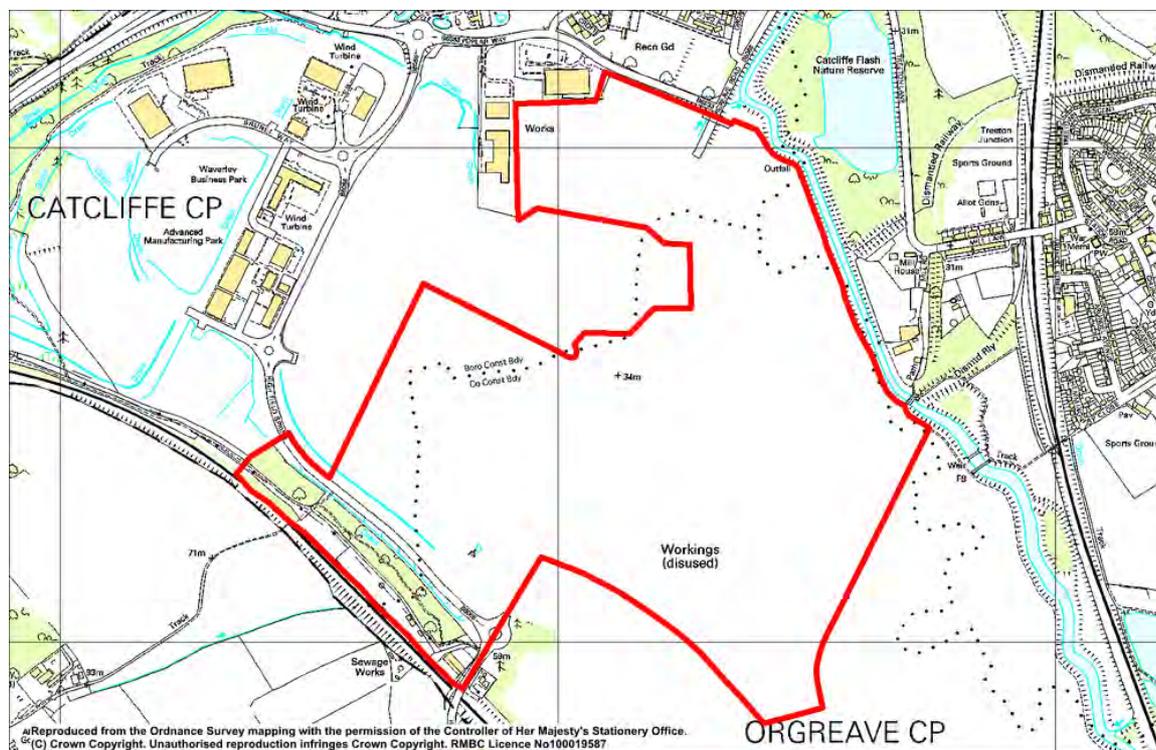
**Site Name: WAVERLEY MIXED USE NEW COMMUNITY**

**Allocation:** Residential  
(combined with MU21)

**Site Area:** 89.13ha

**Capacity:** 3,890 dwellings (when combined with MU21)

**Site LDF Reference:** LDF0535



### Site Development Guidelines

Waverley new community, which has planning permission for 3,890 dwellings; construction of the first phases has commenced. 2,500 dwellings to be built within Plan Period.

- 1. This site is identified as a Special Policy Area and development will be required to comply with Policy SP xx 'Waverley New Community'.**
- 2. There are significant objections based on ecological constraints; adjacent to Local Wildlife Site (LWS034); development has already been approved and will incorporate adequate mitigation and enhancement measures in relation to local ecological interest. This site is adjacent to a Local Wildlife Site (Catcliffe Flash LWS034). There should be no negative impact on the River Rother, nor the LWS arising from development proposals. The eastern boundary coincides with the Green Belt boundary. Ground nesting birds such as skylarks should be considered. Development should incorporate adequate mitigation and enhancement for these and any other relevant ecological features.**

● Highways access: Site already partly developed or with permission.

The site boundary has been amended to reflect the new mixed use area proposed to the west, which will deliver employment, community and local centre uses which will support the new residential community.

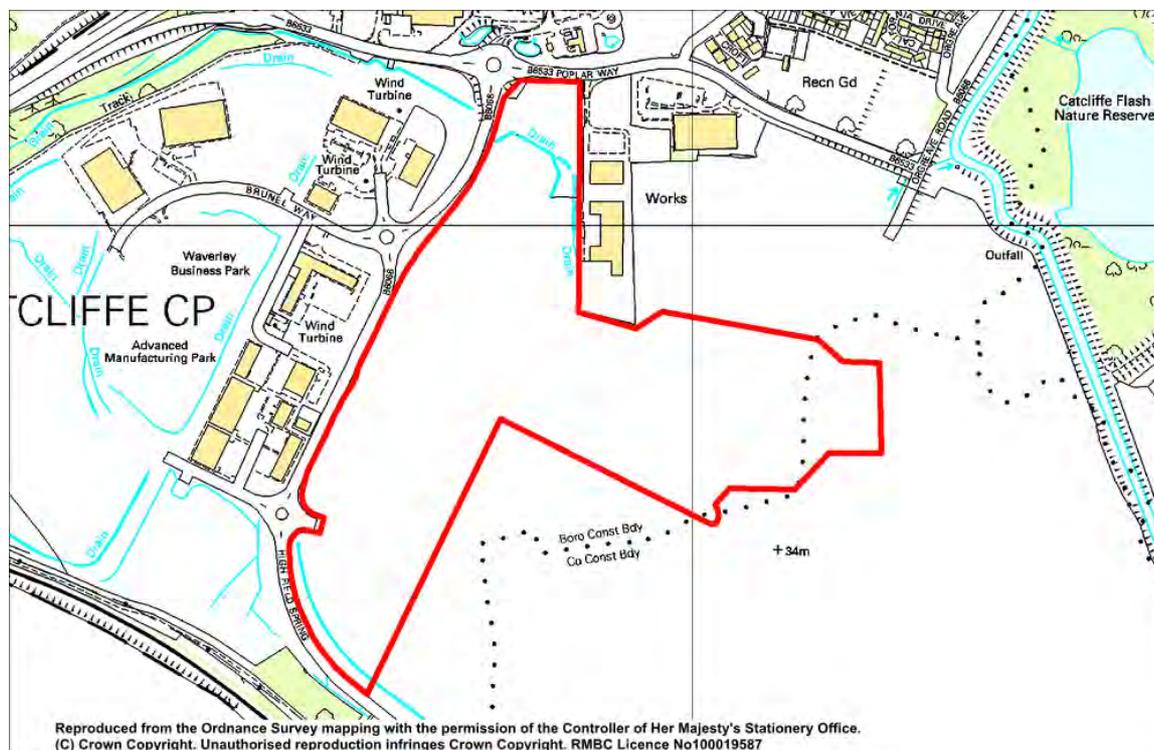
5.88

Allocation Reference: MU21

Site Name: HIGHFIELD COMMERCIAL, OFF HIGH FIELD SPRING

Allocation: Mixed Use      Site Area: 26.88ha      Capacity: 26.88ha; **3,890 dwellings (when combined with SPA1)**

Site LDF Reference: LDF0760



### Site Development Guidelines

- 1.** This mixed use allocation will provide for new employment and residential development as well as a local centre and supporting facilities to improve the amenity of the new community and the Advanced Manufacturing Park. Development will need to comply with Policy SP 69 'Mixed Use Area 21: Highfield Commercial, Waverley'.
- 2.** There needs to be ecological assessment to inform development potential. **Ground nesting birds should be considered as part of any future application and appropriate mitigation and enhancement provided.**
- 3.** The site provides an opportunity to provide a buffer between the heavier industrial uses of the advanced manufacturing park and the new residential community. **Development proposals should therefore have regard to any potential impact upon the amenity of nearby land uses and include appropriate mitigation as necessary.**

## 5.6 Development sites in Maltby and Hellaby

5.89

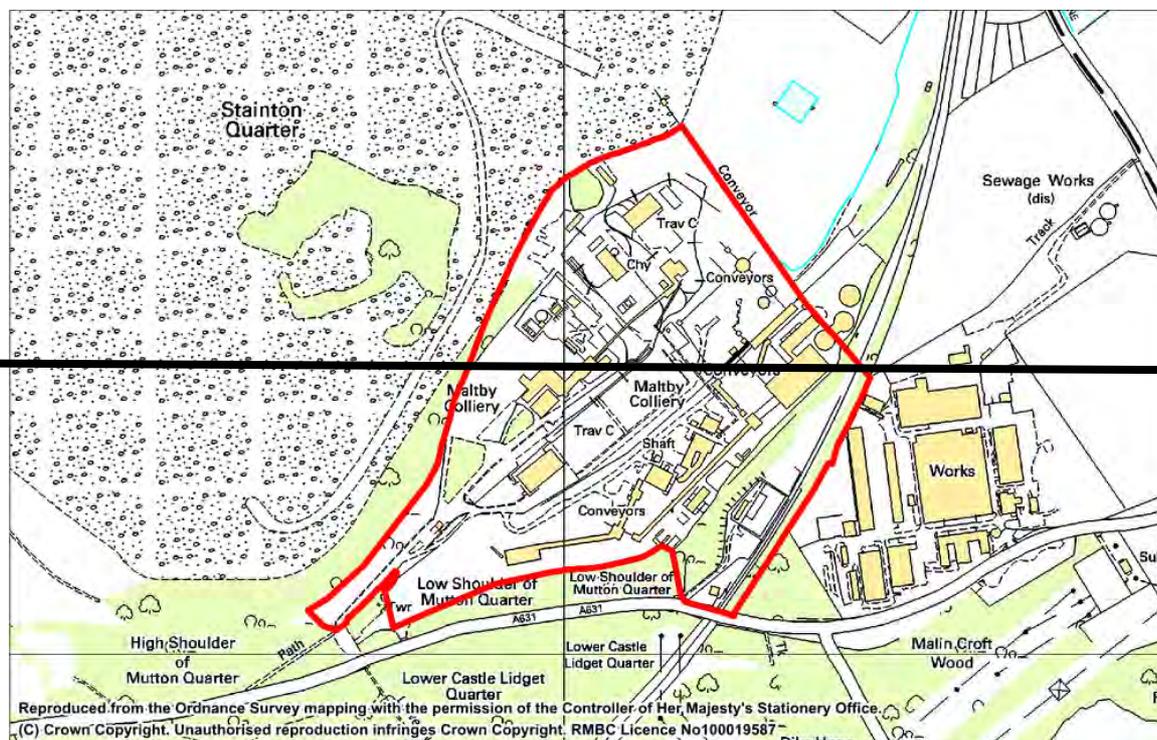
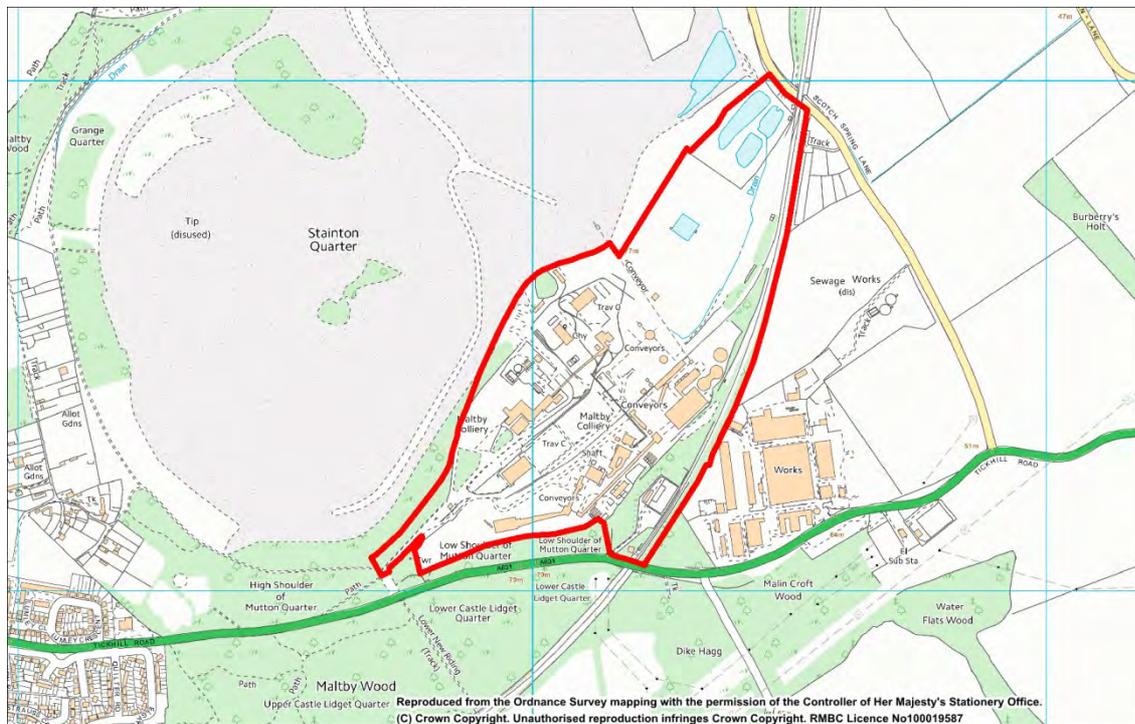
Allocation Reference: **E23 SPA2**

Site Name: **LAND AT FORMER MALTBY COLLIERY**

Allocation: **Business & Industry**      **Site**

Area: **24.436.6ha**      **Capacity: 24.436.6ha**

Site LDF Reference: **LDF0305**



### Site Development Guidelines

1. This site is identified as a Special Policy Area and development will be required to comply with Policy SP 20 'Former Maltby Colliery'.

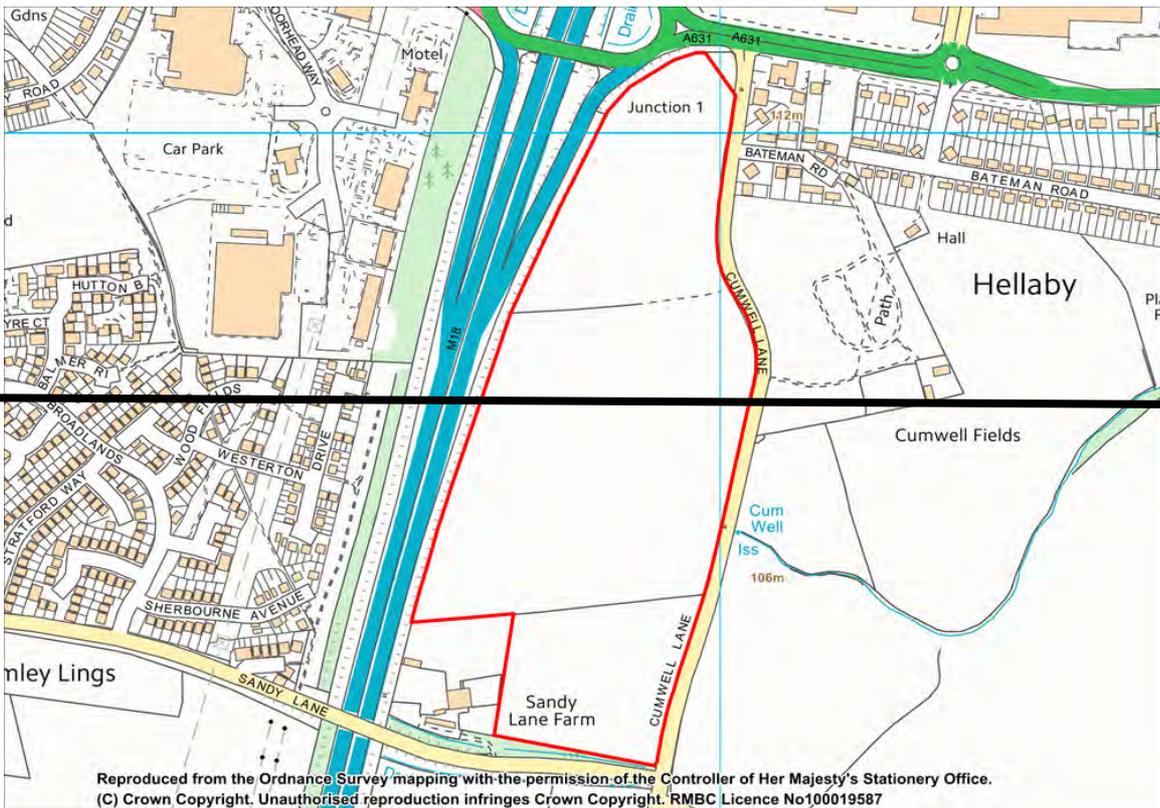
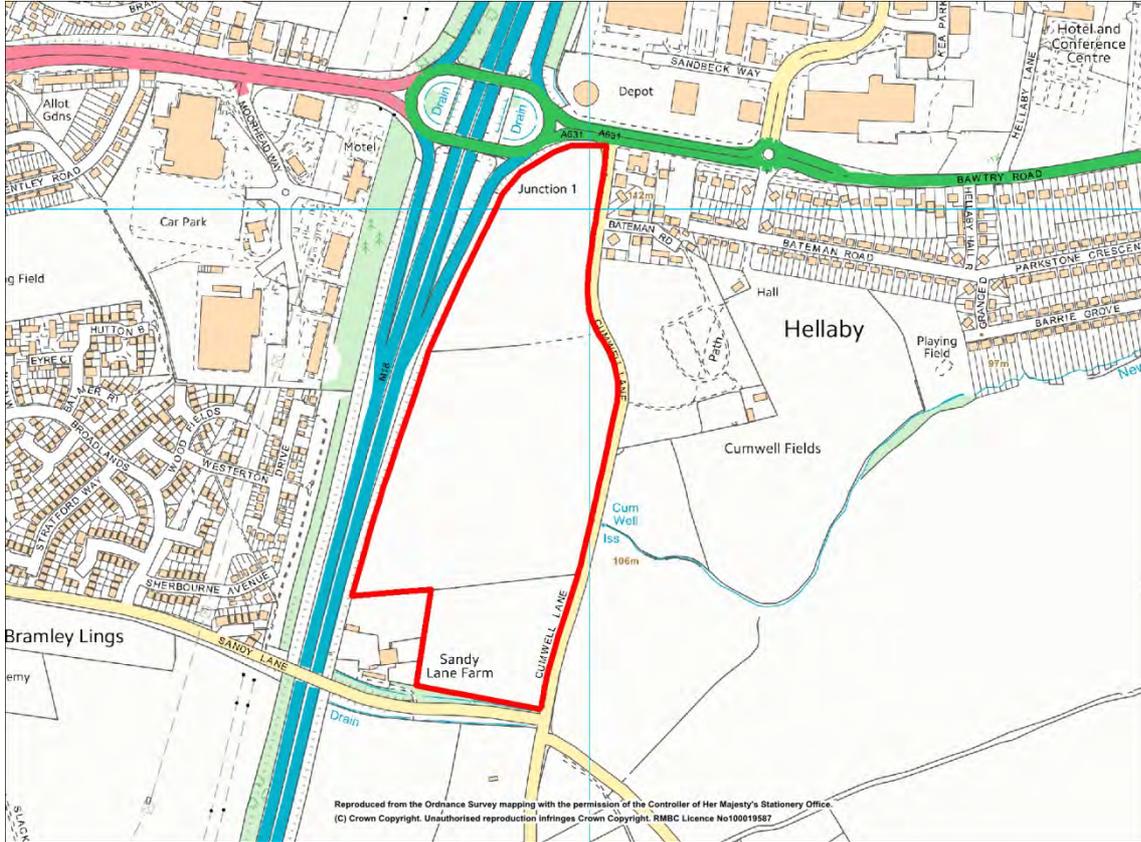
- ~~The Colliery's recent closure has resulted in a fully serviced, rail connected site, with national grid connection becoming available. The former Maltby Colliery provides opportunities for employment, waste and energy developments, and also has potential to be utilised as an aggregate depot. It is allocated as a Special Policy Area and proposals will need to comply with Former Maltby Colliery.~~
- 2.** Potential archaeological objections to allocation and future development proposals will need to be supported with a Heritage Statement **for Archaeology prepared in line with the requirements for site classification 1 highlighted yellow in table x.**
- 3.** There are significant ecological constraints to future development. The site is adjacent to a Local Wildlife Site (LWS055); development should ensure that any existing buffers to the Local Wildlife Site are maintained and where possible increased. **A Phase 1 Habitat survey should be conducted. Mature trees and buildings should be checked for bats. Use of the land by badgers should be considered. This allocation site adjoins a Local Wildlife Site (Maltby Commons & Woodlands LWS055) and ancient woodland. Given the importance of the adjoining woodland for nature conservation, a buffer zone of 15 metres should be incorporated into the design. Light pollution into the adjoining woodland should be considered and appropriate mitigation measures incorporated into any development proposals.**
- 4.** The site is also close to a Site of Special Scientific Interest (SSSI). Construction of any roads, tracks, walls, fences, hardstanding, ditches or other earthworks, or laying of pipelines and cables above or below ground within site boundary must be undertaken in consultation with Natural England. Recreational disturbance can be an issue for the site. Any potential hydrological or air pollution impacts on the SSSI (Maltby Low Common) will require investigation and, where appropriate, mitigation before planning permission will be granted. Opportunities should be considered to extend the range of calcareous, neutral and acid grassland features through integrating natural green space into developments.
- ~~Highways access: Continued industrial use could be acceptable.~~
- 5.** **The site is adjacent to Regional Important Geological Site R92 Maltby Wood Cave. A Geodiversity Survey and Report shall be required that establishes the presence/absence, significance and condition of geodiversity assets at the site or potentially impacted by the development, assesses the impact of the specific development proposals on the geodiversity asset(s), and identifies mitigation measures. Proposals shall provide opportunity to acquire and record knowledge about the geodiversity asset during design and construction of development, and for the long term management and monitoring of any on site geodiversity assets.**
- 6.** Some parts of this site are predicted to be at high risk of surface water flooding. A Flood Risk Assessment will be required for any development on this site.
- 7.** The site will impact on an Area of High Landscape Value. **Landscape character impact: careful consideration of any** Cladding, roofing materials and colours are key **will be required** to minimising any negative visual impact, ~~as is vegetation to site boundaries.~~ **Existing vegetation should be retained and enhanced, unless agreed in writing with the Local Planning Authority.**
- 8.** **The preparation of a detailed Masterplan incorporating suitable design measures will be essential. Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.**

Allocation Reference: E24

Site Name: LAND ADJACENT TO M18 J1 AND A631

Allocation: Business & Industry      Site  
Area: 15.8915.93ha      Capacity: 15.8915.93ha

Site LDF Reference: LDF0779 + LDF0327 + LDF0699



## Site Development Guidelines

- ~~1.~~ Potential / Uncertain archaeological objections to allocation and future development proposals will need to be supported with a Heritage Statement **for Archaeology prepared in line with the requirements for site classification 1 highlighted yellow in table x.**
- ~~2.~~ There are significant ecological constraints to future development on site. **Golden plovers have historically been recorded within the vicinity of the site and an over-wintering bird survey has been undertaken, although this did not record the presence of such species. The findings of these or any more up to date surveys** These include over-wintering birds (Golden Plover), which will require consideration and mitigation prior to **as part of** any development.
- ~~3.~~ Highways access: Access can be achieved directly off both Sandy Lane and Cumwell Lane. **A Transport Assessment will be required which should include consideration of** There are possible traffic issues regarding this site given **the site's** its proximity to the J1 of the M18, and the existing highways layout at the junction of Cumwell Lane and the A631. There may also be a **and any** potential impact on Flash Lane crossroads. Junction improvements may be required.
- ~~4.~~ Consideration will need to be given **Development proposals should have regard to** issues of amenity given the proximity of Sandy Lane Farm **and include appropriate mitigation as necessary.**
- ~~5.~~ The site will impact on an Area of High Landscape Value. **Landscape character impact:** ~~The~~ receding appearance of darker coloured materials in any new development could **shall** help to mitigate this potential changes in view. The provision of strong boundary vegetation along Cumwell Lane will also assist with mitigating this change. **Existing vegetation should be retained and enhanced, unless agreed in writing with the Local Planning Authority, and a buffer offset from the Green Belt boundary shall be provided.**
- ~~6.~~ A Landscape Assessment will be needed to assess and manage the impact of potential new development on **landscape character** the Area of High Landscape Value and on natural landscape features such as trees and hedgerows.
- ~~7.~~ Consideration will need to be given to creating **Development proposals shall provide** a strong structural landscape framework within which this development will sit. Opportunities to fund the management, protection and enhancement of a Green Infrastructure Asset and the creation of additional habitat and Green Space as part of any potential future development will require further exploration. **The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.**
- ~~8.~~ Existing vegetation should be retained and enhanced, and a 5 metre buffer offset from the Green Belt boundary shall be provided.
- ~~8.~~ The preparation of a detailed Masterplan incorporating suitable design measures will be essential. **Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.**

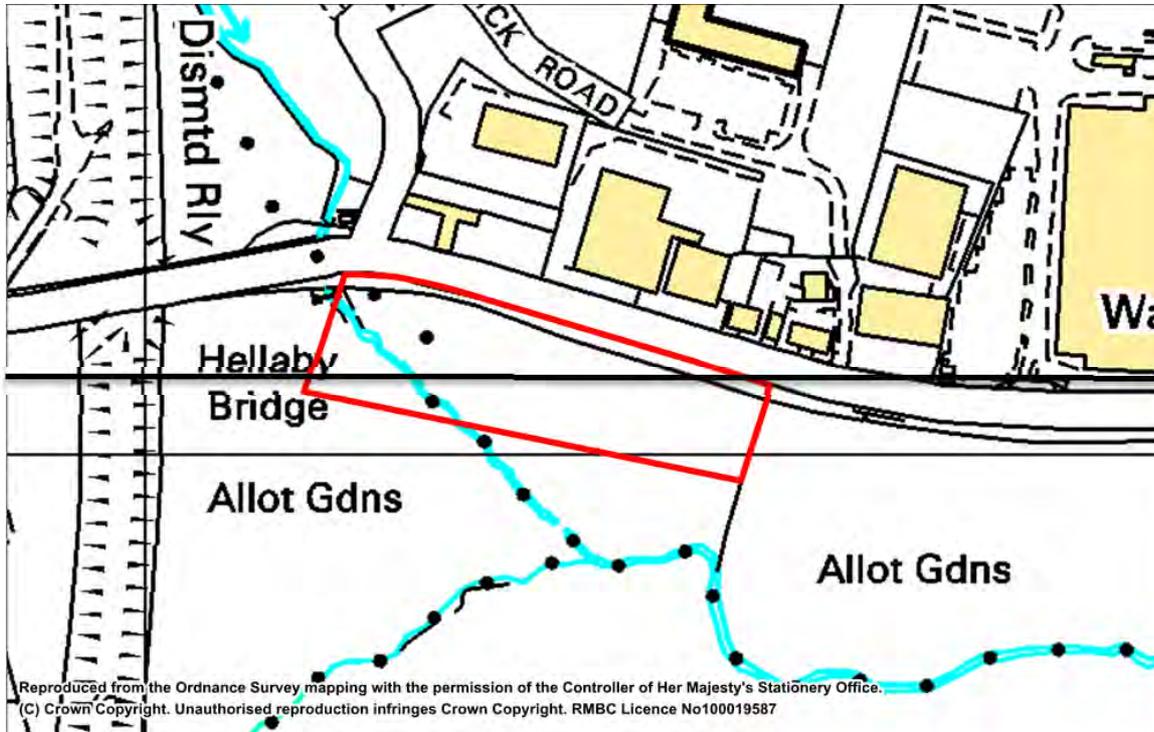
5.91

**Allocation Reference:** E25

**Site Name:** LAND OFF ROTHERHAM ROAD

**Allocation:** Business      **Site Area:** 1.03ha      **Capacity:** 1.03ha

**Site LDF Reference:** LDF0328



### Site Development Guidelines

- Uncertain archaeological objections to allocation and future development proposals will need to be supported with a Heritage Statement.
- A watercourse is present on this site. The Surface Water Flooding assessment of the site indicates that a large part of the west of the site is at risk from flooding from Hellaby Brook. The layout, floor and ground levels need careful consideration in any future drainage attenuation scheme. Flood risk from this watercourse should be assessed.
- Existing boundary vegetation and the tree belt along Hellaby Brook should be retained.

## 5.92

**Allocation Reference: E26**

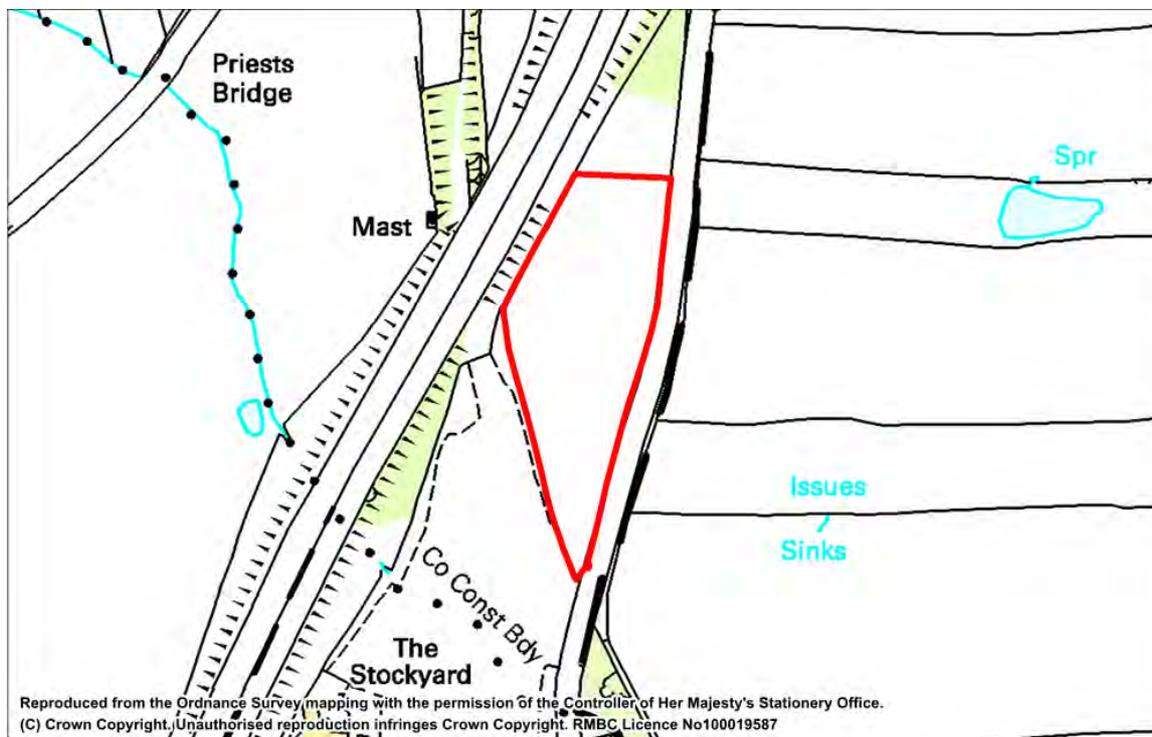
**Site Name: LAND NORTH OF HELLABY INDUSTRIAL ESTATE**

**Allocation: Business & Industrial**

**Site Area: 1.72ha**

**Capacity: 1.72ha**

**Site LDF Reference: LDF0709**



### Site Development Guidelines

1. ~~Uncertain archaeological objections to allocation and future development proposals will need to be supported with a Heritage Statement~~ **for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.**
  2. **The site is within 250 metres of a geodiversity asset. There may be the opportunity to acquire knowledge about the buried geodiversity features of the area in the course of desk studies, boreholes or excavations, including those for services and foundations before and during the construction phase and by site visits for recording and assessment of relevant features by appropriate experts. These investigations can be timed to have little or no effect on the progress of the development.**
- ~~Highways access can be taken directly off Hellaby Lane.~~
3. Existing vegetation should be retained and enhanced, **unless agreed in writing with the Local Planning Authority,** and a 5-metre buffer offset from the Green Belt boundary shall be provided.

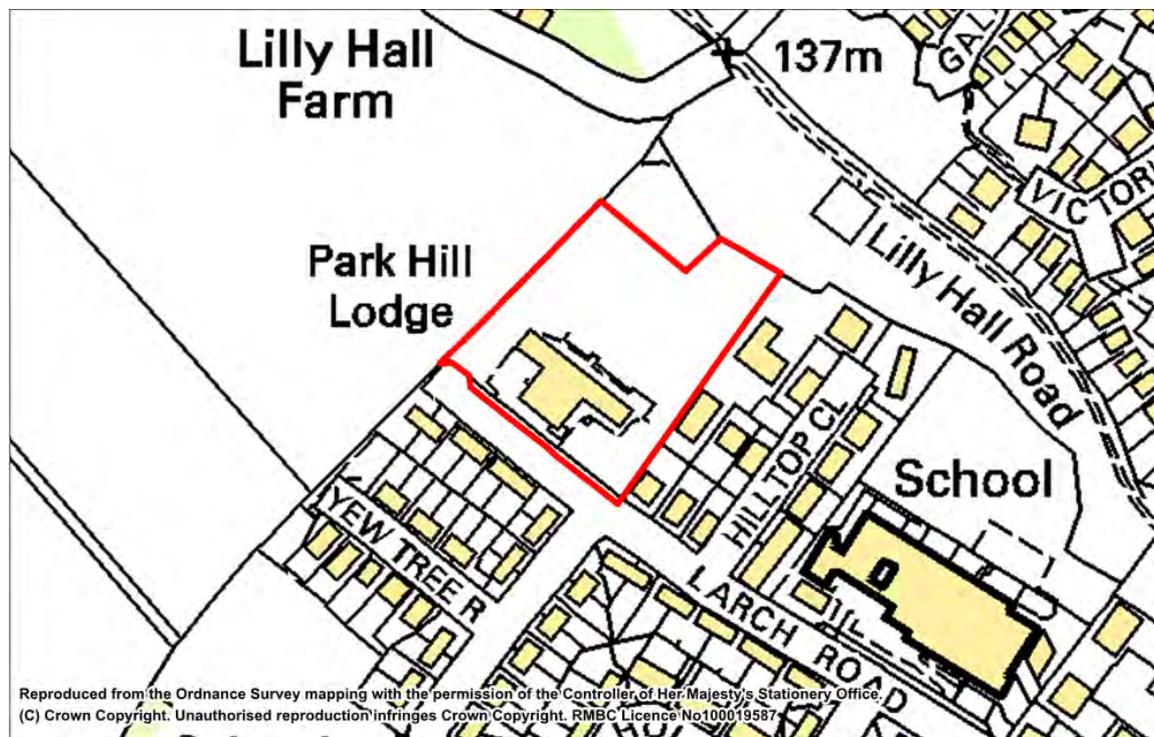
5.93

Allocation Reference: H66

Site Name: PARK HILL LODGE

Allocation: Residential Site Area: 0.81ha Capacity: 26 dwellings

Site LDF Reference: LDF0828



### Site Development Guidelines

1. There are significant ecological constraints and an ecological assessment will be required. **A Phase 1 Habitat survey should be conducted. Depending upon the findings of this survey, protected species surveys may also be required. Park Hill Lodge is a modern building in good condition and therefore not likely to be used by roosting bats so a survey for these may not be necessary. The hedgerow to the northwest should be retained, unless agreed in writing with the Local Planning Authority, and development should provide a buffer to the woodland to the northeast.**
2. Retain and enhance eExisting vegetation **should be retained and enhanced, unless agreed in writing with the Local Planning Authority, and the opportunity for this to enhance the streetscene should be considered in any development proposals.**
3. **The site is within 250 metres of a geodiversity asset. There may be the opportunity to acquire knowledge about the buried geodiversity features of the area in the course of desk studies, boreholes or excavations, including those for services and foundations before and during the construction phase and by site visits for recording and assessment of relevant features by appropriate experts. These investigations can be timed to have little or no effect on the progress of the development.**

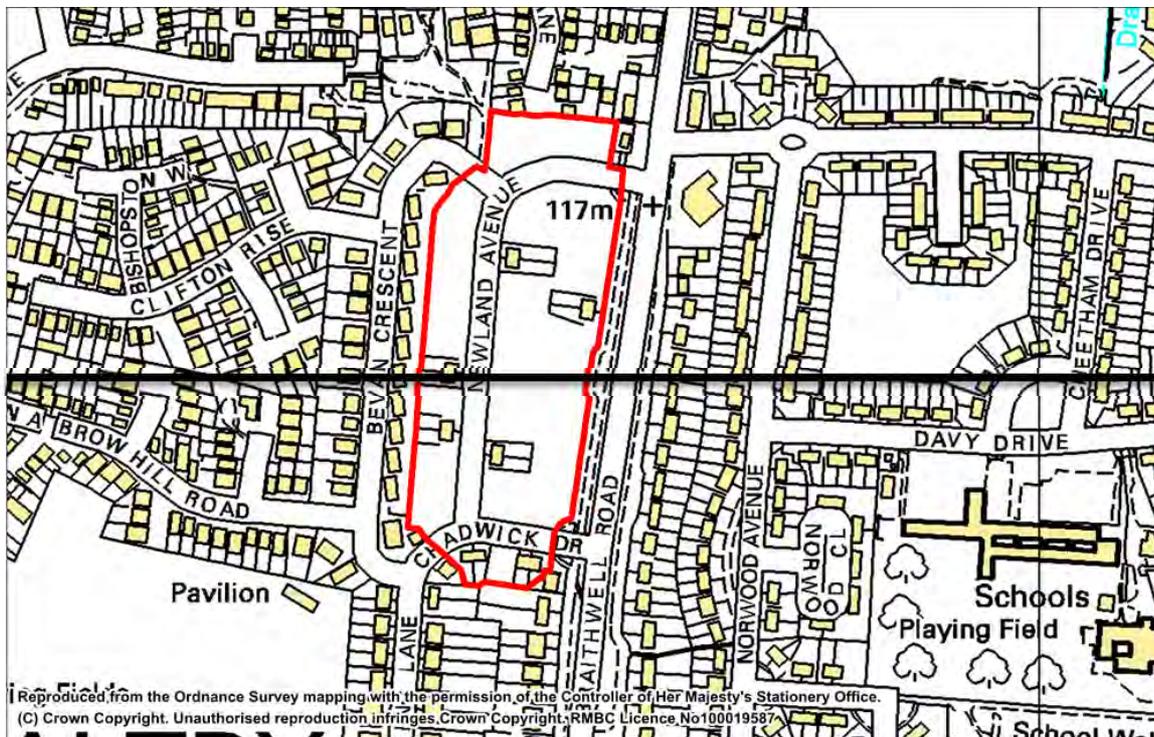
5.94

**Allocation Reference:** H67

**Site Name:** NEWLAND AVENUE / BRAITHWELL ROAD / CHADWICK DRIVE

**Allocation:** Residential — **Site Area:** 3.09ha — **Capacity:** 74 dwellings —

**Site LDF Reference:** LDF0294



### Site Development Guidelines

The site is a former housing area that has been demolished and is now vacant.

- The risk of surface water flooding should be assessed for this site, the layout, floor and ground levels will need careful consideration.

5.95

Allocation Reference: H68

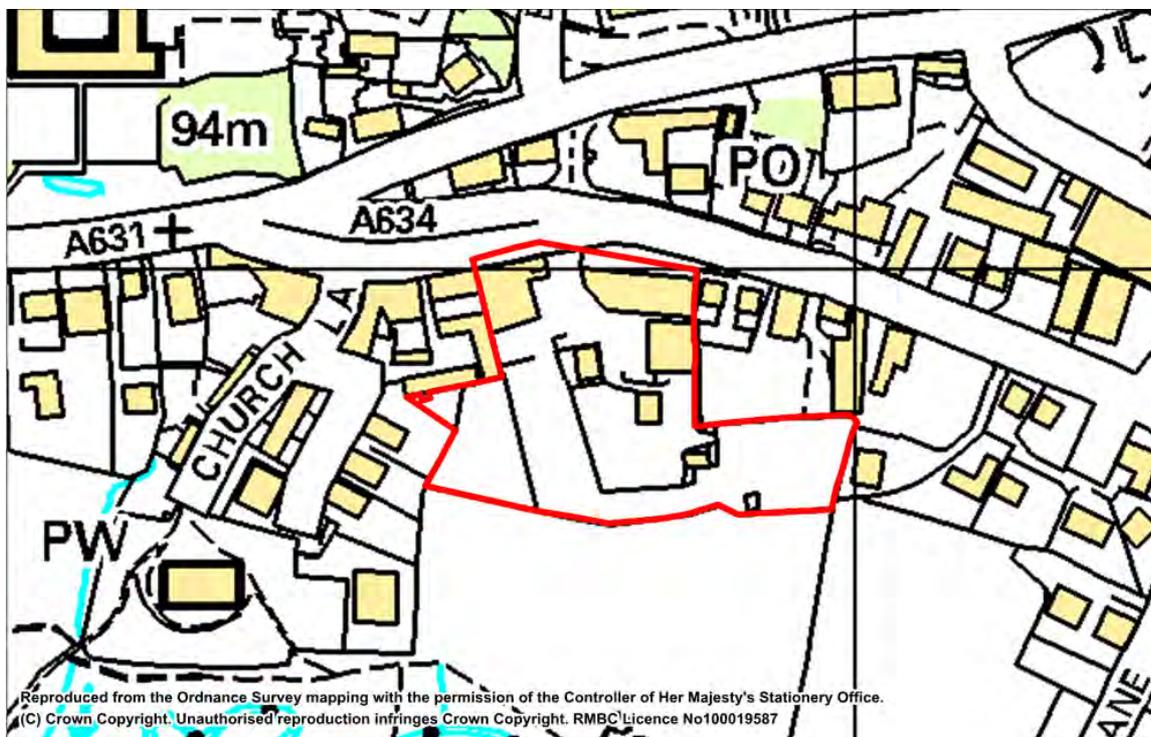
Site Name: TARMAC SITE OFF BLYTH ROAD

Allocation: Residential

Site Area: 0.95ha

Capacity: 23 dwellings

Site LDF Reference: LDF0409



### Site Development Guidelines

1. Uncertain / potential archaeological objections to allocation and future development proposals will need to be supported with a Heritage Statement **for Archaeology prepared in line with the requirements for site classification 1 highlighted yellow in table x.**
2. A Heritage Statement shall be submitted with any subsequent planning application to identify the significance of on and off-site **historic heritage** assets that may be affected and to assess the impact of development upon them and their settings.
3. The listed building, 27 Blyth Road shall be retained as part of any future development and restored and enhanced for positive re-use.
4. The existing building line of the adjacent, former office building should be maintained, preserving the familiar views of the listed building.
5. **As a** visible site, off one of the main routes into the town centre, **makes it is** essential that development reflects the existing character and quality of the wider townscape to improve the historic character and sense of place. There will be a need for careful consideration of layout, design, scale, height and materials to ensure development contributes positively to the location. Development should reflect **the** existing character of small scale domestic architecture.
6. ~~There are no ecological constraints to development on site but it~~ **The site** is adjacent to Local Wildlife Site (LWS049 Wood Lee Common) **and** future redevelopment on site should maintain and increase the buffer to the ecological interest.
7. The site is adjacent (south east corner) to a Regionally Important Geological Sites (RIGS-R37 Wood Lee Common), **and** buffering of this local site will be required.

**There may be the opportunity to acquire knowledge about the buried geodiversity features of the area in the course of desk studies, boreholes or excavations, including those for services and foundations before and during the construction phase and by site visits for recording and assessment of relevant features by appropriate experts. These investigations can be timed to have little or no effect on the progress of the development.**

- 8.** ~~The site will impact on an Area of High Landscape Value.~~ **Landscape character impact:** ~~The use of materials for the development will be key to minimising negative visual effects. The white render of the model village is prominent, whereas adjacent all red brick facades recede.~~
- 9.** A Landscape Assessment will be needed to assess and manage the impact of potential new development on **landscape character** ~~the Area of High Landscape Value~~ and on natural landscape features such as trees and hedgerows.
- 10.** ~~Consideration will need to be given to creating~~ **Development proposals shall provide** a strong structural landscape framework within which this development will sit. ~~Opportunities to fund the management, protection and enhancement of a Green Infrastructure Asset and the creation of additional habitat and Green Space as part of any potential future development will require further exploration.~~ **The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.**

**Allocation Reference: H69**

**Site Name: LAND TO THE SOUTH OF STAINTON LANE**

**Allocation: Residential**

**Site Area: 16.17ha**

**Capacity: 400 dwellings**

**Site LDF Reference: LDF0271**



### Site Development Guidelines

This site is close to the borough boundary with Doncaster and there is a strong defensible boundary created by Grange Lane and Stainton Lane.

- 1.** Uncertain archaeological objections to allocation and future development proposals will need to be supported with a Heritage Statement **for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.**
- 2.** There are significant ecological constraints as the site is adjacent to Local Wildlife Site (LWS055 Maltby Commons and Woodlands); currently extensive arable; development would have little direct impact on LWS but future development proposals should increase the buffer to the ecological interest. **This site adjoins a Local Wildlife Site (Maltby Commons and Woodlands LWS055). A 15 metre buffer with Maltby Wood will be required. Hedgerows should be retained where possible. A Phase 1 habitat survey was conducted in August 2014. Any mitigation measures should be incorporated into the development proposals.**
- 3.** Highways access: **A Transport Assessment will be required which considers** issues of public transport accessibility, remoteness from facilities and **any** potential impact at Queens Crossroads.
- 4.** A watercourse is present on this site. Flood risk from this watercourse and overland flows should be assessed. **The layout, floor and ground levels need careful consideration and should be informed by the findings of the Flood Risk Assessment.**
- 5.** A Landscape Assessment will be needed to assess and manage the impact of potential new development on the wider open countryside and on natural landscape features such as trees and hedgerows.

6. ~~Consideration will need to be given to creating~~ **Development proposals shall provide** a strong structural landscape framework within which this development will sit. ~~Opportunities to fund the management, protection and enhancement of a Green Infrastructure Asset and the creation of additional habitat and Green Space as part of any potential future development will require further exploration.~~ **The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.**
7. The preparation of a detailed Masterplan incorporating suitable design measures will be essential. **Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.**

5.97

Allocation Reference: H70

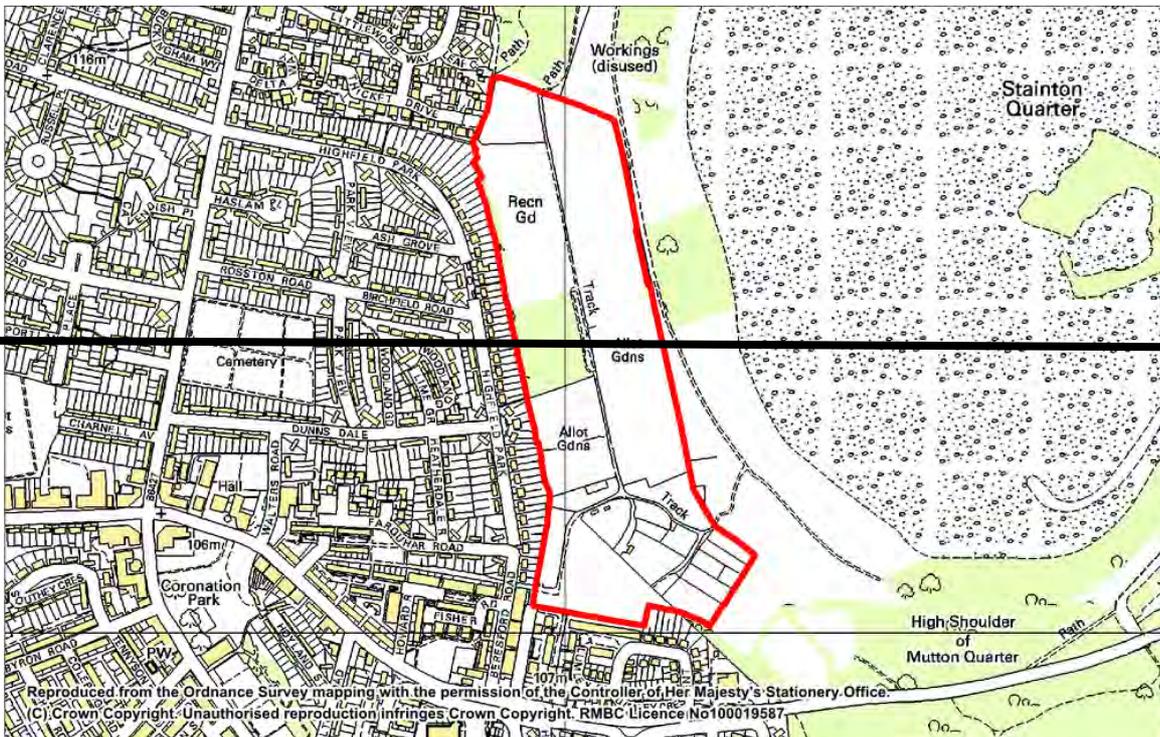
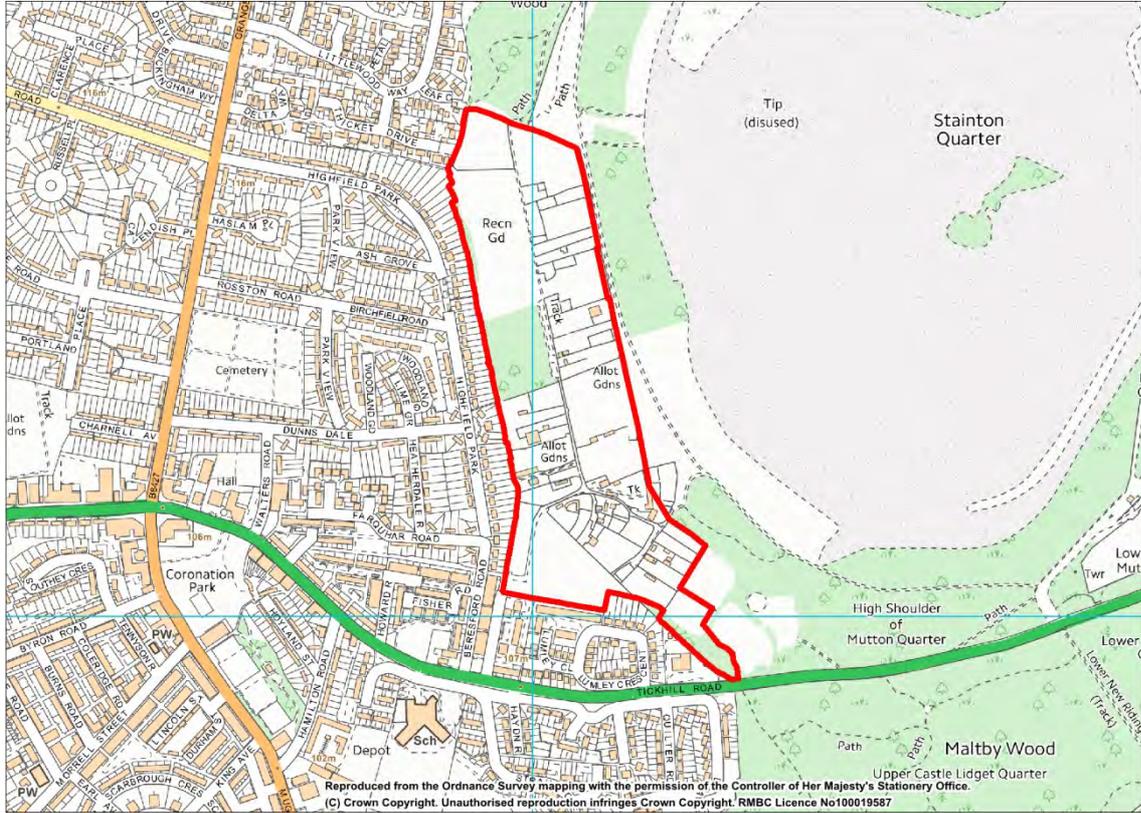
Site Name: RECREATION GROUNDS / ALLOTMENTS, EAST OF HIGHFIELD PARK

Allocation: Residential dwellings

Site Area: 13.3413.86ha

Capacity: 150

Site LDF Reference: LDF0296



## Site Development Guidelines

This site is used as greenspace: allotment gardens and recreation ground; the yield calculated for the site (150 dwellings) assumes that a significant proportion (around 50%) would remain as Green Space to offset the loss of the existing provision & to provide a buffer to the pit tip.

1. ~~Uncertain archaeological objections to allocation and future development proposals will need to be supported with a Heritage Statement~~ **for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.**
2. ~~There are potential ecological constraints and there will be a need to maintain/ increase buffers as the site lies between two parts of Local Wildlife Site (LWS055 Maltby Commons & Woodlands); future development should incorporate and maintain semi-natural buffers and an uninterrupted corridor link between the adjacent LWS land sections.~~ **The site lies between two parts of Maltby Commons and Woods Local Wildlife Site (LWS055). 15 metre buffers will be required at both ends of the site to protect the Local Wildlife Site. Development should seek to retain hedgerows, trees and the woodland block partly to provide a green corridor link between the Local Wildlife Site sections. Monitoring of fields 2 and 3 (as identified in the August 2015 Extended Phase 1 Habitat Survey by Wildscapes) should be conducted annually to ensure that any development including access roads are not having a negative impact on the high value vegetation in the fields. Where a negative impact is identified, subsequent mitigation may be required.**
3. **The site currently includes significant areas of green space including allotment gardens and recreation ground. Development proposals involving the loss of open space will need to satisfy Policy SPxx Protecting Green Space. The provision of new Green Space and community facilities will be determined through an assessment of local needs as required to satisfy Policy SP xx New and Improvements to Existing Green Space and Policy SP xx Access to Community Facilities. Around 50% of the site should be retained as green space, with the location and type of green space to be informed by the assessment of need, and accommodating a buffer to the pit tip to the east. The relocation of green space within the site will be supported where this achieves a suitable and viable layout for development. This approach has informed the Council's estimated residential capacity for this site.**
4. Construction of any roads, tracks, walls, fences, hardstanding, ditches or other earthworks, or laying of pipelines and cables above or below ground within site boundary must be undertaken in consultation with Natural England. Recreational disturbance can be an issue for the site – appropriate provision of on and off site open space must be sufficient to offset potential disturbance issues. Any potential hydrological impacts on SSSI (Maltby Low Common) should be investigated before planning permission is granted. Natural England should be consulted on planning application. Opportunities to extend range of calcareous, neutral and acid grassland features through integrating natural green space into developments.

  - ~~Highways access: No suitable means of vehicular access available unless additional land/demolition can be secured~~ At least two points of vehicular access will be required to serve the site.
5. **A Transport Assessment will be required. This should include consideration of the impact of development on Queens Crossroads, measures to promote sustainable travel including pedestrian and cycle links to and through the site (including those necessary to access bus routes along Grange Lane and Tickhill Road), and demonstrate how an acceptable access from A631 Tickhill**

**Road can be achieved. Any new junction with the A631 should be designed to Design Manual for Roads and Bridges standards. This may require associated works such as a right turn lane and the relocation of the existing pedestrian refuge.**

- 6. There are Mminor surface water flood routes which should be considered as part of a Flood Risk Assessment.**

## 5.7 Development sites in Aston, Aughton and Swallownest

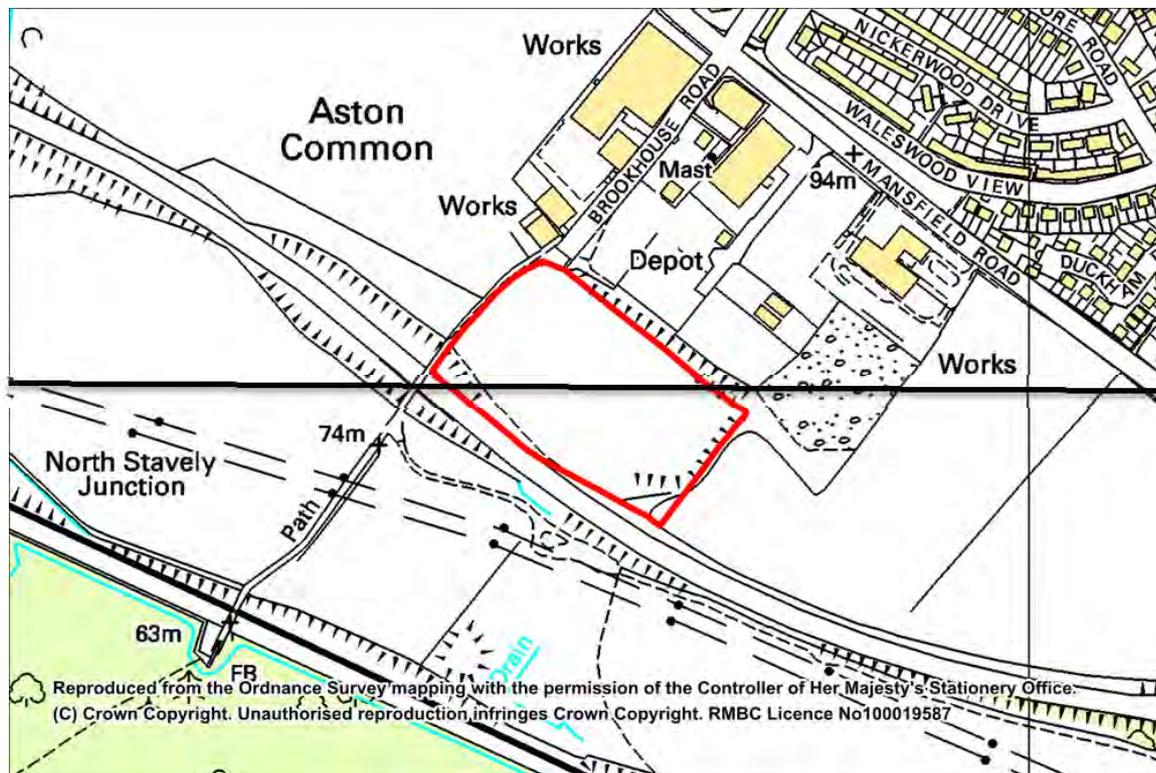
5.98

**Allocation Reference:** E27

**Site Name:** ASTON COMMON WEST OF MANSFIELD ROAD

**Allocation:** Business and Industry      **Site Area:** 2.36ha      **Capacity:** 2.36ha

**Site LDF Reference:** LDF0449



### Site Development Guidelines

- Highways access: Access to A57 will be resisted. Any significant increase in traffic may impact on Swallownest centre.
- The contours of the site may constrain its potential future development; the site falls significantly across the site from north to south.
- The risk of surface water flooding should be assessed for this site. There is a possible overland flood route through this site and deep flooding predicted in south east corner; therefore layout, floor and ground levels will need careful consideration.
- Existing boundary vegetation should be retained and enhanced.

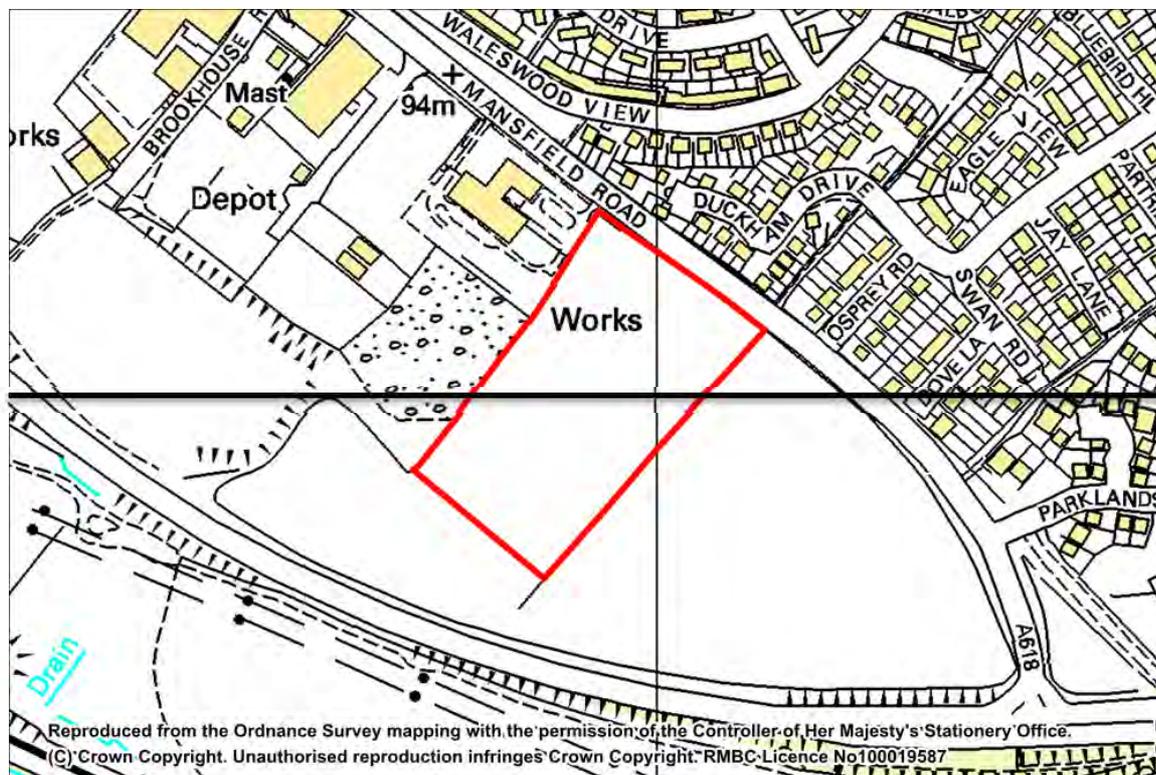
5.99

**Allocation Reference:** E28

**Site Name:** ASTON COMMON – EAST OF MANSFIELD ROAD IND ESTATE

**Allocation:** Business      **Site Area:** 2.43ha      **Capacity:** 2.43ha

**Site LDF Reference:** LDF0758



### Site Development Guidelines

- Land to the east is allocated for residential development and this site would act as a buffer between housing and the existing industrial estate.
- Uncertain archaeological objections to allocation and future development proposals will need to be supported with a Heritage Statement.
- There needs to be ecological assessment to inform development potential.
- Existing vegetation should be retained and enhanced.
- The contours of the site may constrain its potential future development; the site falls significantly across the site from north to south.
- Highways access: Access to A57 will be resisted. Any significant increase in traffic may impact on Swallownest centre.

## 5.100

Allocation Reference: E29

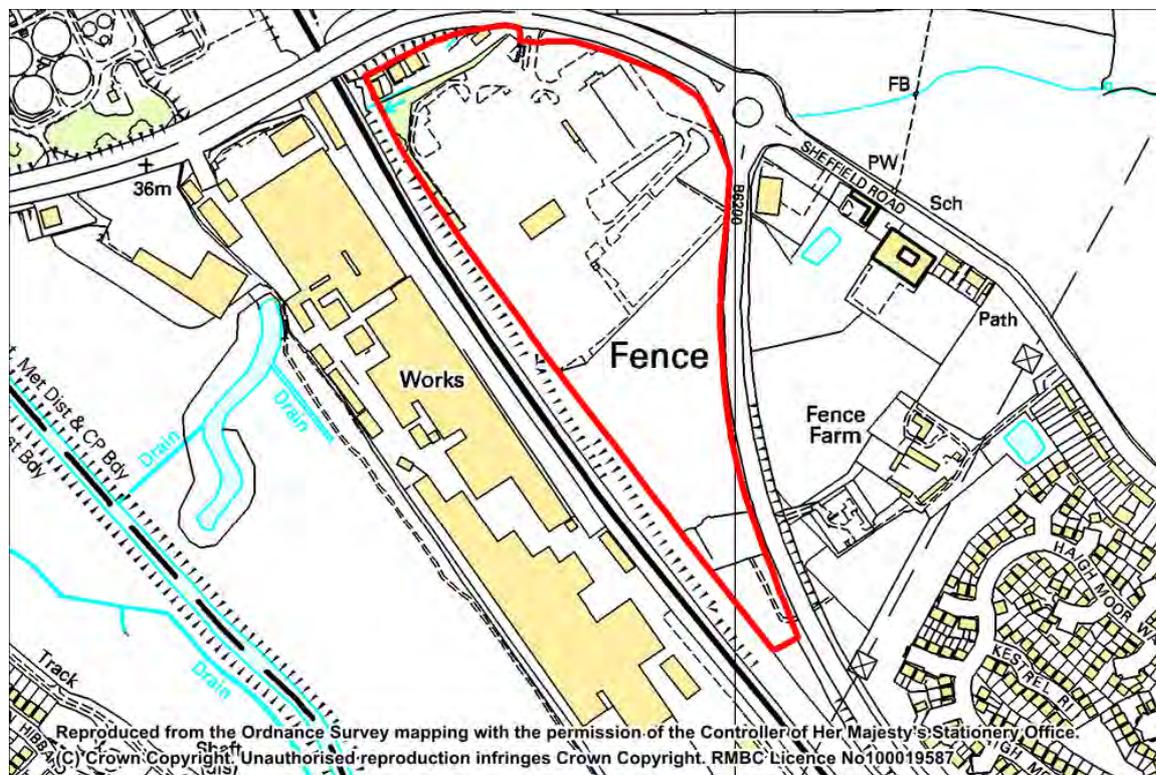
Site Name: LAND AT FORMER LAYCAST WORKS

Allocation: Business and Industry

Site Area: 9.33ha

Capacity: 9.33ha

Site LDF Reference: LDF0451



### Site Development Guidelines

- ~~1. Uncertain archaeological objections to allocation on part of site and future development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x~~
  - ~~2. Highways access: Development proposals will be required to ensure that a means of access is retained to Access to the southern part of the site enable development for industrial activity could be an issue if a means of access is not created through the northern portion of the site.~~
- ~~• A major constraint to development is the proposed High Speed 2 rail line and buffer, the current draft route of which runs through this site. The extent of any implications for the site will not be known until the route is finalised.~~

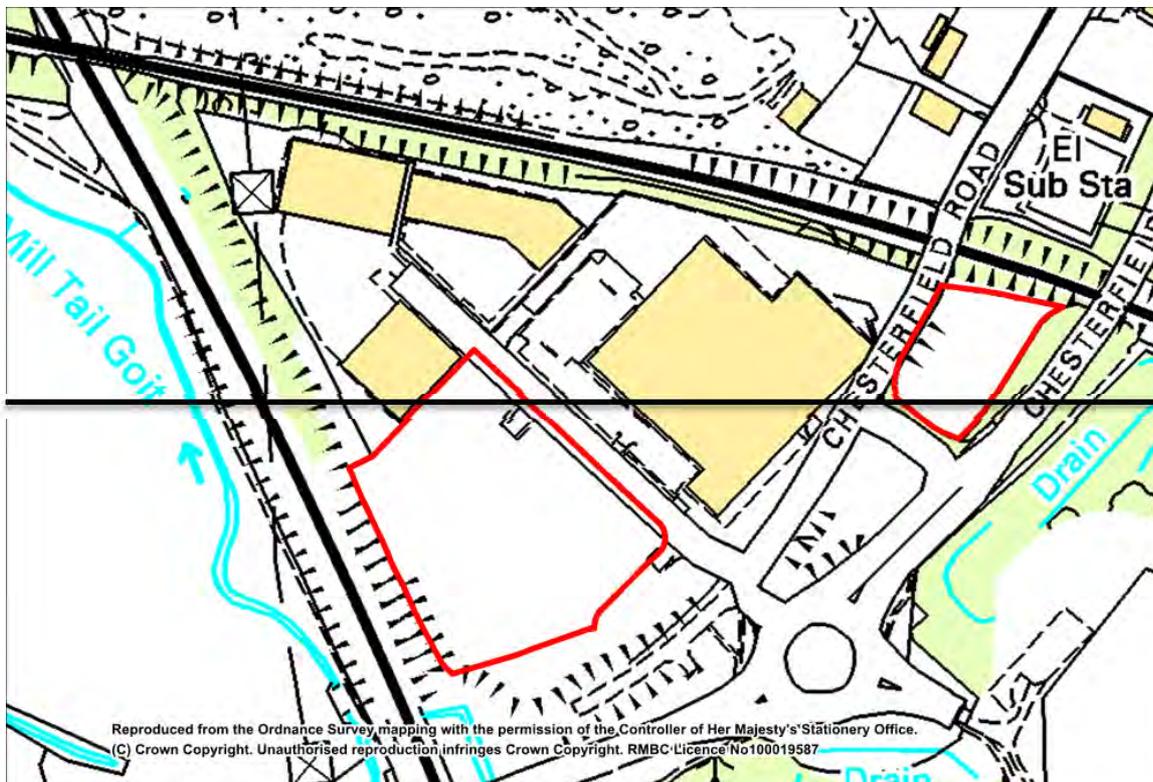
## 5.101

**Allocation Reference:** E30

**Site Name:** FORMER BEIGHTON COLLIERY SITE, PARK VIEW, SWALLOWNEST

**Allocation:** Business and Industry      **Site Area:** 1.74ha      **Capacity:** 1.74ha

**Site LDF Reference:** LDF0604



### Site Development Guidelines

- A major constraint to development is the proposed High Speed 2 rail line and buffer, the current draft route of which runs through this site. The extent of any implications for the site will not be known until the route is finalised.

## 5.102

Allocation Reference: H85

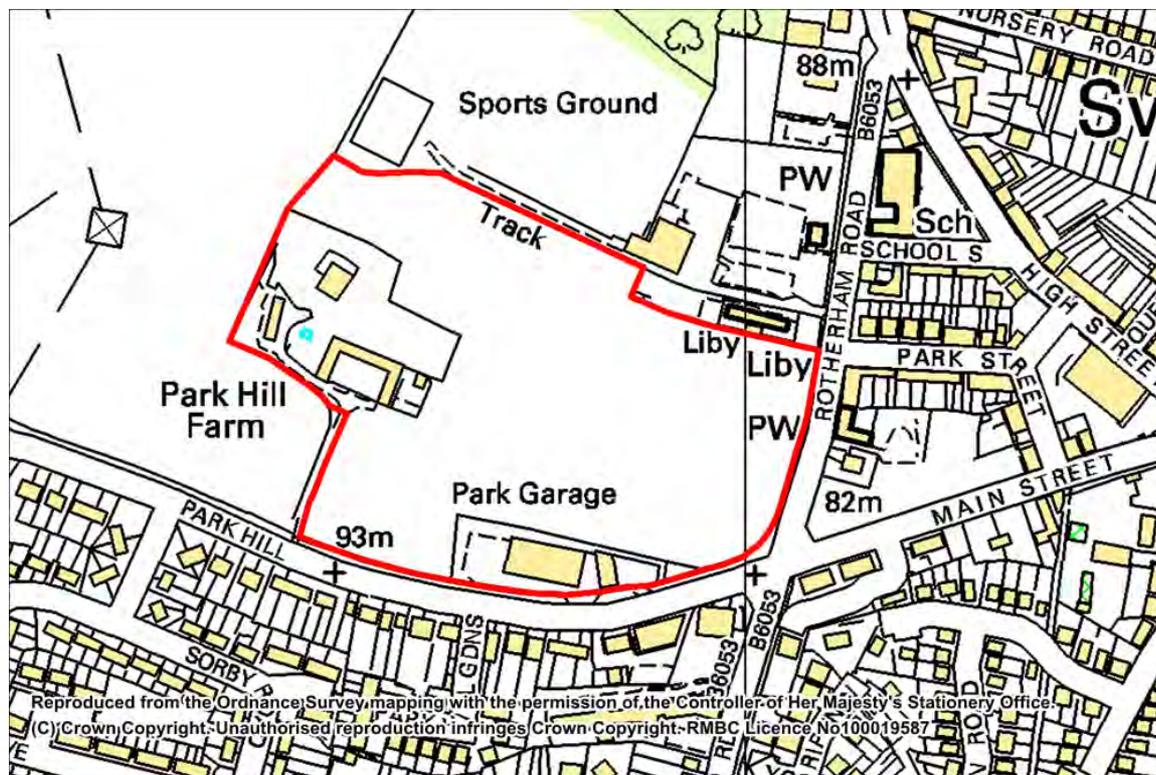
Site Name: LAND TO EAST OF PARK HILL FARM

Allocation: Residential

Site Area: 6.04ha

Capacity: 96 dwellings

Site LDF Reference: LDF0447



### Site Development Guidelines

1. Uncertain / potential archaeological objections to allocation and future development proposals will need to be supported with a **Heritage Statement for Archaeology prepared in line with the requirements for site classification 1 highlighted yellow in table x.** development proposals will need to be supported with a Heritage Statement. Whilst it is acknowledged that there are identified constraints including part of site having archaeological remains of Regional Significance and there being potential archaeological objections to the allocation of this part of the site (see the Wessex Archaeology Study); the archaeological issue will require detailed consideration at the time of submission of any planning application.
2. A highly prominent site incorporating two listed buildings makes it essential that development reflects the existing character and quality of the surrounding area. **To protect the rural setting of the heritage assets a sizeable stand-off zone around the farm shall be provided within which built development will not be permitted. The extent of this zone will be informed by the Heritage Statement.** No new development should be visible from the eastern wing of the Park Hill Farm complex, therefore, a substantial buffer will be required to ensure the ridge line is not breached.
3. A Heritage Statement shall be submitted with any subsequent planning application to identify the significance of on and off-site assets that may be affected and to assess the impact of development upon them and their settings.
4. There will be a need for careful consideration of layout, design, scale, height and materials to ensure development contributes positively to the location.

- 5.** A Landscape Assessment will be needed to assess and manage the impact of potential new development on the wider open countryside and on natural landscape features such as trees and hedgerows. ~~Retain and enhance e~~Existing roadside vegetation **should be retained and enhanced, unless agreed in writing with the Local Planning Authority.**
- 6.** Consideration will need to be given to creating a strong structural landscape framework within which this development will sit. ~~Opportunities to fund the management, protection and enhancement of a Green Infrastructure Asset and the creation of additional habitat and Green Space as part of any potential future development will require further exploration.~~ **The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.**
- 7.** The preparation of a detailed Masterplan incorporating suitable design measures will be essential. **Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.**
- 8.** ~~There needs to be ecological assessment to inform development potential or consideration of boundary amendment.~~ **A Phase 1 Habitat survey will be required. Hedgerows and trees should be retained, unless agreed in writing with the Local Planning Authority. Buildings may need to be checked for bat roosts.**

## 5.103

**Allocation Reference:** H86

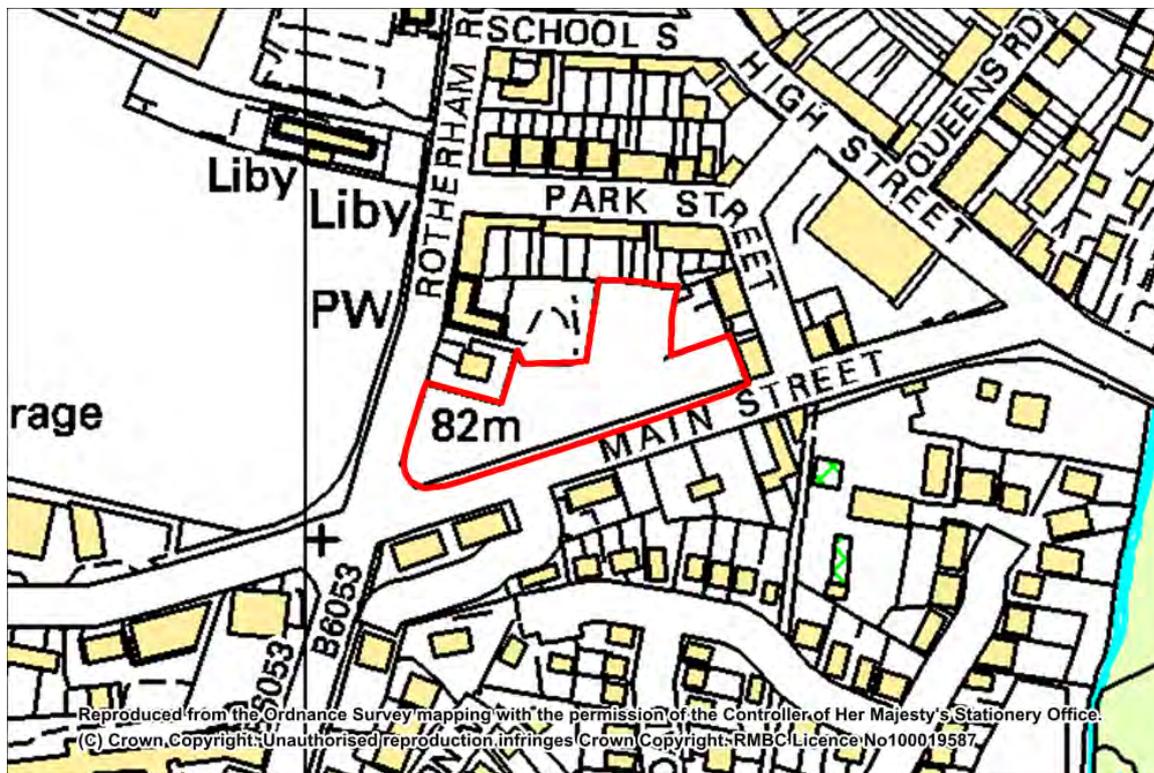
**Site Name:** LAND AT JUNCTION OF MAIN STREET AND ROTHERHAM ROAD  
SWALLOWNEST

**Allocation:** Residential

**Site Area:** 0.46ha

**Capacity:** 15 dwellings

**Site LDF Reference:** LDF0429



### Site Development Guidelines

The Rotherham Greenspace Audit rates the site as high quality / low value, however it is anticipated that a new development scheme in this location will contribute to place-making principles in this popular area.

1. Uncertain archaeological objections to allocation and future development proposals will need to be supported with a Heritage Statement **for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.**

## 5.104

Allocation Reference: H87

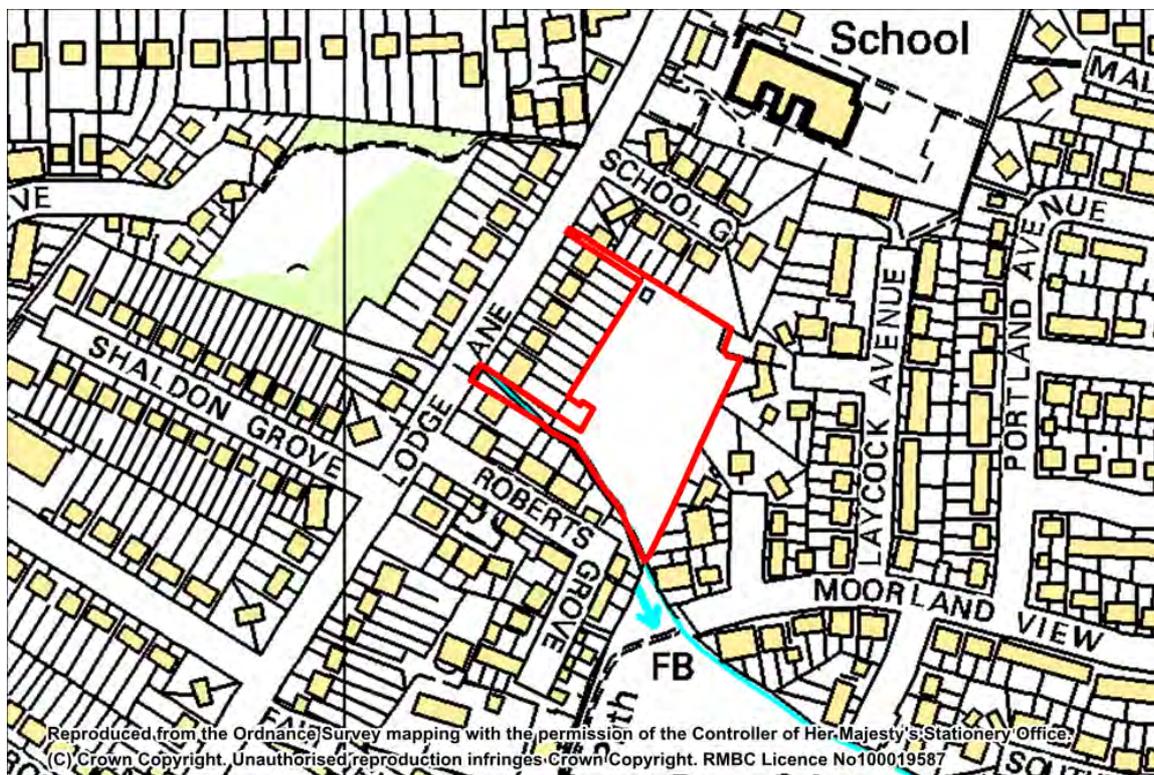
Site Name: LAND TO EAST OF LODGE LANE

Allocation: Residential

Site Area: 0.59ha

Capacity: 19 dwellings

Site LDF Reference: LDF0419



### Site Development Guidelines

1. Uncertain archaeological objections to allocation and future development proposals will need to be supported with a Heritage Statement **for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.**
2. There needs to be ecological assessment to inform development potential or consideration of boundary amendment; this **The** site is outside of **the nearby** Local Wildlife Site (LWS099 **Austen Park**) but contains similar habitat. An ecological survey to inform development potential will be essential **A Phase 1 Habitat survey should be undertaken.**
3. Retain **e**Existing boundary vegetation **should be retained and enhanced, unless agreed in writing with the Local Planning Authority.**
4. A watercourse is present on this site. Flood risk from this watercourse should be assessed **as part of a Flood Risk Assessment.** Drainage attenuation measures will be required on site.

## 5.105

Allocation Reference: H88

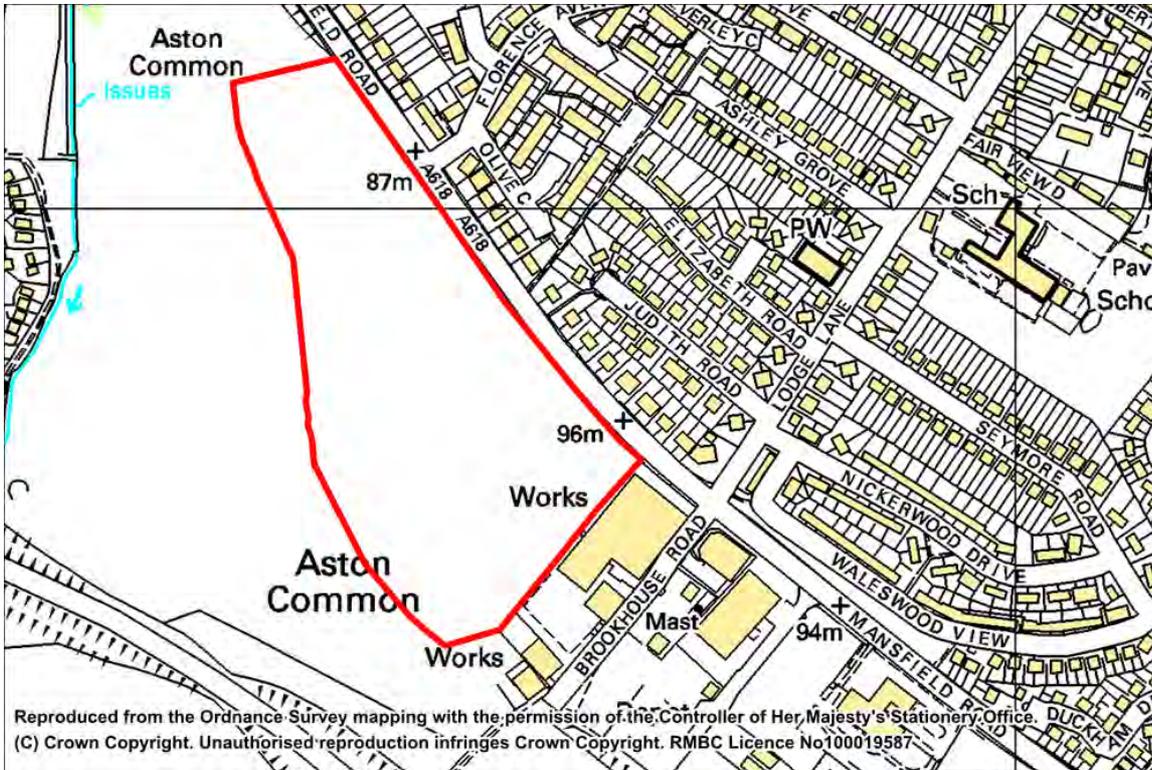
Site Name: ASTON COMMON EAST OF WETHERBY DRIVE

Allocation: Residential

Site Area: 6.44ha

Capacity: 175 dwellings

Site LDF Reference: LDF0448



### Site Development Guidelines

1. ~~Uncertain archaeological objections to allocation and future development proposals will need to be supported with a Heritage Statement **for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.**~~

  - ~~• There needs to be ecological assessment to inform development potential or consideration of boundary amendment.~~
  - ~~• Highways access: access to A57 will be resisted.~~
2. **A Transport Assessment will be required which includes consideration of how** Any significant increase in traffic may impact on Swallownest centre. **Highways access to the A57 will not be permitted.** ~~Some development can be supported.~~
3. The areas downstream of this site are known to be at high risk from surface water flooding. A Flood Risk Assessment will be required for any development on this site and additional restrictions may be imposed on discharge rates. On-site flood risk from overland flows should be assessed.

  - ~~• The contours of the site require sensitive design and masterplanning. Significant landscaping of exposed boundaries will be required to ensure the development integrates within its wider landscape setting. It is proposed that future development proposals will follow the high ground within the site and the steeply sloping areas (previously considered for inclusion within the boundaries of the site) will be retained as Green Belt.~~
4. A Landscape Assessment will be needed to assess and manage the impact of potential new development on the wider open countryside and on natural landscape

features such as trees and hedgerows. **Significant landscaping of exposed boundaries will be required to ensure the development integrates within its wider landscape setting.** ~~Retain and enhance e~~**Existing vegetation, including the hedgerow along the northeast border, shall be retained and enhanced , unless agreed in writing with the Local Planning Authority.**

- 5.** ~~Consideration will need to be given to creating~~ **Development proposals shall provide** a strong structural landscape framework within which this development will sit. ~~Opportunities to fund the management, protection and enhancement of a Green Infrastructure Asset and the creation of additional habitat and Green Space as part of any potential future development will require further exploration.~~ **The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.**
- 6.** **The contours of the site require sensitive design and masterplanning. The preparation of a detailed Masterplan incorporating suitable design measures will be essential. Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.**

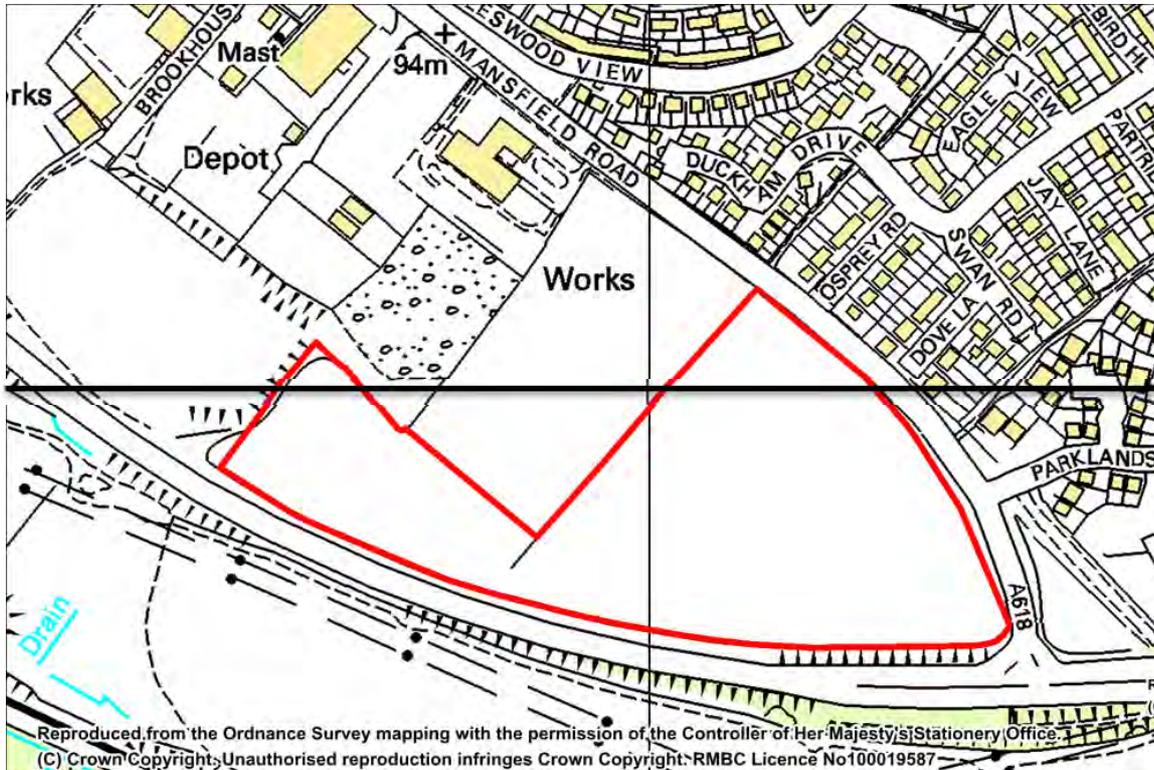
## 5.106

**Allocation Reference:** H89

**Site Name:** ASTON COMMON – SOUTH OF MANSFIELD ROAD

**Allocation:** Residential — **Site Area:** 5.81ha — **Capacity:** 150 dwellings —

**Site LDF Reference:** LDF0759



### Site Development Guidelines

- Uncertain archaeological objections to allocation and future development proposals will need to be supported with a Heritage Statement.
- There are no ecological constraints or recommendations
- Highways access: Access to A57 will be resisted. Any significant increase in traffic may impact on Swallownest centre. Some development can be supported.
- The contours of the site require sensitive design and masterplanning — the site falls significantly across the site from north to south and may constrain its potential future development. Significant landscaping of exposed boundaries will be required to ensure the development integrates within its wider landscape setting.
- A Landscape Assessment will be needed to assess and manage the impact of potential new development on the wider open countryside and on natural landscape features such as trees and hedgerows. Retain and enhance existing vegetation, explore linkages to Green Infrastructure corridor
- Consideration will need to be given to creating a strong structural landscape framework within which this development will sit. Opportunities to fund the management, protection and enhancement of a Green Infrastructure Asset and the creation of additional habitat and Green Space as part of any potential future development will require further exploration.
- The preparation of a detailed Masterplan incorporating suitable design measures will be essential.

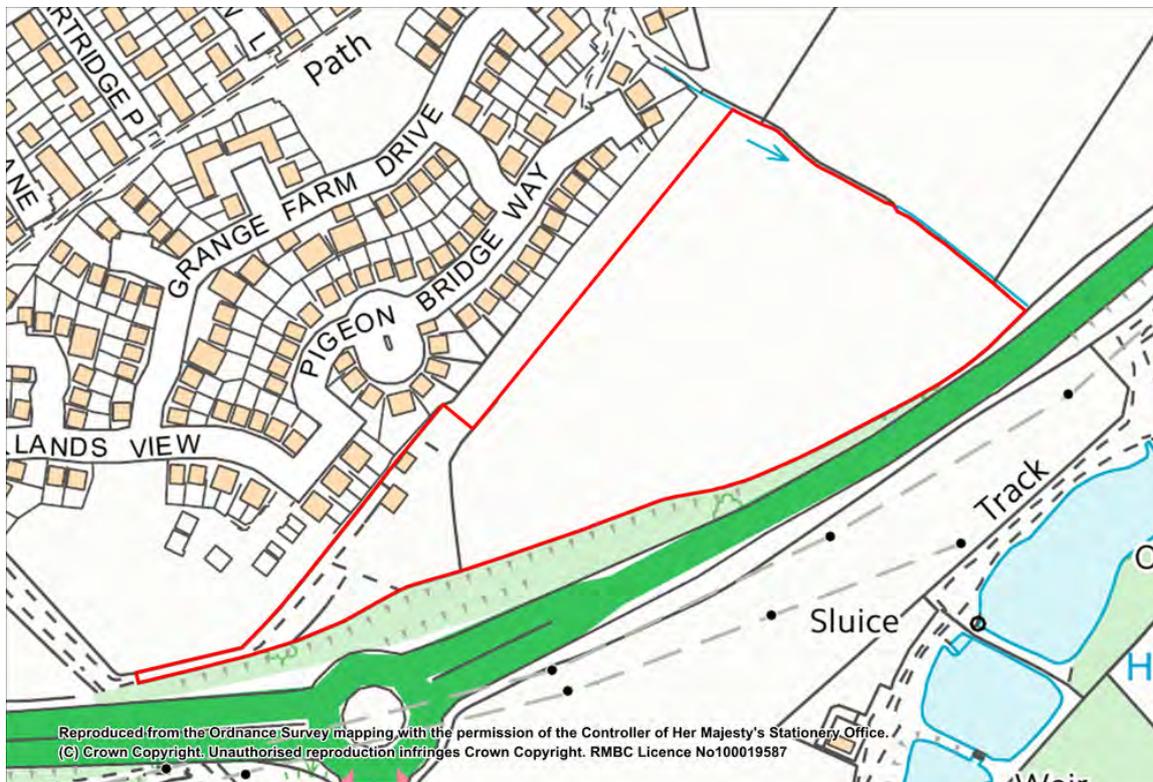
## 5.107

**Allocation Reference: H90**

**Site Name: LAND NORTH OF ASTON A57 BYPASS, EAST OF MANSFIELD ROAD**

**Allocation: Residential      Site Area: 3.57ha      Capacity: 117 dwellings**

**Site LDF Reference: LDF0792 + LDF0418**



### Site Development Guidelines

Development on this site provides an opportunity to remediate any contamination associated with former uses on the southern part of the site

1. ~~Uncertain archaeological objections to allocation and future development proposals will need to be supported with a Heritage Statement~~ **for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.**
2. **A Phase 1 Habitat and protected species surveys will be required. In particular, bats could be using the existing hedgerows and mature trees.**
3. ~~Highways access: potential access road (road width).~~ **A Transport Assessment will be required. Any development should ensure that vehicular access to Safeguarded Land site SL15 to the north is not precluded.** Direct vehicular access to the A57 would will not be permitted be resisted.
4. A watercourse is present on this site. Flood risk from this watercourse should be assessed. **The Layout, floor and ground levels will need careful consideration and should be informed by the findings of the Flood Risk Assessment.**
5. Air quality issues will require further investigation and will require significant mitigation, etc.
6. A Landscape Assessment will be needed to assess and manage the impact of potential new development on the wider open countryside and on natural landscape features such as trees and hedgerows. ~~Retain and enhance~~ **Existing vegetation should be retained and enhanced. In particular** particularly enhancement of boundary vegetation **should be enhanced.**

7. Consideration will need to be given to creating **Development proposals shall provide** a strong structural landscape framework within which this development will sit. ~~Opportunities to fund the management, protection and enhancement of a Green Infrastructure Asset and the creation of additional habitat and Green Space as part of any potential future development will require further exploration.~~ **The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.**
8. **A contaminated land assessment will be required to assess and remediate any contamination associated with former uses on the south-western part of the site.**
9. ~~The preparation of a detailed Masterplan incorporating suitable design measures will be essential~~ **required. Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.**

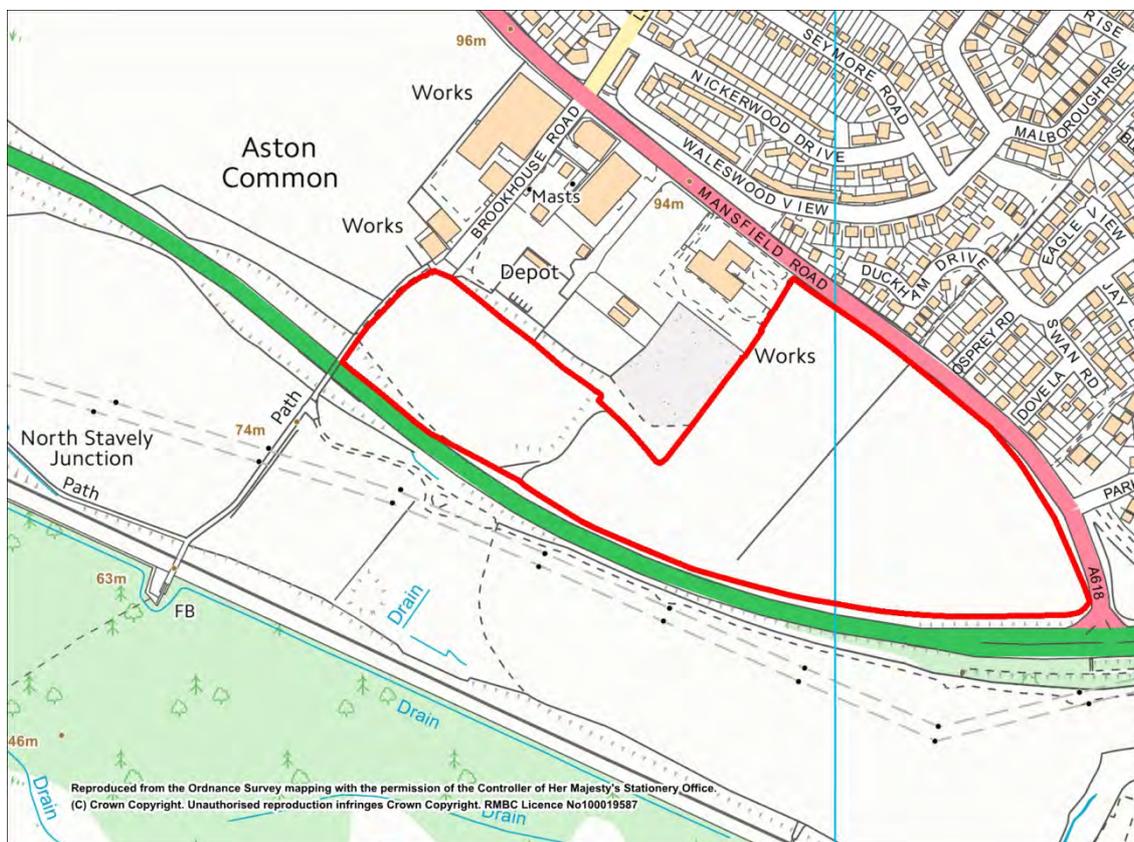
5.1xx

**Allocation Reference: MU22**

**Site Name: ASTON COMMON, SOUTH OF MANSFIELD ROAD**

**Allocation: Mixed Use    Site Area: 10.57ha    Capacity: 150 dwellings,  
4.865ha employment**

**Site LDF Reference: LDF0449 + LDF0758 + LDF0759**



### **Site Development Guidelines**

- 1. Development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.**
- 2. Vehicular access to the A57 will not be permitted. A Transport Assessment will be required. It is expected that two highways access points from Mansfield Road will be provided. Any significant increase in traffic may impact on Swallownest centre, and this will require appropriate management and mitigation as detailed in the Transport Assessment.**
- 3. A Flood Risk Assessment will be required which includes consideration of surface water flooding. There is a possible overland flood route through the site and deep flooding predicted in the south east corner; therefore layout, floor and ground levels will need careful consideration.**
- 4. A Landscape Assessment will be needed to assess and manage the impact of potential new development on the wider open countryside and on natural landscape features such as trees and hedgerows. The contours of the site require sensitive design and masterplanning - as the site falls significantly across the site from north to south; and this may constrain its potential future**

**development. Significant landscaping of exposed boundaries will be required to ensure the development integrates within its wider landscape setting.**

- 5. Development proposals shall provide a strong structural landscape framework within which development will sit. Existing vegetation, including hedgerows and boundary vegetation, should be retained and enhanced, unless agreed in writing with the Local Planning Authority, and linkages to Green Infrastructure corridors explored. The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.**
- 6. Careful consideration will be given to ensuring that development proposals incorporate appropriate buffering between residential uses and any new or existing employment uses, and any other appropriate mitigation measures to ensure no detrimental impact on the amenity of either residential or employment occupiers. Approaches in design mitigation could include landscaping and the sensitive location of B1 business use development to act as a buffer between residential uses and more general industrial uses. The Council will consider the use of appropriate planning conditions to ensure the amenity of both residential and employment occupiers. The Council will need to be satisfied that proposals are deliverable.**
- 7. The preparation of a detailed Masterplan incorporating suitable design measures will be required. Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.**

## 5.8 Development sites in Swinton and Kilnhurst

5.108

Allocation Reference: E31

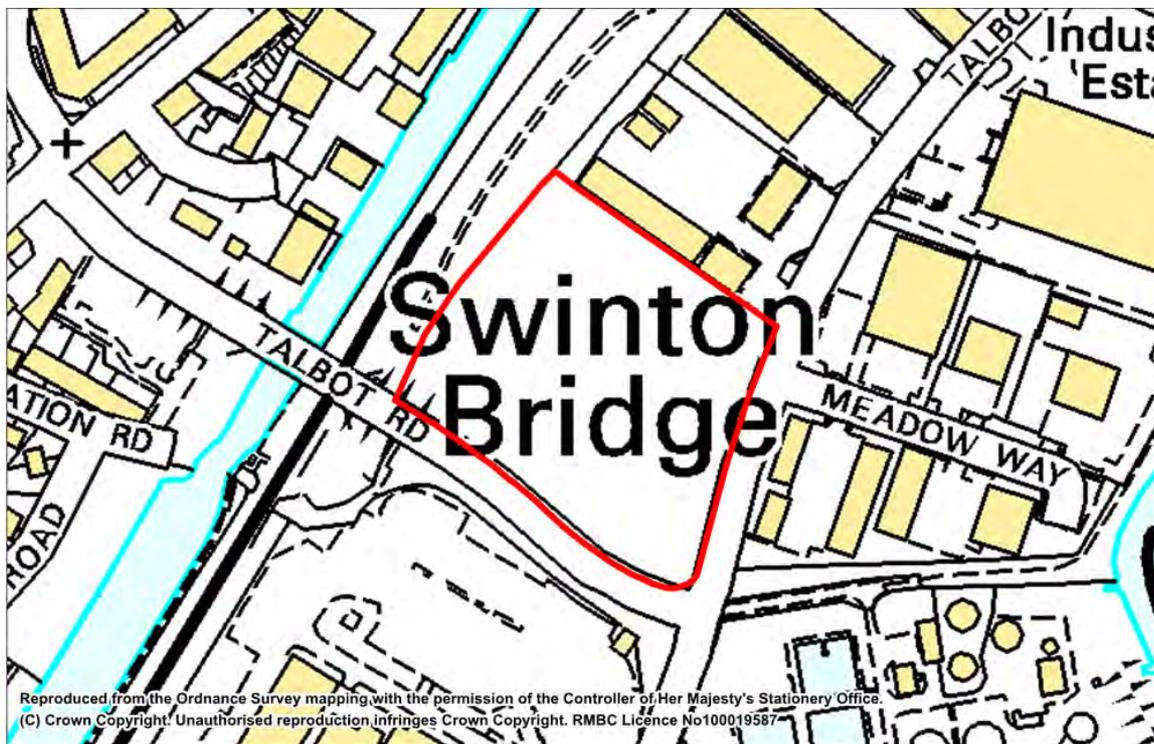
Site Name: LAND OFF TALBOT ROAD

Allocation: Business & Industry

Site Area: 1.54ha

Capacity: 1.54ha

Site LDF Reference: LDF0392



### Site Development Guidelines

1. ~~Uncertain archaeological objections to allocation and future development proposals~~ will need to be supported with a Heritage Statement **for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.**
2. There is a risk of surface water flooding at the north west side and south east corners and a small part of the site lies within flood zones 2 and 3. A Flood Risk Assessment will be required including surface water flood risk. The layout, floor and ground levels will need careful consideration **and should be informed by the findings of the Flood Risk Assessment.**

5.109

**Allocation Reference: H49**

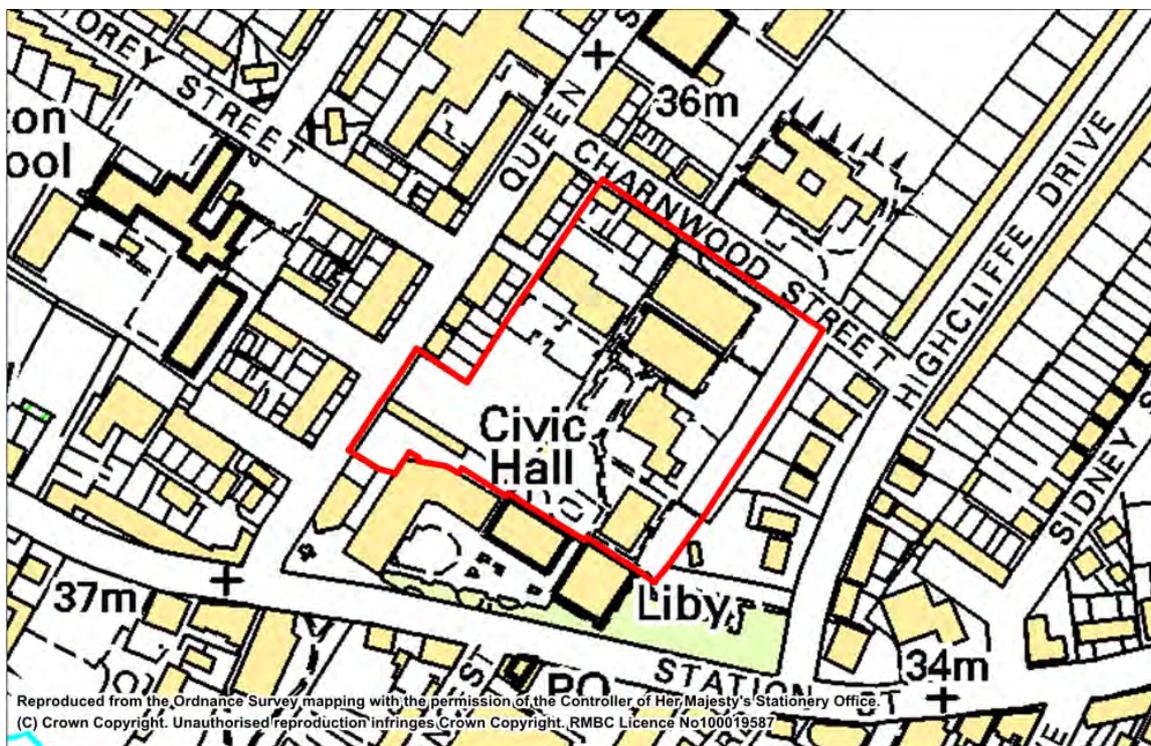
**Site Name: CIVIC HALL SITE (part), SWINTON**

**Allocation: Residential**

**Site Area: 1.58ha**

**Capacity: 50 dwellings**

**Site LDF Reference: LDF0376**



### Site Development Guidelines

This site is part of the central retail and civic area of Swinton. The area would benefit from some updating and redevelopment. The site is partly within the conservation area.

- 1. A Transport Assessment will be required.**
- 2. An assessment of the need to retain appropriate levels of public car parking to serve Swinton district centre shall be required.**
- 3.** A Heritage Statement shall be submitted with any subsequent planning application to identify the significance of on and off-site **historic heritage** assets that may be affected and to assess the impact of development upon them and their settings.
- 4.** As a highly visible site, within the Swinton Conservation Area, it is essential that development reflects existing character and quality of the surrounding area. There will be a need for sensitive layout, design, scale, height, materials and landscaping to ensure it contributes positively to the location and does not have an adverse impact on heritage assets.

5.110

Allocation Reference: H52

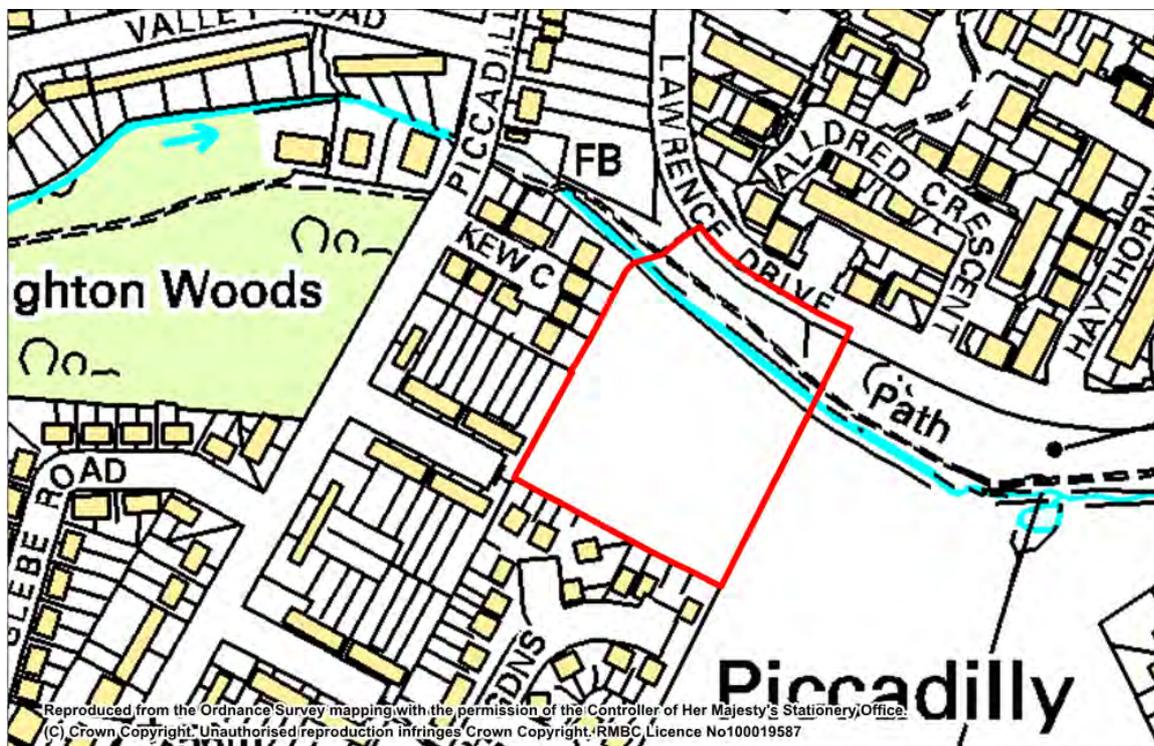
Site Name: OFF LAWRENCE DRIVE, PICCADILLY

Allocation: Residential

Site Area: 1.08ha

Capacity: 32 dwellings

Site LDF Reference: LDF0403



### Site Development Guidelines

The topography of this site will be challenging, and is in close proximity to a Local Wildlife Site (LWS86 Creighton Wood).

1. Uncertain archaeological objections to allocation and future development proposals will need to be supported with a Heritage Statement **for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.**
2. This site is within a district Strategic Green Infrastructure **corridor** site and enhancement of existing Green Infrastructure functions on the adjacent Green Space and improvements to connectivity will be required.
3. **A Phase 1 Habitat Survey will be required given the close proximity of the site to Local Wildlife Site LWS86 Creighton Wood.**
4. **The site is within 250 metres of a geodiversity asset. There may be the opportunity to acquire knowledge about the buried geodiversity features of the area in the course of desk studies, boreholes or excavations, including those for services and foundations before and during the construction phase and by site visits for recording and assessment of relevant features by appropriate experts. These investigations can be timed to have little or no effect on the progress of the development.**
- Highways access: Possible access difficulties re. levels etc. re. a development of the whole site.
5. A watercourse is present on this site. Flood risk from this watercourse should be assessed **as part of a Flood Risk Assessment.**

# 5.9 Development sites in Wales and Kiveton Park

5.111

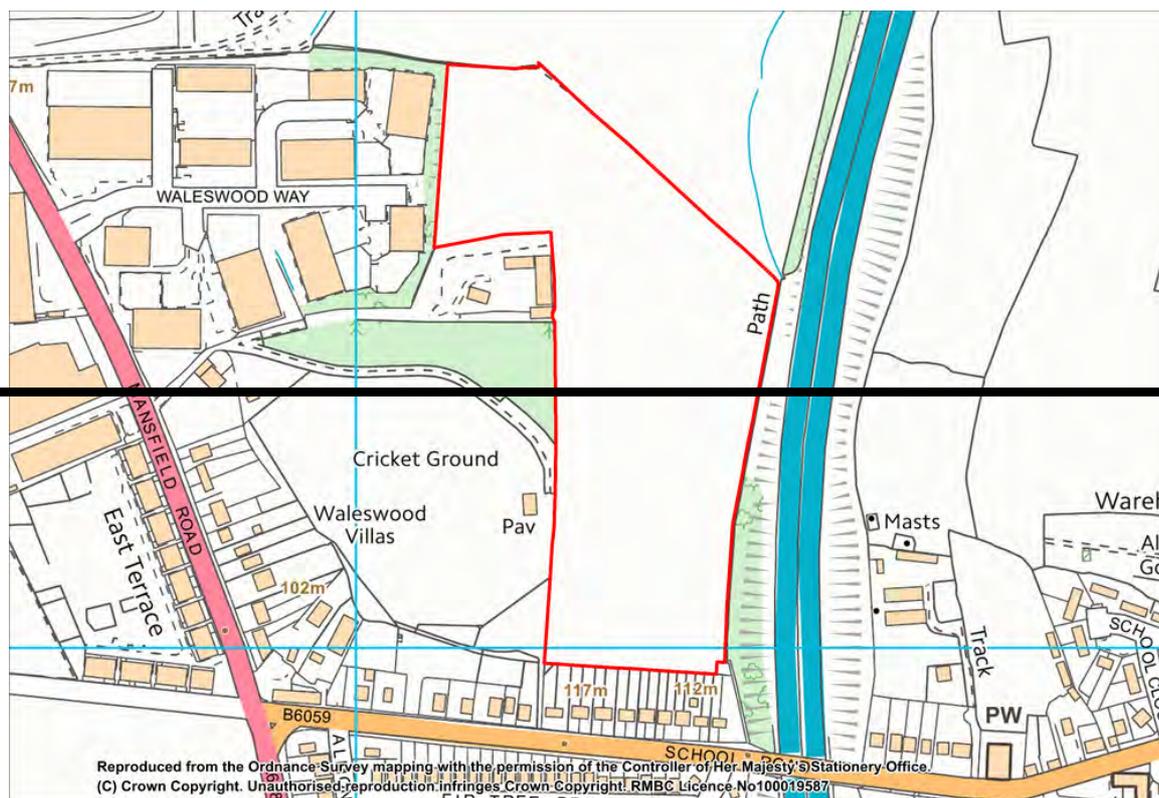
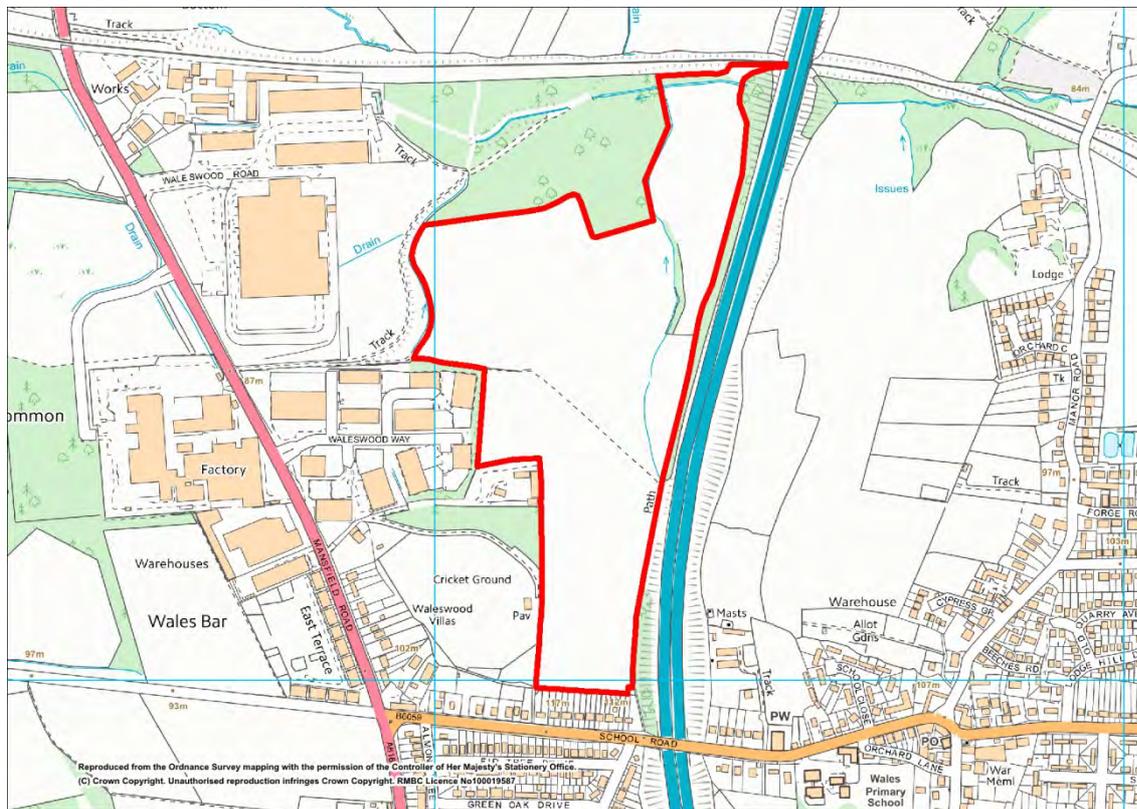
Allocation Reference: E32

Site Name: NORTH OF SCHOOL ROAD / OFF WALESWOOD WAY

Allocation: Business & Industry      Site

Area: 7.0820.75ha      Capacity: 7.0820.75ha

Site LDF Reference: LDF0483 and LDF0484 LDF0840



## Site Development Guidelines

- 1. The Government's safeguarded route for HS2 would pass through the centre of this site. It is anticipated that employment development would be limited to land west of the HS2 line. Any development proposals shall take account of the HS2 safeguarding directions and maintain access for construction and maintenance of the HS2 line. Should HS2 not come forward then the full site may be suitable for development, subject to satisfying all relevant planning policy.**
- 2. The site includes a watercourse. A Flood Risk Assessment will be required. Should the full site come forward for development an assessment will need to take account of land at the northern tip of the site within flood zone 3.**
- ~~3. Uncertain archaeological objections to allocation and future development proposals will need to be supported with a Heritage Statement **for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.**~~
  - ~~• There needs to be ecological assessment to inform development potential.~~
- ~~4. Highways access: No insurmountable accessibility problems envisaged with access via extension of Waleswood Way. **A Transport Assessment will be required.** Access from the south which would require additional land/demolition of properties on School Road will not be supported; **however any development should ensure that a footpath link serving the site would be retained from School Road.** **Consideration will need to be given to incorporating the Public Right of Way within future development proposals.**~~
- 5. A Landscape Assessment will be needed to assess and manage the impact of potential new development on the wider open countryside and on natural landscape features such as trees and hedgerows.**
- ~~6. Consideration will need to be given to creating **Development proposals shall provide** a strong structural landscape framework within which this development will sit. Opportunities to fund the management, protection and enhancement of a Green Infrastructure Asset and the creation of additional habitat and Green Space as part of any potential future development will require further exploration. **The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.**~~
- 7. Existing vegetation, including hedgerows, should be retained and enhanced, unless agreed in writing with the Local Planning Authority.** A sufficient landscaping buffer will be required to ensure that the amenity of residential properties along School Road is not detrimentally affected. **A buffer will also be required to protect woodland adjacent to the site.**
- 8. The preparation of a detailed Masterplan incorporating suitable design measures will be essential. Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.**

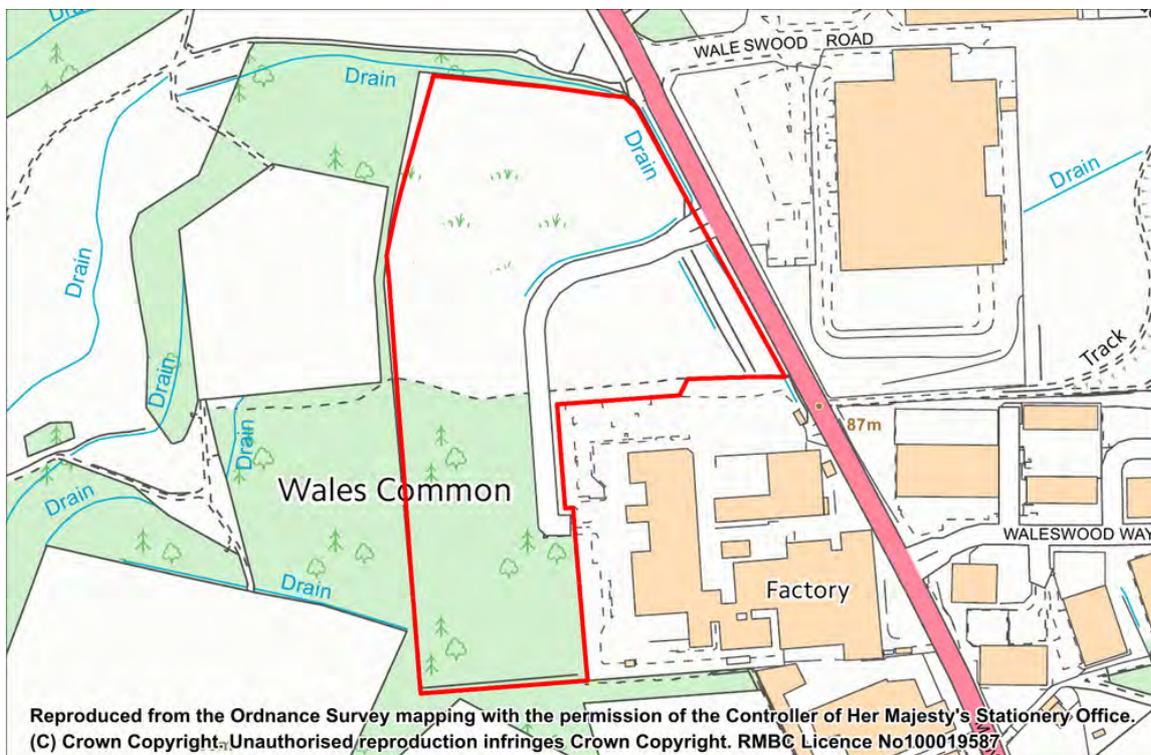
5.112

**Allocation Reference: E34**

**Site Name: WALESWOOD (WEST) / VECTOR 31**

**Allocation: Business & Industry      Site Area: 8.69ha      Capacity: 8.69ha**

**Site LDF Reference: LDF0600**



### Site Development Guidelines

- This site has been backfilled following open cast coal mining operations and development platforms have been created.
1. The site is adjacent to **candidate** Local Wildlife Site (cLWS202 **Pithouse West**) and the any existing buffer to the Local Wildlife Site will need to be maintained and, where possible, increased. In view of the proximity of the **candidate** Local Wildlife Site **a Phase 1 Habitat survey should be undertaken.** development proposals may require survey work to establish site specific interest.
  2. Surface water assessment shows a flood route through the site; **this should be taken into account in the Flood Risk Assessment which will be required.** however this is not identified as a constraint to development.
  3. Existing vegetation should be retained and enhanced.
  4. **The public right of way crossing the site shall be retained , unless agreed in writing with the Local Planning Authority.**

5.113

Allocation Reference: GT1

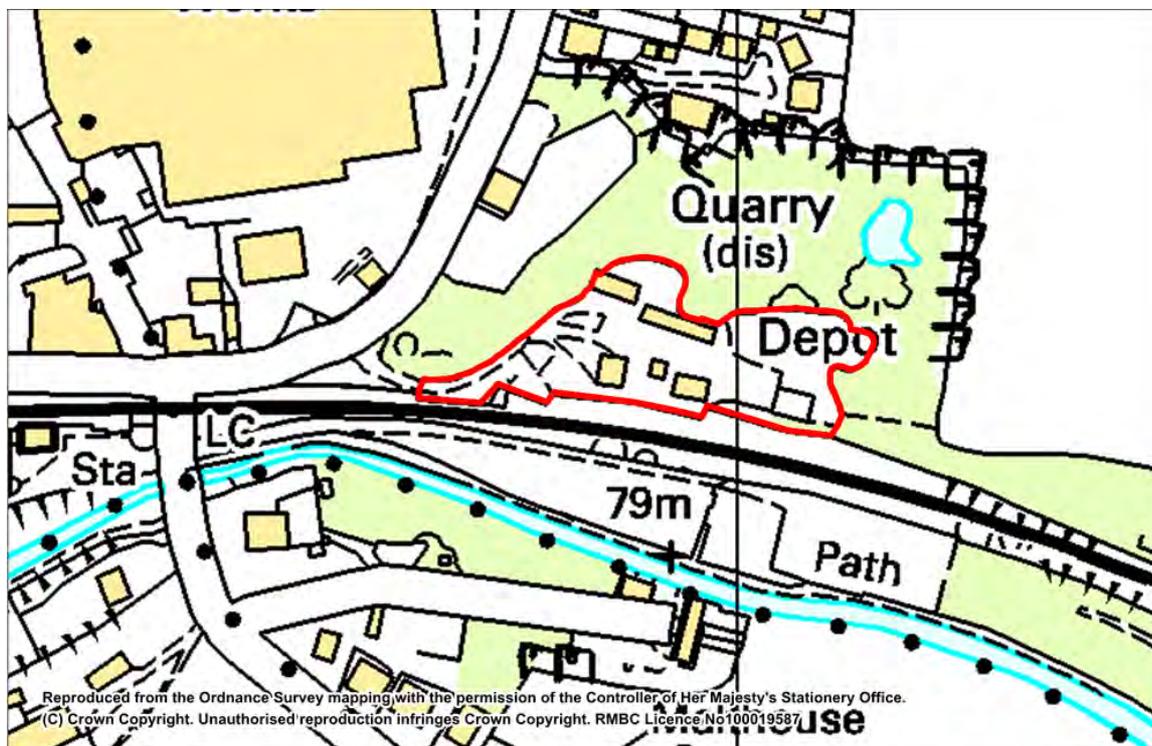
Site Name: KIVETON PARK COUNCIL DEPOT, DOG KENNELS LANE

Allocation: Gypsy & Traveller

Site Area: 0.62ha

Capacity: 0.62ha

Site LDF Reference: LDF0462



### Site Development Guidelines

1. Uncertain archaeological objections to allocation and future development proposals will need to be supported with a Heritage Statement **for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.**
2. There needs to be ecological assessment to inform development potential. This site is outside of Local Wildlife Site (LWS004) and separated by rail line, development would have little direct impact on the LWS. **A Phase 1 Habitat survey should be conducted. The impacts on the pond (and any protected species that use it) within the disused quarry should be assessed. The surrounding parts of the disused quarry have developed mature tree cover and the impacts on this should be considered. The site is within a wider woodland site which may have LWS interest but further ecological assessment is required to confirm this position and any mitigation measures.**
3. **The site is within 250 metres of Regional Important Geological Sites R66 Red Hill Quarry and R68 Kiveton Lodge. A Geodiversity Survey and Report shall be required that establishes the presence/absence, significance and condition of geodiversity assets at the site or potentially impacted by the development, assesses the impact of the specific development proposals on the geodiversity asset(s), and identifies mitigation measures. Proposals shall provide opportunity to acquire and record knowledge about the geodiversity asset during design and construction of development, and for the long term management and monitoring of any on site geodiversity assets.**

- 4. A Transportation Assessment or Statement will be required to consider the creation of suitable highways access.** ~~Highways access: the Highway Authority consider the site to be suitable, subject to access improvements.~~
- 5. Area of High Landscape character Value (AHLV) impact: Retention and enhancement of existing vegetation shall be retained and enhanced.**
- 6. Development should ensure that a safe and healthy environment is created, including the creation of a suitable site boundary, taking account of the requirements of relevant planning policy, in particular Policy CS27 Community Health and Safety. Any planning application shall be accompanied by a Phase 2 Site Investigation study and a noise survey and assessment.**

5.114

Allocation Reference: H91

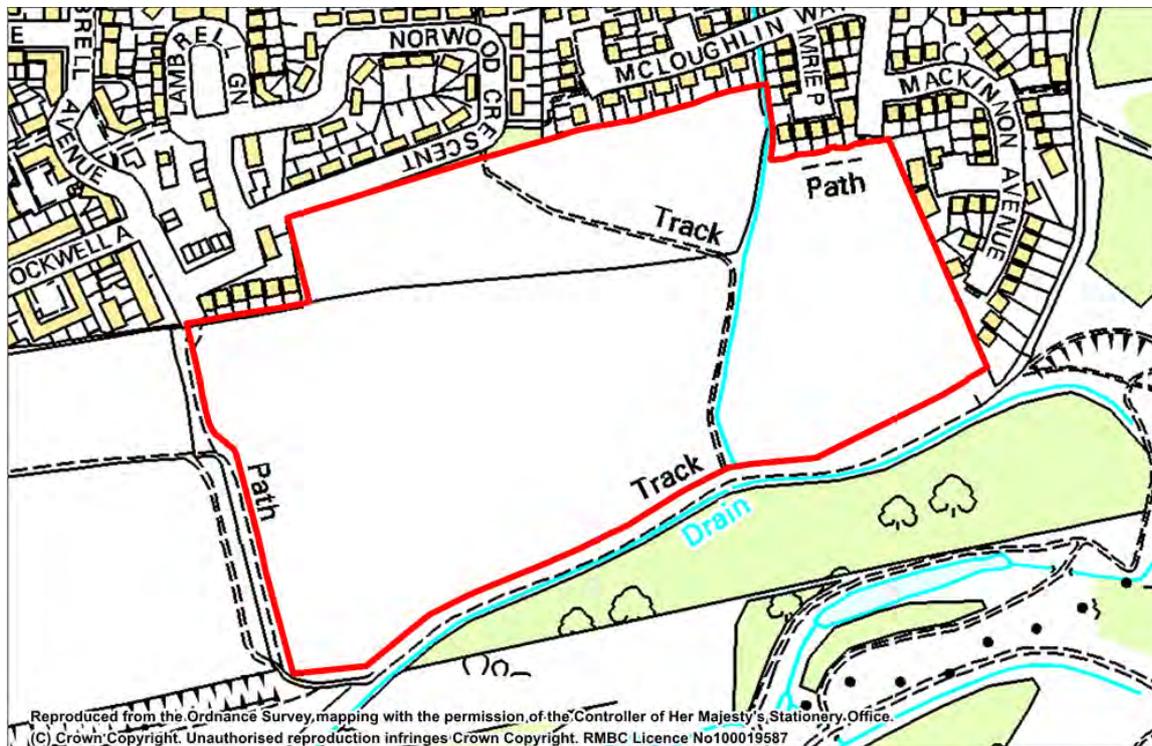
Site Name: CHAPEL WAY

Allocation: Residential

Site Area: 9.58ha

Capacity: 268 dwellings

Site LDF Reference: LDF0475



### Site Development Guidelines

1. The Chesterfield Canal, runs adjacent to part of the southern boundary of this site and there is an associated bridleway adjacent to the Canal. Any potential future development of this site must buffer the line of the Chesterfield Canal to enable its reinstatement in the future.
2. There are no ecological constraints but there will be a need **Development proposals will be required** to maintain / increase buffers to the adjacent to **Candidate** Local Wildlife Site (cLWS206 **Kiveton (Former) Colliery**) however the development site has different character.
3. Highways access: extension of Chapel Way to link with existing estate at Walesmoor Avenue would create potential public transport route. **A Transportation Assessment will be required, which shall include consideration of vehicular and pedestrian links into the site. Any development scheme shall ensure that vehicular access to the Safeguarded Land site to the west shall not be precluded.**
4. Watercourses are present on this site. Flood risk from these watercourses should be assessed **as part of a Flood Risk Assessment**. If development causes any loss of potential flood storage volume, compensatory storage should be provided. A large area in the centre of the site subject to flooding, this issue will need to be resolved through drainage attenuation measures.
5. A Landscape Assessment will be needed to assess and manage the impact of potential new development on the wider open countryside and on natural landscape features such as trees and hedgerows. ~~Retain and enhance~~ **Existing** vegetation

**should be retained and enhanced , unless agreed in writing with the Local Planning Authority.**

- 6.** Consideration will need to be given to creating **Development proposals shall provide** a strong structural landscape framework within which this development will sit. Opportunities to fund the management, protection and enhancement of a Green Infrastructure Asset and the creation of additional habitat and Green Space as part of any potential future development will require further exploration. **The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.**
- 7.** **The presence of public rights of way throughout the site shall be retained.**
- 8.** The preparation of a detailed Masterplan incorporating suitable design measures will be essential. **Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.**

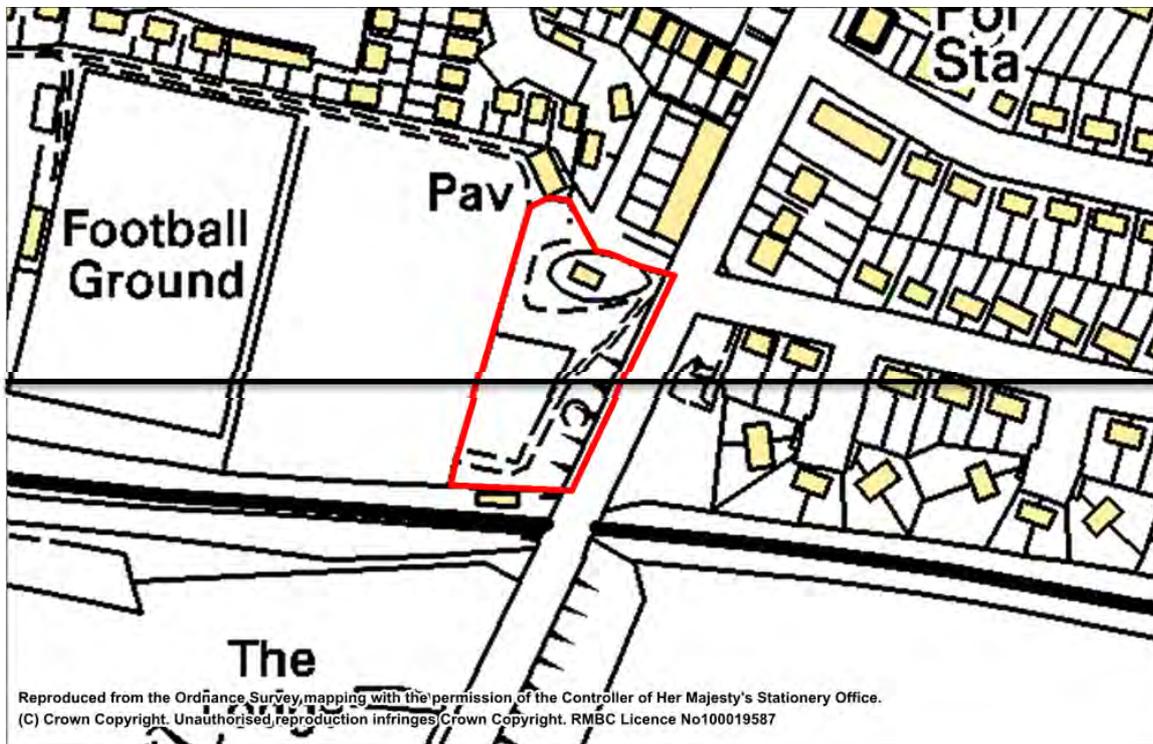
5.115

**Allocation Reference:** H92

**Site Name:** OFF HARD LANE

**Allocation:** Residential — **Site Area:** 0.43ha — **Capacity:** 14 dwellings

**Site LDF Reference:** LDF0547



### **Site Development Guidelines**

Planning permission granted for 14 residential units, however if this permission is not implemented the following development principle will be adhered to:

- Uncertain archaeological objections to allocation and future development proposals will need to be supported with a Heritage Statement.

5.116

Allocation Reference: H93

Site Name: LAND OFF KEETON HALL ROAD

Allocation: Residential

Site Area: 3.16ha

Capacity: 101 dwellings

Site LDF Reference: LDF0469



### Site Development Guidelines

1. Uncertain archaeological objections to allocation and future development proposals will need to be supported with a Heritage Statement **for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.**
2. There needs to be ecological assessment to inform development potential or consideration of boundary amendment as the site is entirely within Local Wildlife Site (LWS009 Axle Lane **LWS009**). **The eastern hedgerow should be retained partly to act as a screen to shield the development from the open Local Wildlife Site to the east. Measures to increase the height and/or thickness of the hedge should be considered.** An Over-Wintering Bird survey has concluded that development would not be prevented by wintering bird constraints and is not attractive to Golden plover. In due course the LWS boundary will be reviewed however future development should increase buffer.
3. A Heritage Statement shall be submitted with any subsequent planning application to identify the significance and to assess the impact of development upon Kiveton Hall and its setting.
4. **This is** As a highly visible site on the eastern edge of the settlement and **along with** its proximity to listed buildings **this** makes it essential that development reflects existing character and quality of the surrounding area. There will be a need for sensitive layout, design, scale, height and materials to ensure it contributes positively to the location and does not have an adverse impact on heritage assets. **Development shall protect the setting of the heritage assets to the north by ensuring, amongst other things, that built development is set well away from**

**the northern boundary of the allocation and its north-eastern corner. This will be informed by the findings of the Heritage Statement.**

- 5.** ~~Highways access: additional land/demolition required to enable appropriate access.~~  
**A Transport Assessment will be required to include consideration of highways access from Keeton Hall Road and Essex Close, and pedestrian access to the adjacent public rights of way network.**
- 6.** A Landscape Assessment will be needed to assess and manage the impact of potential new development on the wider open countryside and on natural landscape features such as trees and hedgerows. ~~Retain and enhance e~~**Existing vegetation should be retained and enhanced , unless agreed in writing with the Local Planning Authority.**
- 7.** ~~Consideration will need to be given to creating~~ **Development proposals shall provide** a strong structural landscape framework within which this development will sit. ~~Opportunities to fund the management, protection and enhancement of a Green Infrastructure Asset and the creation of additional habitat and Green Space as part of any potential future development will require further exploration.~~ **The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.**
- 8.** The preparation of a detailed Masterplan incorporating suitable design measures will be essential. **Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.**

## 5.10 Development sites in Catcliffe, Treeton and Orgreave

### 5.117

**Allocation Reference:** E35

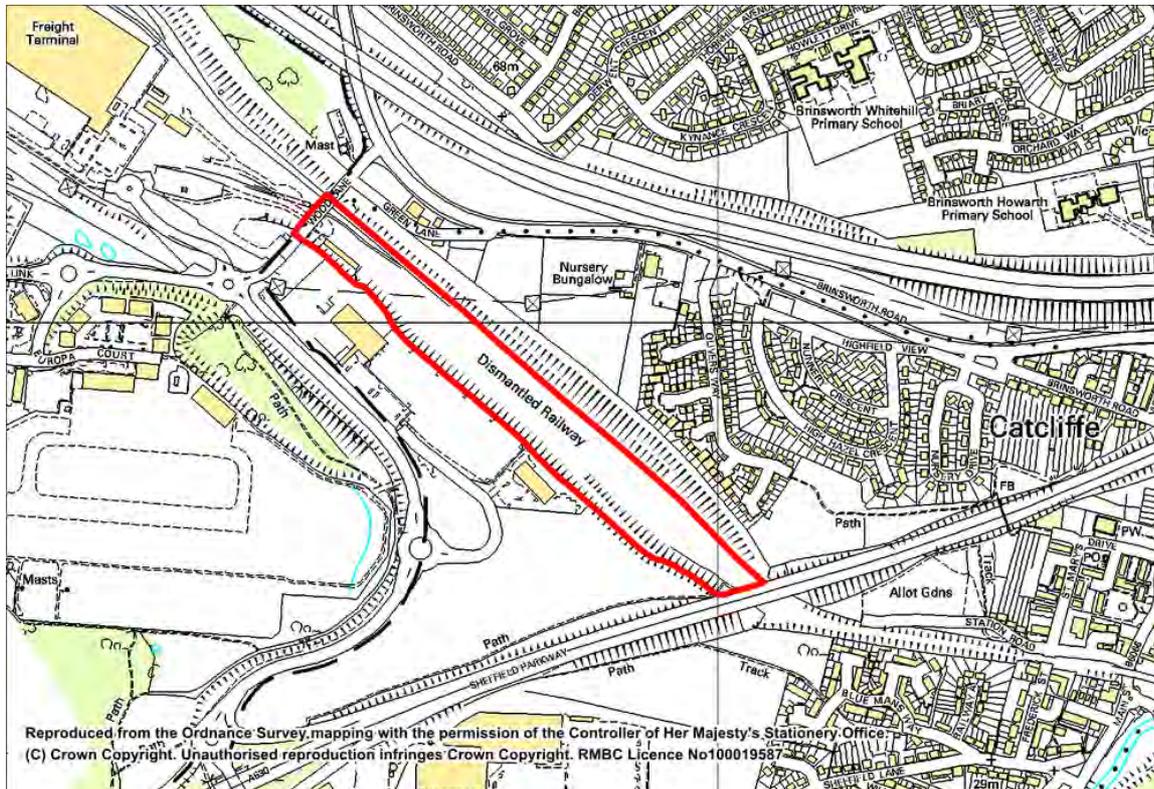
**Site Name:** EWS DISMANTLED RAILWAY LINE, WOOD LANE

**Allocation:** Business & Industry

**Site Area:** 5.85ha

**Capacity:** 5.85ha

**Site LDF Reference:** LDF0754



### Site Development Guidelines

- 1.** This disused railway line adjacent to the rail freight terminal at Tinsley Marshalling Yard lies within the railway embankment and would require reclamation to enable redevelopment for other uses.
- 2.** ~~Highways access:~~ Access to the site would require improvement to bring it to acceptable standards.
- 3.** Surface water assessment shows flood routes across the site, mainly runoff from the site itself. Therefore the layout, floor and ground levels will need careful consideration.
- 4.** Existing vegetation should be retained and enhanced, **unless agreed in writing with the Local Planning Authority.**
- 5.** **The site is adjacent to Candidate Regional Important Geological Site R107 Tinsley Marshalling Yards, Catcliffe. A Geodiversity Survey and Report shall be required that establishes the presence/absence, significance and condition of geodiversity assets at the site or potentially impacted by the development, assesses the impact of the specific development proposals on the geodiversity asset(s), and identifies mitigation measures. Proposals shall provide opportunity to acquire and record knowledge about the geodiversity asset during design and construction of development, and for the long term management and monitoring of any on site geodiversity assets.**

5.118

Allocation Reference: E36

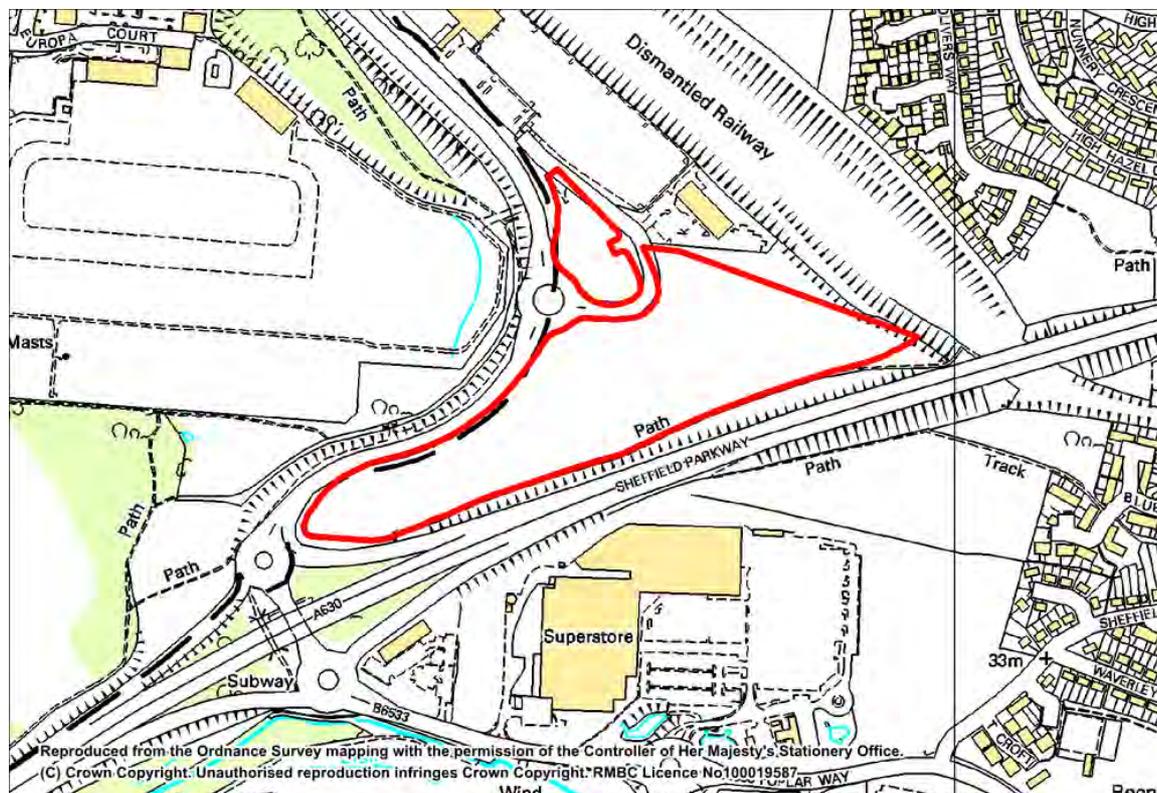
Site Name: LAND OFF EUROPA LINK

Allocation: Business & Industry

Site Area: 6.55ha

Capacity: 6.55ha

Site LDF Reference: LDF0502



### Site Development Guidelines

- 1.** Uncertain / potential archaeological objections to allocation, future development proposals will need to be supported with a Heritage Statement **for Archaeology prepared in line with the requirements for site classification 1 highlighted yellow in table x.**
- 2.** There needs to be ecological assessment to inform development potential. **A Phase 1 Habitat survey shall be conducted.** There is evidence of sky-larks **skylarks** in this locality.
- 3.** **The site is within 250 metres of a geodiversity asset. There may be the opportunity to acquire knowledge about the buried geodiversity features of the area in the course of desk studies, boreholes or excavations, including those for services and foundations before and during the construction phase and by site visits for recording and assessment of relevant features by appropriate experts. These investigations can be timed to have little or no effect on the progress of the development.**
- 4.** Highways access: Whilst the site has no access issues there may be potential **A Transport Assessment will be required which includes consideration of capacity issues regarding the Parkway and Junction 33 of the M1.**
- 5.** A public right of way runs along the southern and north eastern boundaries **and should be taken into account in the design and layout of development proposals.**

- 6.** Views into and out of this site are significant from the Parkway and the Sheffield Business Park. There is potential to provide a "gateway" site into Rotherham through high quality design and layout of the site. It may also contribute to the aspirations to create an Advanced Manufacturing Innovation District in the wider area.
- ~~• A major constraint to development is the proposed High Speed 2 rail line and buffer, the current draft route of which runs through this site, showing a railway cutting as the line passes under the A630. The extent of any implications for the site will not be known until the route is finalised.~~

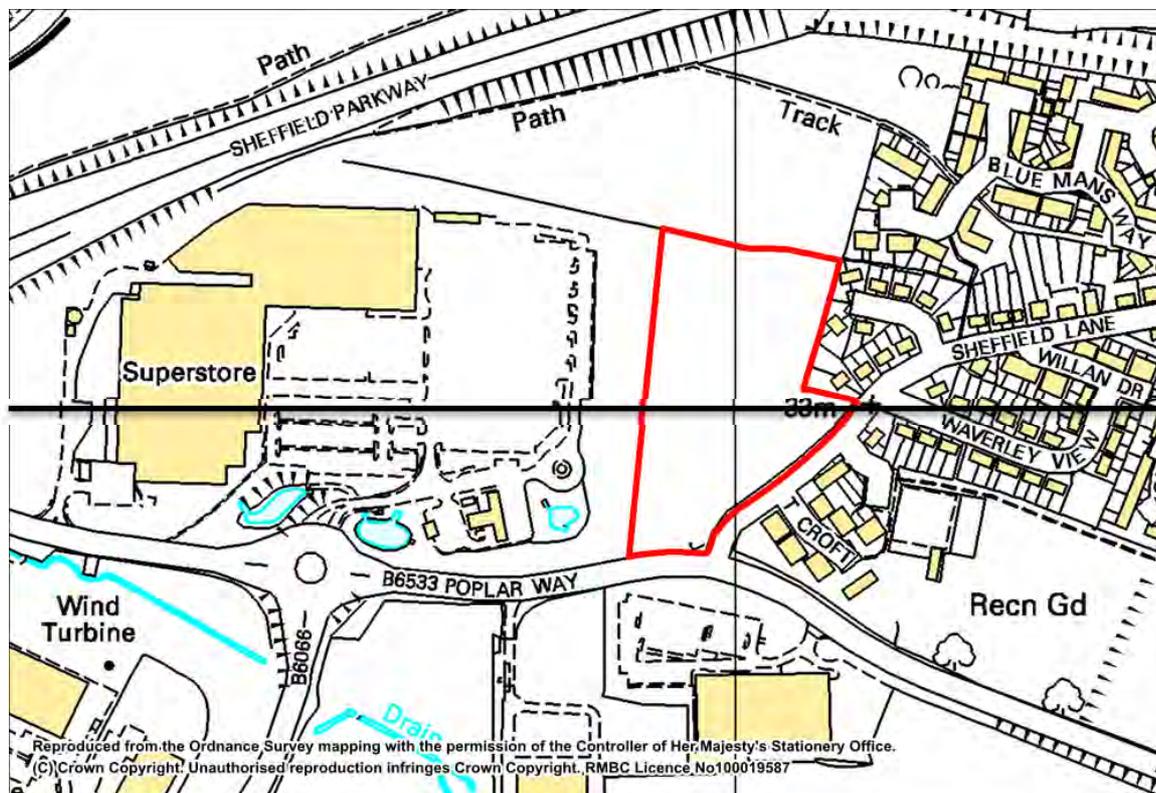
5.119

**Allocation Reference:** H53

**Site Name:** LAND WEST OF SHEFFIELD LANE

**Allocation:** Residential — **Site Area:** 2.15ha — **Capacity:** 89 dwellings —

**Site LDF Reference:** LDF0505



### Site Development Guidelines

The most recent proposed line for High Speed 2 rail line has been published and passes through this site. Safeguarding Directions for HS2 have not yet been issued.

- Potential archaeological objections to allocation and future development proposals will need to be supported with a Heritage Statement.
- Highways access: potential capacity issues re. Parkway and J33 M1.



6. ~~Consideration will need to be given to creating~~ **Development proposals shall provide** a strong structural landscape framework within which this development will sit. ~~Opportunities to fund the management, protection and enhancement of a Green Infrastructure Asset and the creation of additional habitat and Green Space as part of any potential future development will require further exploration.~~ **The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.**

## 5.11 Development sites in Thorpe Hesley

### 5.121

Allocation Reference: H37

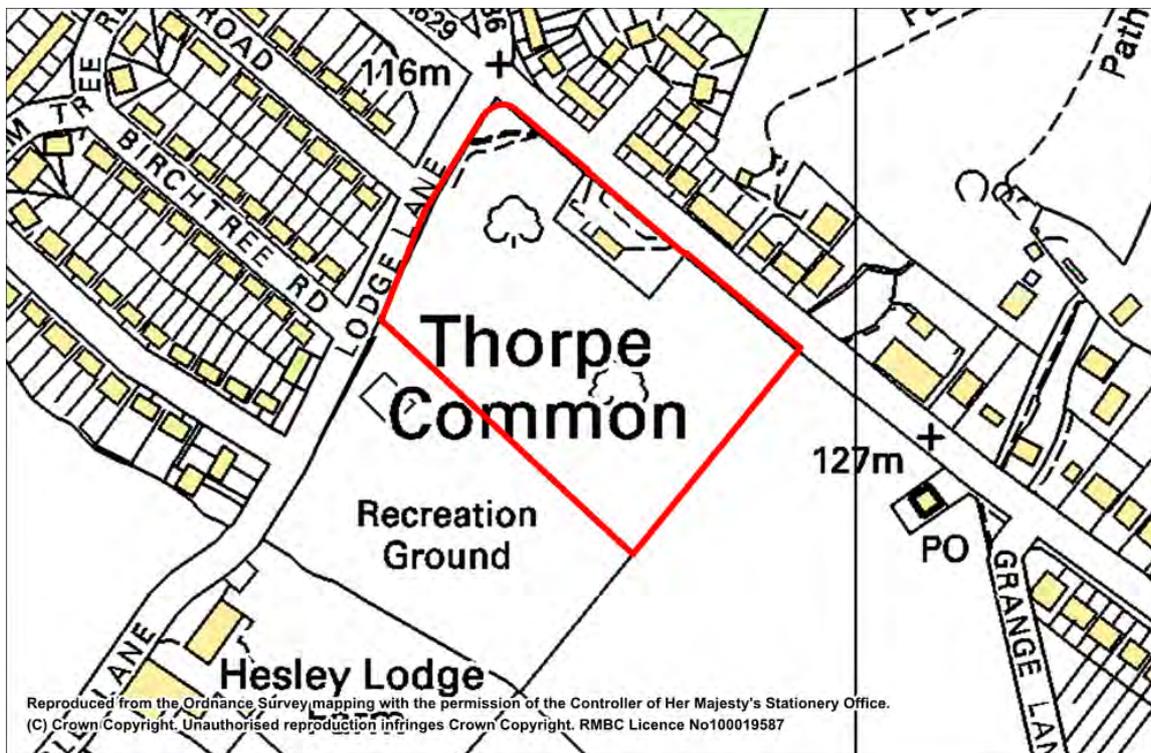
Site Name: LAND AT THORPE COMMON, THORPE HESLEY

Allocation: Residential

Site Area: 2.18ha

Capacity: 52 dwellings

Site LDF Reference: LDF0512



#### Site Development Guidelines

1. Uncertain archaeological objections to allocation and future development proposals will need to be supported with a Heritage Statement **for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.**
2. There needs to be ecological assessment to inform development potential or consideration of boundary amendment. **A Phase 1 Habitat survey should be conducted. The site has the potential to support protected species (particularly bats) and surveys for these should be undertaken. The boundary hedgerows should be retained, unless agreed in writing with the Local Planning Authority.**
3. A Landscape Assessment will be needed to assess and manage the impact of potential new development on the wider area and on natural landscape features such as trees and hedgerows. **Retain and enhance existing vegetation should be retained and enhanced, unless agreed in writing with the Local Planning Authority, as it makes an important contribution to the roadside / streetscene, important**

5.122

Allocation Reference: H38

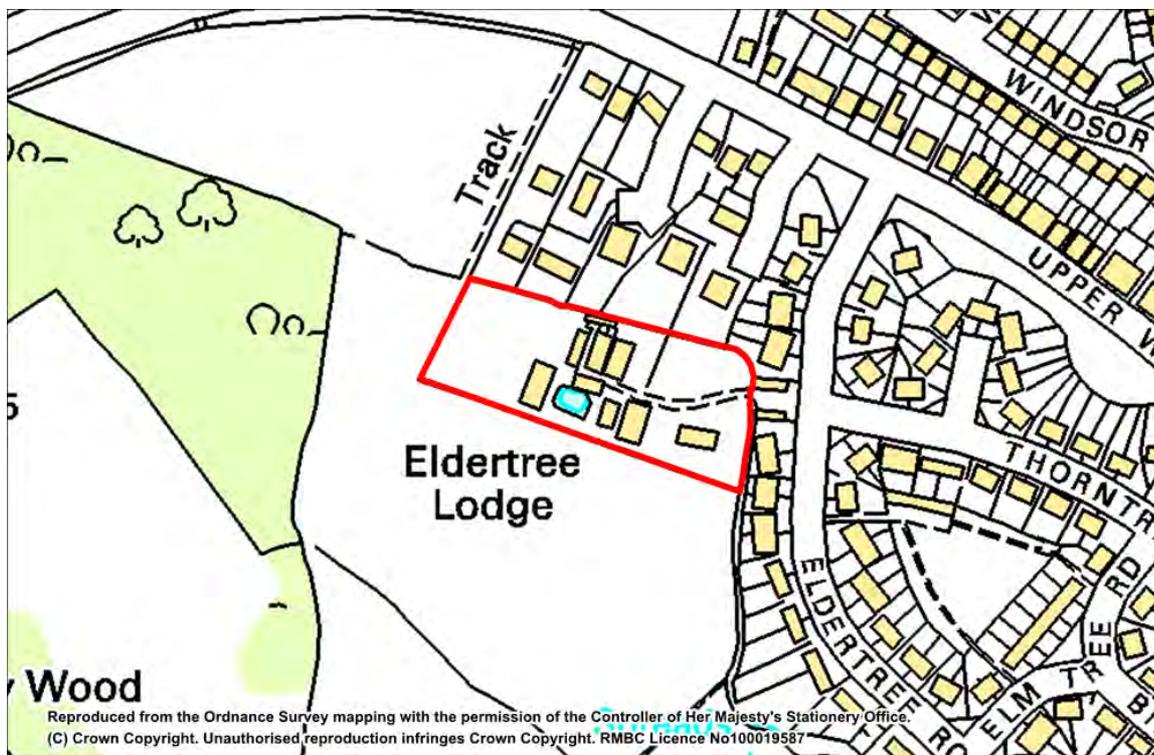
Site Name: LAND AT ELDERTREE LODGE, THORPE HESLEY

Allocation: Residential

Site Area: 0.88ha

Capacity: 21 dwellings

Site LDF Reference: LDF0513



### Site Development Guidelines

1. ~~Uncertain archaeological objections to allocation and future development proposals will need to be supported with a Heritage Statement~~ **for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.**
2. ~~There are no ecological constraints to development on site as the site is outside~~ **close to** Local Wildlife Site (LWS070 **Lady Clough & Smithy Wood**) and development will have little direct impact on LWS but should increase **provide an appropriate** buffer **along the southern and western boundaries** and consider GI policy.
3. ~~Highways access: Additional land required to enable construction of access to suitable standard.~~ **A Transport Assessment or Statement will be required, which should include consideration of achieving suitable access into the site.**
4. A Landscape Assessment will be needed to assess and manage the impact of potential new development on the wider area and on natural landscape features such as trees and hedgerows. ~~Retain and enhance existing vegetation~~ **should be retained and enhanced, unless agreed in writing with the Local Planning Authority.**

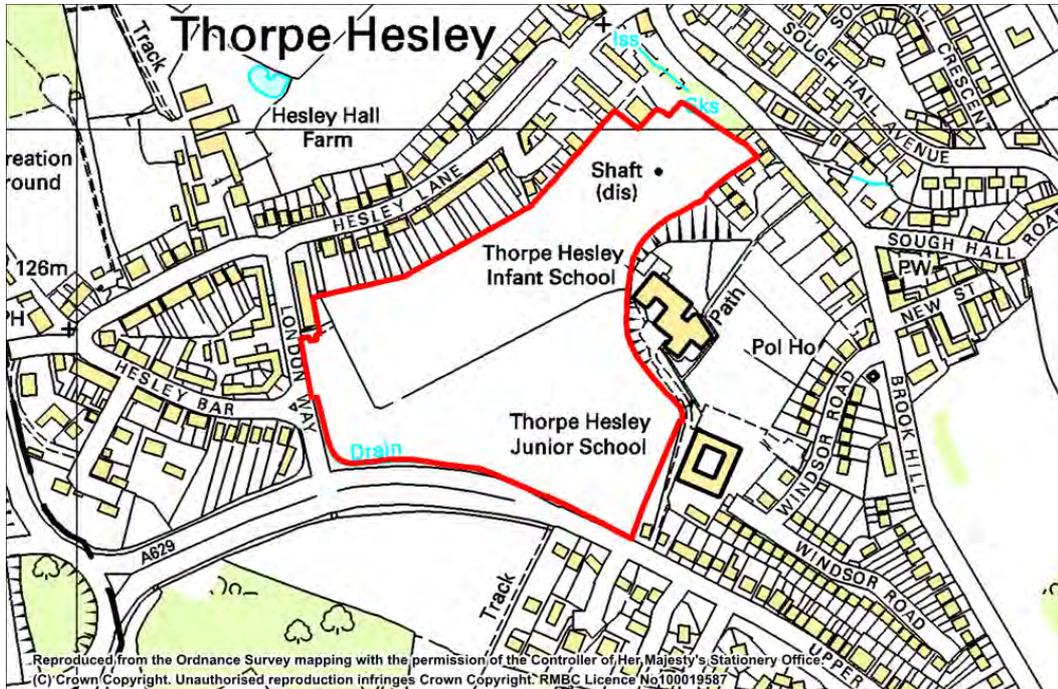
5.123

Allocation Reference: H39

Site Name: LAND TO NORTH OF UPPER WORTLEY ROAD, THORPE HESLEY

Allocation: Residential      Site Area: 6.55ha      Capacity: 137 dwellings

Site LDF Reference: LDF0515



### Site Development Guidelines

1. Potential archaeological objections to allocation and future development proposals will need to be supported with a Heritage Statement **for Archaeology prepared in line with the requirements for site classification 1 highlighted yellow in table x.**
2. **The north-eastern corner of the site adjacent adjoins Thorpe Hesley Conservation Area, however, there are no significant historic built environment constraints or recommendations to its development. As such there will be a need for sensitive layout, design, scale, height, materials and landscaping to ensure that development contributes positively to the location and does not have an adverse impact on heritage assets.**
3. A Landscape Assessment will be needed to assess and manage the impact of potential new development on the wider open countryside and on natural landscape features such as trees and hedgerows. **Retain and enhance existing vegetation should be retained and enhanced, unless agreed in writing with the Local Planning Authority.**
4. Consideration will need to be given to creating **Development proposals shall provide** a strong structural landscape framework within which this development will sit. Opportunities to fund the management, protection and enhancement of a Green Infrastructure Asset and the creation of additional habitat and Green Space as part of any potential future development will require further exploration. **The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.**

- 5.** The preparation of a detailed Masterplan incorporating suitable design measures will be essential. **Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.**
- 6.** ~~There needs to be ecological assessment to inform development potential or consideration of boundary amendment.~~ **A Phase 1 Habitat Survey is required to record and assess the habitats and other wildlife features on the site. The site has limited potential for foraging and roosting bats and the Phase 1 Habitat Survey should be used to recommend whether bat surveys are required.**

## 5.12 Development sites in Thurcroft

5.124

Allocation Reference: E37

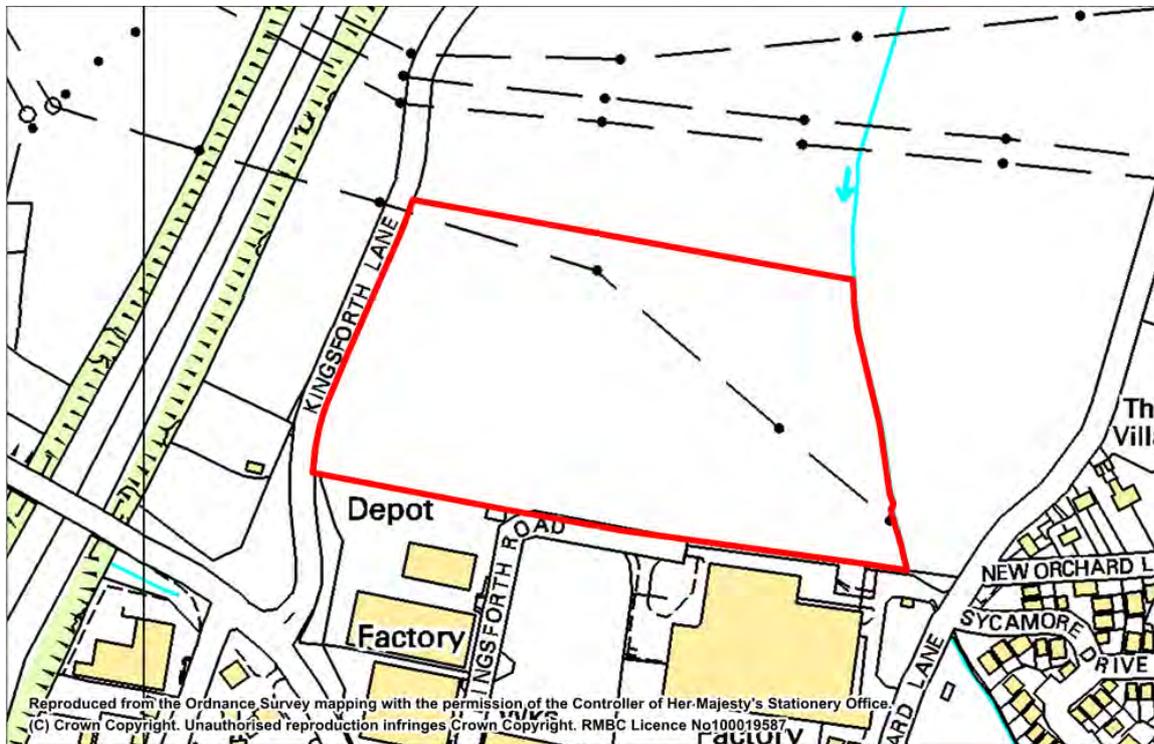
Site Name: NORTH OF THURCROFT INDUSTRIAL ESTATE

Allocation: Business & Industry

Site Area: 6.17ha

Capacity: 6.17ha

Site LDF Reference: LDF0432



### Site Development Guidelines

1. ~~Uncertain archaeological objections to allocation and future development proposals will need to be supported with a Heritage Statement~~ **for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.**
2. ~~There needs to be ecological assessment to inform development potential.~~ **A Phase 1 Habitat survey and protected species survey will be required.**
3. **The site is within 250 metres of a geodiversity asset. There may be the opportunity to acquire knowledge about the buried geodiversity features of the area in the course of desk studies, boreholes or excavations, including those for services and foundations before and during the construction phase and by site visits for recording and assessment of relevant features by appropriate experts. These investigations can be timed to have little or no effect on the progress of the development.**
4. ~~Highways access: No insurmountable accessibility problems envisaged.~~ **A Transport Assessment will be required which should include consideration of the impact on Junction 1 of the M18. A new junction with Kingsfirth Lane may require a reduction of the speed limit. The impact on J1 of the M18 will also require consideration.**
5. Some parts of this site are predicted to be at high risk of surface water flooding. A Flood Risk Assessment will be required.

**6.** Existing boundary vegetation should be retained and enhanced, **unless agreed in writing with the Local Planning Authority.**

5.125

Allocation Reference: H71

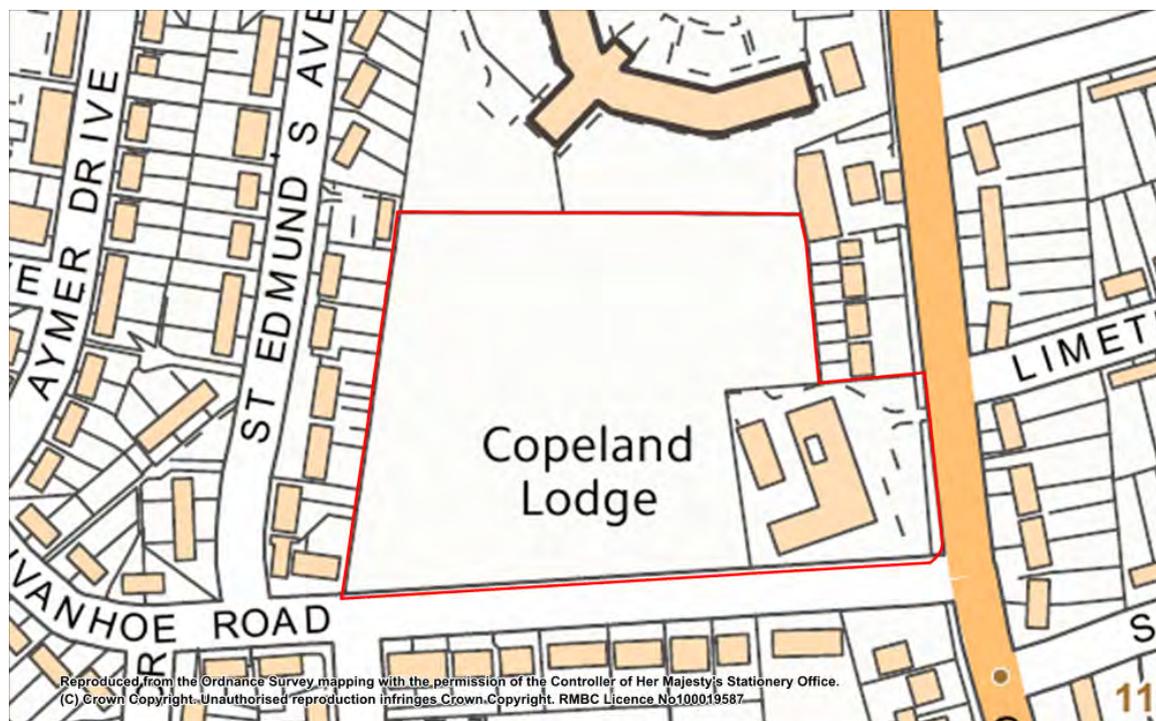
Site Name: ~~GREEN ARBOUR SCHOOL PLAYING FIELD~~ LAND NORTH OF IVANHOE ROAD

Allocation: Residential

Site Area: 2.04ha

Capacity: 40 dwellings

Site LDF Reference: LDF0434 + LDF0435



### Site Development Guidelines

- ~~1. Uncertain archaeological objections to allocation and future development proposals will need to be supported with a Heritage Statement~~ **for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.**
- ~~2. The areas downstream of this site are known to be at high risk from surface water flooding. A Flood Risk Assessment will be required for any development on this site and additional restrictions may be imposed on discharge rates. A watercourse is present on the southern boundary. On-site flood risk from this watercourse and overland flows should be assessed.~~
- ~~3. Retain and enhance existing vegetation~~ **should be retained and enhanced, unless agreed in writing with the Local Planning Authority.**

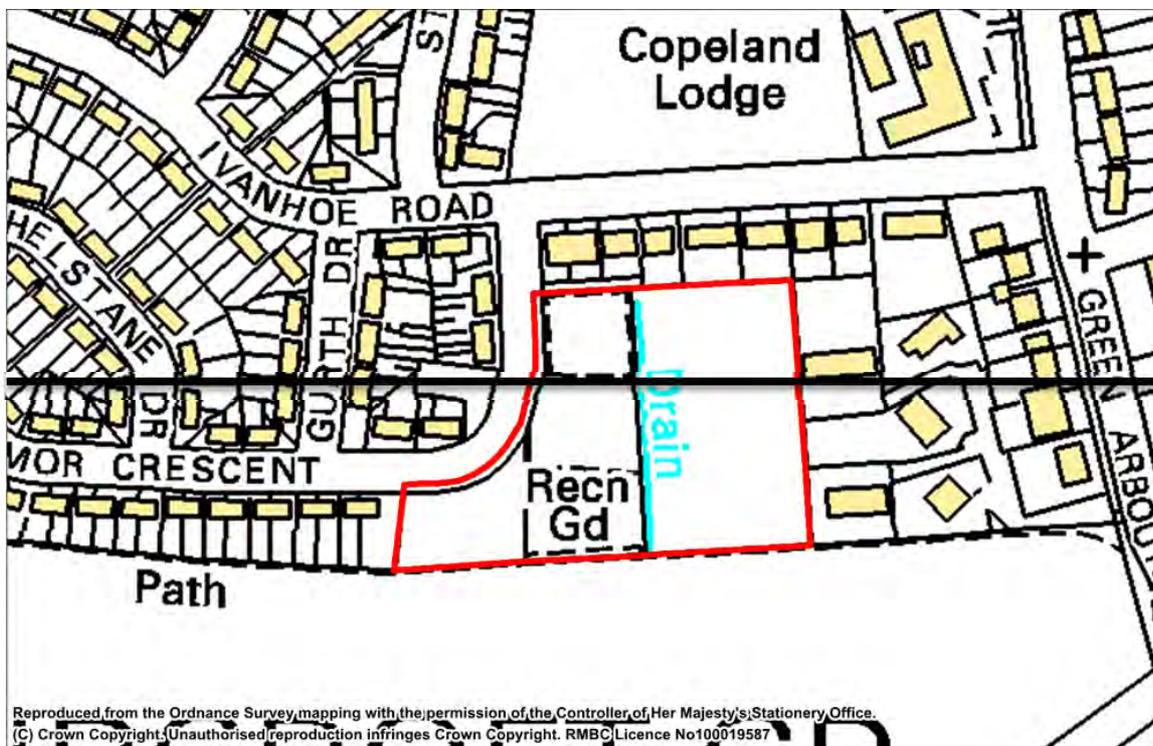
5.126

**Allocation Reference:** H72

**Site Name:** SOUTH OF IVANHOE ROAD

**Allocation:** Residential — **Site Area:** 1.21ha — **Capacity:** 39 dwellings —

**Site LDF Reference:** LDF0436



### **Site Development Guidelines**

- ~~Uncertain archaeological objections to allocation and future development proposals will need to be supported with a Heritage Statement.~~
- ~~There needs to be ecological assessment to inform development potential or consideration of boundary amendment.~~
- ~~Retain existing boundary vegetation~~
- ~~The risk of surface water flooding should be assessed for this site.~~

## 5.13 Development sites in Todwick

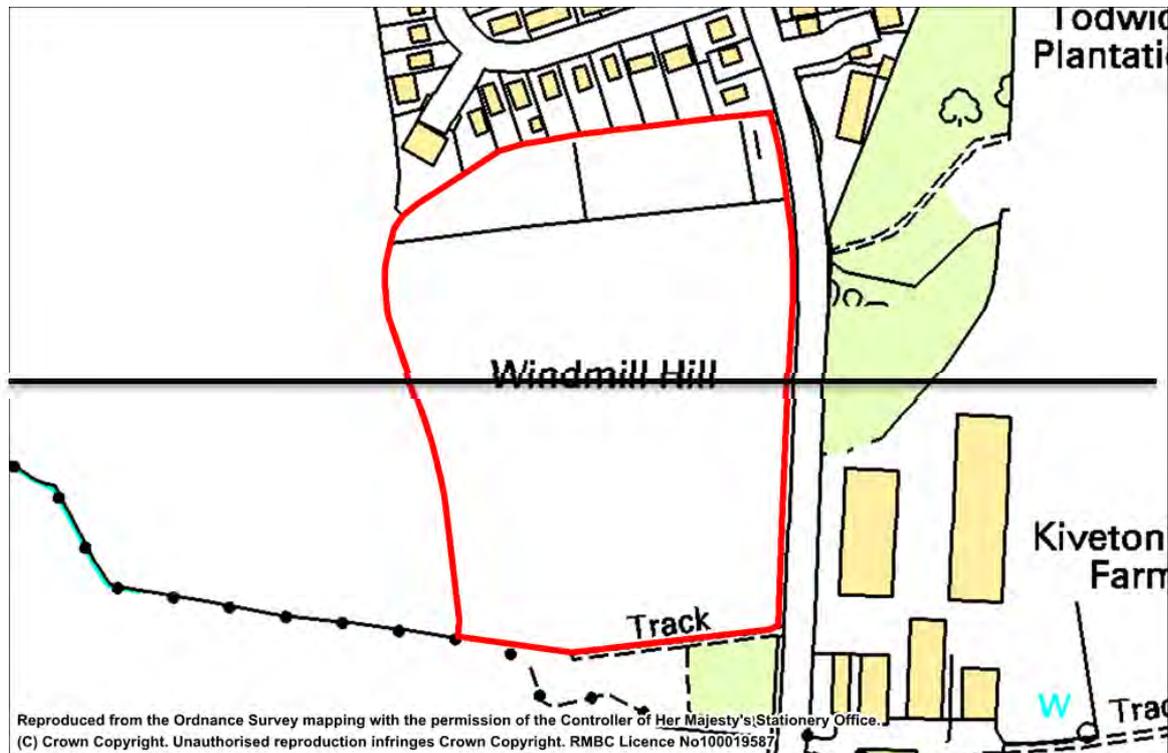
5.127

**Allocation Reference:** H84

**Site Name:** LAND TO WEST OF KIVETON LANE, TODWICK

**Allocation:** Residential **Site Area:** 5.12ha **Capacity:** 107 dwellings

**Site LDF Reference:** LDF0730



### Site Development Guidelines

- Uncertain archaeological objections to allocation and future development proposals will need to be supported with a Heritage Statement.
- There are significant ecological constraints including 'Red' and 'Amber' that are overwintering, ground nesting and hedgerow bird species. It is essential to retain the hedgerows and ensure that these are managed (preferably outside of individual property ownership) in the long-term. Additional hedgerow creation would be advised. Mitigation for ground nesting bird species shall include the enhanced management of remaining farmland in the area.
- A Landscape Assessment will be needed to assess and manage the impact of potential new development on the wider open countryside and on natural landscape features such as trees and hedgerows. Retain and enhance existing vegetation, 5m buffer offset from woodland/ Green Belt.
- Consideration will need to be given to creating a strong structural landscape framework within which this development will sit. Opportunities to fund the management, protection and enhancement of a Green Infrastructure Asset and the creation of additional habitat and Green Space as part of any potential future development will require further exploration.
- The preparation of a detailed Masterplan incorporating suitable design measures will be essential.

## 5.14 Development sites in Harthill

5.128

**Allocation Reference:** H94

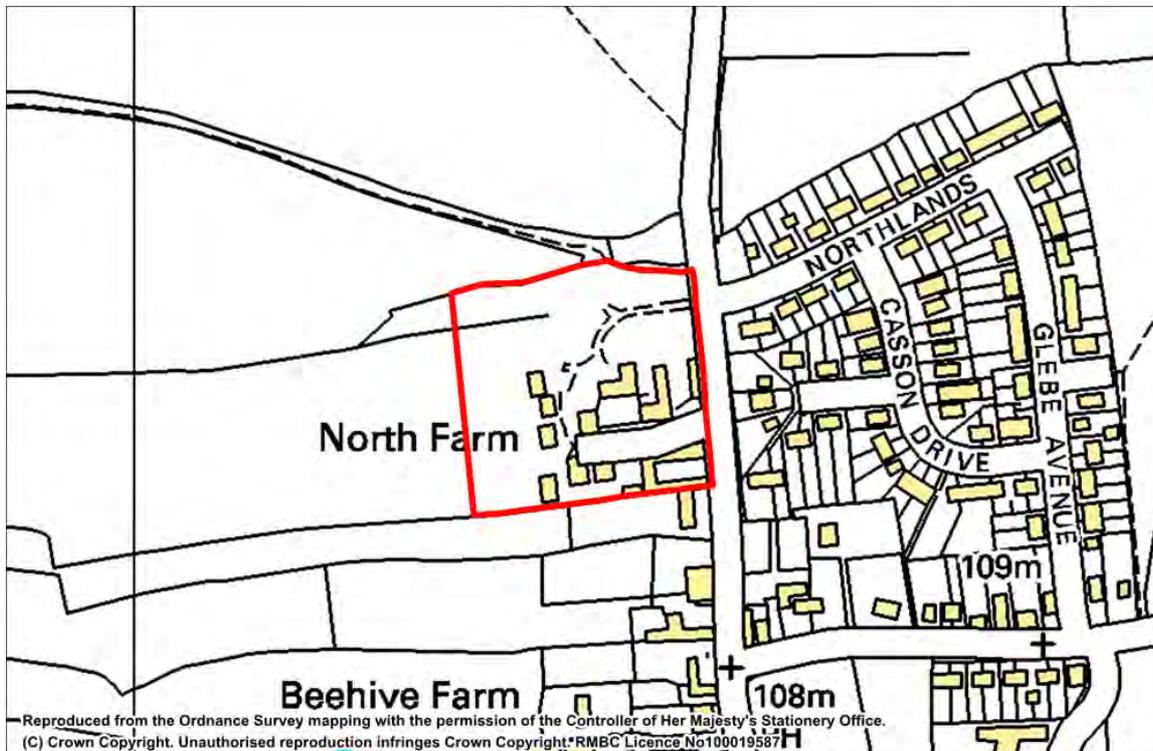
**Site Name:** NORTH FARM CLOSE, HARTHILL

**Allocation:** Residential

**Site Area:** 1.54ha

**Capacity:** 40 dwellings

**Site LDF Reference:** LDF0551



### Site Development Guidelines

This site is part brownfield with vacant partially completed dwellings on site that do not meet current Building Regulation standards.

1. ~~Uncertain archaeological objections to allocation and future development proposals will need to be supported with a Heritage Statement **for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.**~~
2. A Heritage Statement shall be submitted with any subsequent planning application to identify the significance and to assess the impact of development upon Harthill Conservation Area and its setting.
3. Development should reflect the existing historic character of the adjacent farmstead and wider landscape in order to strengthen local distinctiveness and respect the local vernacular in terms of scale, layout, design, scale, height and materials. North Farm farmhouse and historic stone barns should be retained as part of the development and restored and enhanced for positive re-use. ~~It is recommended that the group is considered for local listing in the forthcoming local list.~~
4. A watercourse is present on the northern boundary. Flood risk from this watercourse and overland flows should be assessed **as part of a Flood Risk Assessment.**
5. A Landscape Assessment will be needed to assess and manage the impact of potential new development on the wider open countryside and on natural landscape features such as trees and hedgerows.
6. ~~Consideration will need to be given to creating~~ **Development proposals shall provide** a strong structural landscape framework within which this development will

sit. Opportunities to fund the management, protection and enhancement of a Green Infrastructure Asset and the creation of additional habitat and Green Space as part of any potential future development will require further exploration. **The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.**

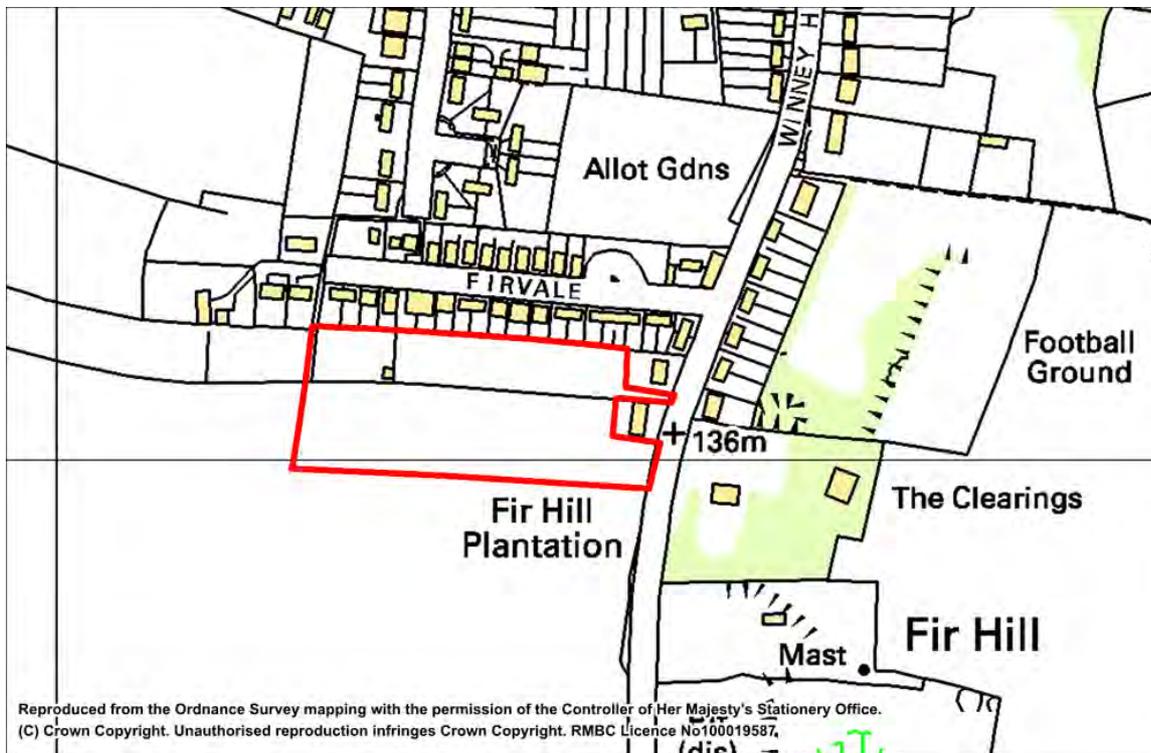
5.129

Allocation Reference: H95

Site Name: LAND OFF WINNEY HILL, HARTHILL

Allocation: Residential      Site Area: 1.61ha      Capacity: 39 dwellings

Site LDF Reference: LDF0533



#### Site Development Guidelines

1. ~~Uncertain archaeological objections to allocation and future development proposals will need to be supported with a Heritage Statement **for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.**~~
2. ~~An ecological assessment to inform development potential will be required.~~
3. ~~Frontage (some 27m) to Winney Hill. Within this frontage a prospectively adoptable road with appropriate visibility can be achieved. **A Transport Assessment or Statement will be required.** The footway along Winney Hill will ~~have~~ **be required** to be extended. A road gradient of 1 in 20 for the first 10m and 1 in 10 thereafter will **also** be required ~~also~~. Although ~~within the de-restricted zone~~ vehicle speeds along this part of Winney Hill not considered to be a detrimental factor.~~
4. ~~The site will impact on an Area of High Landscape Value. **Landscape character impact:** Key points are the **built development** materials **shall maintain and enhance the** of development to maintain local **vernacular.** vehicular enhancement of ~~Boundary hedgerows~~ **should be retained and enhanced, unless agreed in writing with the Local Planning Authority.**~~
5. ~~A Landscape Assessment will be needed to assess and manage the impact of potential new development on **landscape character** the Area of High Landscape Value and on natural landscape features such as trees and hedgerows.~~
6. ~~**Development schemes should ensure delivery of the whole site can be achieved.**~~
7. ~~Consideration will need to be given to creating **Development proposals shall provide** a strong structural landscape framework within which this development will~~

sit. Opportunities to fund the management, protection and enhancement of a Green Infrastructure Asset and the creation of additional habitat and Green Space as part of any potential future development will require further exploration. **The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.**