

**Appendix 2**

# **Consultation Statement**

Accompanying adoption of the  
Bassingthorpe Farm Supplementary Planning Document

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# Consultation Statement accompanying adoption of Bassingthorpe Farm Supplementary Planning Document (September 2025)

## Introduction

1. This Statement accompanies the Bassingthorpe Farm Supplementary Planning Document.
2. A Supplementary Planning Document (SPD) must be prepared in line with the requirements of The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) (hereafter referred to as 'the Regulations').
3. Before adopting any SPD, local authorities are required<sup>1</sup> to prepare a 'Consultation Statement' setting out who was consulted in connection with the preparation of the SPD, the main issues raised in response to the consultation, and how those issues were addressed in finalising the SPD.
4. Once adopted, SPDs are a material consideration which can be taken into account when determining planning applications.

## Background

5. Rotherham's Local Plan consists of:
  - Rotherham Core Strategy 2013 – 2028 (adopted September 2014)
  - Rotherham Sites and Policies Development Plan Document (adopted June 2018)
  - Barnsley, Doncaster and Rotherham Joint Waste Plan Core Strategy (adopted March 2012)
  - Dinnington St John's Neighbourhood Plan (adopted May 2021)
  - Wickersley Neighbourhood Plan (adopted May 2022)
  - Maltby Neighbourhood Plan (adopted February 2024)
6. The Rotherham Local Plan provides the framework for determining planning applications. SPDs provide additional detail and guidance on how policies in the Local Plan will be applied when determining planning applications.
7. Following adoption of the Local Plan, the Council has prepared and adopted a suite of SPDs to provide further assistance and clarification to applicants when preparing planning applications.

## Consultation

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<sup>1</sup> Regulation 12 The Town and Country Planning (Local Planning) (England) Regulations 2012

8. Preparation of this SPD has been undertaken in consultation with relevant services within the Council.
9. In October 2024 the Council adopted a revised Statement of Community Involvement, which sets out how and when people can influence new planning documents. Consultation on this draft SPD has been undertaken in accordance with the guidance in this document.
10. The Council's Cabinet approved public consultation on the draft Bassingthorpe Farm Supplementary Planning Document at its meeting on 20 January 2025.
11. Regulation 12(b) states that when seeking representations on draft SPDs, then all documents must be made available in accordance with Regulation 35. This requires the Council to make documents available at its principal office and other places within the area that the Council considers appropriate, and to publish the document on the Council's website. The table below sets out the details regarding the consultation exercise.

Table 1: Consultation Plan

When were the SPDs consulted on?		Regulation 12(b) of the Regulations requires consultation over a minimum of four weeks. Consultation took place over a six week period, from 10 February to 24 March 2025.
What documents were published?		The following documents were made available as part of the consultation: <ul style="list-style-type: none"> <li>• Bassingthorpe Farm SPD</li> <li>• The consultation statement</li> <li>• Representation forms</li> </ul>
Where were documents published?	Website	The draft SPD was available to view on the Council's consultation website: <a href="https://rotherham-consult.objective.co.uk/kse">https://rotherham-consult.objective.co.uk/kse</a>  Links were also provided from the main Planning Policy webpage: <a href="https://www.rotherham.gov.uk/localplan">https://www.rotherham.gov.uk/localplan</a> <a href="https://www.rotherham.gov.uk/consultations">https://www.rotherham.gov.uk/consultations</a>
	Printed copies	Printed copies of the draft SPD were available to view at the Riverside House library, Rawmarsh library, and Greasbrough library within opening hours. If a hard copy was required, this could be provided at a reasonable cost by contacting the Planning Policy Team.
How was the consultation publicised?	Notifications	The Council's Planning Policy team maintain a database of those persons and organisations interested in the preparation of the Local Plan and other planning

		documents (general and specific consultees). Consultees were notified of the consultation by email.
	Press notice	<p>Notices publicising the consultation were placed in a local newspaper (see appendices) and on the Council's website.</p> <ul style="list-style-type: none"> <li>• Rotherham Advertiser (06 February 2025)</li> <li>• Council press release leading to articles in the Rotherham Advertiser on the 23 January 2025 and 13 February 2025.</li> <li>• Advert in the Rotherham Advertiser on the 6 February 2025, 20 February 2025, 27 February 2025, 6 March 2025,</li> </ul>
	Social Media	Seven social media posts were made between 6 February and 19 March 2025. These advised of the consultation and consultation events. They had a reach of 780 people.
	Events	<p>Five in-person consultation events were held at community venues, on different days of the week and at a range of times during the day to provide opportunities to attend to residents of the local community:</p> <ul style="list-style-type: none"> <li>• Greasbrough Library and Neighbourhood Hub (13 February)</li> <li>• Oates Close Neighbourhood Centre (26 February)</li> <li>• St Mary's View Neighbourhood Centre (4 March)</li> <li>• Rawmarsh Library and Neighbourhood Hub (10 March)</li> <li>• St Mary's Church, Greasbrough (11 March)</li> </ul> <p>The exhibition boards displayed at the events have been reproduced in Appendix 6.</p>
	Flyer	A flyer (see Appendix 4) was distributed to a range of venues close to where the consultation events were being held including libraries, shops and community venues.
How could people comment?	Website, email and post	Comments could be provided through the Council's consultation website, by email or by post. Details of how to comment were set out in the press notice, on the website, in the consultation statement, and in consultee notifications. Comment forms could also be left with officers at the consultation events.

12. The Council published a consultation statement (see Appendix 1) alongside the draft SPD, in line with the requirements of Regulation 12(a) of the Regulations. This statement has

been updated post-consultation, setting out who was consulted in connection with the preparation of the SPD, the main issues raised in response to the consultation, and how those issues were addressed in finalising the SPD.

### Consultation responses

13. The following sections summarise the main issues raised in representations received on the draft SPD and how they have been addressed in preparing the final SPD.
14. In total 59 number of representations were received. 41 people completed the response form and the results are as follows:

Question	% of respondents answering			Number of additional comments
	Yes	No	Observations	
Do you consider the vision for the area is clear and ambitious	27%	73%	n/a	31
Do you consider the draft SPD is comprehensive and covers the most important issues?	10%	90%	n/a	37
Does the framework masterplan provide enough green and blue space for existing and new residents to utilise?	26%	74%	n/a	29
In terms of design are there any considerations which should be included or referenced in the SPD to reflect the existing character of the area	n/a	n/a	35	35
Does the framework masterplan provide sufficient guidance to integrate new development with existing?	21%	79%	n/a	27
Thinking about the movement in and through the site, does the framework masterplan identify the most important connections and routes to the surrounding areas?	13%	55%	32%	32
Does the framework masterplan safeguard and enhance the existing natural and historic features of the site?	5%	71%	24%	35

15. The following table summarises the comments made and the Councils response, including what changes have been made to the SPD as a result.

<b><u>Thematic comments</u></b>	<b><u>Response</u></b>
<p>Comments around the principle of development, loss of rural and agricultural land, and confusion about the purpose and level of detail in the SPD.</p>	<p>The principle of development has been established through the Local Plan process. The allocation is essential for delivering much-needed new homes to meet the Borough's housing needs.</p> <p>The SPD now clearly reinforces that its purpose is to provide a framework for guiding future planning applications and that many detailed matters, such as design, layout, materials, drainage, and exact densities, will be addressed at later stages through Design Codes and individual planning applications.</p> <p>The SPD has been reviewed and language has been simplified to improve clarity where possible.</p> <p>A new glossary of terms has been included to explain technical terms.</p> <p>The SPD also includes a clearer explanation on how the community can get involved in future stages, what they are, and the level of detail they can expect to see. A diagram has now been included for improved understanding.</p>
<p>Fear of losing green spaces, views, and informal walking routes</p>	<p>The green infrastructure framework section has been updated with reference to further tools and guidance from Natural England, and the aim of integration of accessible greenspace, biodiversity corridors, sustainable drainage systems, and urban greening has been reinforced to add confidence.</p>
<p>Concerns around Greasbrough traffic, and junction pressure at Car Hill, Scrooby Lane, Potter Hill etc. Frustration with current congestion that feels likely to worsen.</p>	<p>In response to specific concerns, the SPD's wording has been strengthened to recognise the local concerns around traffic. It also provides a clearer explanation of the requirement for a comprehensive Transport Assessment in later planning stages. The Connected and Integrated placemaking principles has been strengthened by providing clearer commitments around prioritising active travel, improving public</p>

	<p>transport, and avoiding over reliance on cars. The SPD also further reinforces the aim to calm and reduce through traffic and commitment to improvements of existing highways.</p>
<p>Confusion around what the different densities/characters are</p>	<p>Precedent images have been added to each character area section to make the spatial framework and character areas easier to understand.</p>
<p>Concerns that heritage is being overlooked and lack of detail on Bassingthorpe Farm buildings</p>	<p>The SPD has been updated to more strongly recognise heritage assets and their role in shaping character. The document now anticipates the use of historic references and locally significant names when considering place names across the development.</p> <p>The intention to retain and reuse the Bassingthorpe Farm buildings, and how they could be used for community uses, such as part of a local centre, heritage asset or cultural space, has been added and clarified.</p>
<p>Concerns about climate change, biodiversity, and protected species</p>	<p>The SPD now better reflects up-to-date expectations on climate resilience, net zero development, and biodiversity net gain. It references national standards (e.g. Future Homes) and how the development will contribute to the Council's borough wide ambitions. The SPD also provides greater clarity around protection of protected species, including a reference to environmental impact assessment and other measures to add confidence.</p>
<p>Lack of understanding about who owns the land, and lack of confidence in delivery partners</p>	<p>While land ownership is not directly within the SPD's remit, explanatory content has been added to provide greater clarity on the role of landowners, reinforcing the Council's leadership role and acknowledging the collaborative nature of delivery.</p>
<p>Scepticism around infrastructure being delivered before or alongside homes and</p>	<p>To increase confidence, the SPD provides clearer explanation of the mechanisms through which infrastructure contributions</p>



belief that the developers won't deliver their share of infrastructure	will be required. It highlights planning obligations such as Section 106, and CIL in plain English, including what the Council's role is.
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16. The Council has prepared a separate document that collates all of the representations received, the Council's response to these, and the proposed changes to the SPD as a result.
17. In addition to changes as a result of representations received, the Council also revised the SPD in light of further comments from colleagues in Transportation, Public Health and Climate Change.
18. In addition to changes as a result of representations received, the Council has updated typographical errors.

### **Adoption Statement**

19. In accordance with Regulation 14 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended), notice is hereby given that the Bassingthorpe Farm Supplementary Planning Document was formally adopted on XXXX by the Council.
20. The adopted SPD, along with the consultation statement and this adoption statement, can be viewed on the Council's website: [www.rotherham.gov.uk/localplan](http://www.rotherham.gov.uk/localplan). The documents are also available to view at the Council's principal offices: Riverside House, Main Street, Rotherham, S60 1AE.
21. Any person with sufficient interest in the decision to adopt the Supplementary Planning Documents listed above may apply to the High Court for permission to apply for judicial review of the Council's decision to adopt it. Any such application must be made promptly and, in any event, not later than 3 months after the date on which this Supplementary Planning Document was adopted (XXXX)

# **Appendix 1 Consultation version SPD Consultation Statement (February 2025)**

## **Bassingthorpe Farm Supplementary Planning Document**

### **Consultation Statement**

February 2025

#### Introduction

1. This Statement accompanies public consultation on the draft Supplementary Planning Document (SPD) and provides detail of the consultation arrangements.
2. SPDs must be prepared in line with the requirements of The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).
3. Before adopting any SPD, local authorities are required<sup>1</sup> to prepare a Consultation Statement setting out who was consulted in connection with the preparation of the SPD, the main issues raised in response to the consultation, and how those issues were addressed in finalising the SPD. This is the first stage of the consultation process.
4. Following consultation, this Statement will be revised and published alongside the final adopted SPD.

#### Background

5. Rotherham's Local Plan consists of:
  - Rotherham Core Strategy 2013 – 2028 (adopted September 2014)
  - Rotherham Sites and Policies Document (adopted June 2018)
  - Barnsley, Doncaster and Rotherham Joint Waste Plan Core Strategy (adopted March 2012)
  - Dinnington St John's Neighbourhood Plan (adopted May 2021)
  - Wickersley Neighbourhood Plan (adopted May 2022)
  - Maltby Neighbourhood Plan (adopted February 2024)
6. Rotherham's Local Plan provides the framework for determining planning applications. SPDs provide additional detail and guidance on how policies in the Local Plan will be applied when determining planning applications. Once adopted, they are a material consideration which can be taken into account when determining planning applications.
7. Preparation of the draft SPD has been undertaken by relevant services within the Council and external consultants.
8. The Council's Cabinet approved public consultation on the draft SPD at its meeting on 20 January 2025.

#### Consultation arrangements

9. The Council's Statement of Community Involvement sets out how and when people can influence new planning documents. The Town and Country Planning (Local Planning) (England) Regulations 2012 also set out requirements for the preparation of and consultation on SPDs, including how documents should be made available. Consultation on the draft SPD will be undertaken in accordance with these documents. The table below sets out more detail regarding the consultation plan.

<b>Table 1: Consultation Plan</b>	
<b>Where can I see the draft SPD?</b>	
Website	The draft SPD is available to view via the Council's website: <a href="https://www.rotherham.gov.uk/consultations">https://www.rotherham.gov.uk/consultations</a>
Printed copies	Reference copies of the draft SPD are available to view during normal opening times at: <ul style="list-style-type: none"> <li>• Riverside Library, Main Street, Rotherham S60 1AE</li> <li>• Rawmarsh Library, Barbers Avenue, Rawmarsh, Rotherham S62 6AE</li> <li>• Greasbrough Library, Coach Road, Greasbrough, Rotherham, S61 4PU</li> </ul> <p>If a hard copy is required, this can be provided at a reasonable cost by contacting us on the details below.</p>
Drop-in events	You can also attend one of our drop-in consultation events: <ul style="list-style-type: none"> <li>• Thursday 13 February, 3.30pm to 6.30pm Greasbrough Library and Neighbourhood Hub, S61 4PU</li> <li>• Wednesday 26 February, 12 noon to 3pm Oates Close Neighbourhood Centre, S61 1TP</li> <li>• Tuesday 4 March, 9.15am to 12.15pm St Mary's View Neighbourhood Centre, S61 4NH</li> <li>• Monday 10 March, 9.30am to 1pm Rawmarsh Library and Neighbourhood Hub, S62 6AE</li> <li>• Tuesday 11 March, 4.30pm to 8pm St Mary's Church, Greasbrough, S61 4DX</li> </ul>
<b>How will I know about the draft SPD?</b>	
Notifications	The Council's Planning Policy team maintain a database of those interested in preparation of the Local Plan and other planning documents (general and specific consultees). They will be notified of the consultation by email.
Press notice	Notices publicising the consultation will be placed in local newspapers prior to the consultation starting.
Publicity	Leaflets will also be distributed to local households and posters displayed in local venues. The Council will also use its social media

	channels and network of neighbourhood groups to publicise the consultation.
<b>How can I comment on the draft SPD?</b>	
Website, email and post	Comments can be provided through our consultation website. This is the preferred method for receiving representations; however, the Council will also accept representations by email or by post.  Please see below for further details of how to submit your comments.

### Commenting on the draft Supplementary Planning Documents

10. The Council is seeking your views on the draft SPD from 10 February to 24 March 2025.

11. All comments must be received by 5pm on 24 March 2025.

12. Comments should be made via the Council's website at:

<https://www.rotherham.gov.uk/consultations>

13. This is the Council's preferred method for receiving representations, as it helps to speed up the management of the process. A guide to registering with and using the consultation website is available with the consultation documentation.

14. Alternatively, comments can be submitted by email, marked "SPD consultation", to [planning.policy@rotherham.gov.uk](mailto:planning.policy@rotherham.gov.uk) or in writing by submitting a consultation response form to:

SPD consultation  
Rotherham Metropolitan Borough Council  
Planning Policy  
Regeneration & Environment Services  
Riverside House  
Main Street  
ROTHERHAM S60 1AE

A consultation response form is available on the consultation website or upon request from Planning Policy.

### Next steps

15. Following this consultation period all duly made representations received will be taken into account in preparing the final SPD. An updated consultation statement will be prepared setting out the representations received, the Council's response to representations, and any changes made to the SPD as a result.

16. A report will then be taken to the Council's Cabinet regarding adoption of the SPD to support Rotherham's Local Plan. When making your comments, you can also let us know if you wish to be notified of the adoption of the SPD.

17. Any queries should be addressed to the Planning Policy team using the contact details below:

Phone: 01709 823869  
Email: [planning.policy@rotherham.gov.uk](mailto:planning.policy@rotherham.gov.uk)  
Web: <https://www.rotherham.gov.uk/local-plan>  
Post: Planning Policy  
Rotherham Metropolitan Borough Council  
Planning, Regeneration and Transport  
Riverside House  
Main Street  
Rotherham S60 1AE

**PUBLIC NOTICES**

<p><b>ROAD TRAFFIC REGULATION ACT 1984 - SECTION 14(1)</b> <b>PART OF B6200 RETFORD ROAD (WESTBOUND)</b> <b>WOODHOUSE MILL SHEFFIELD</b> <b>(TEMPORARY PROHIBITION OF THROUGH TRAFFIC)</b></p> <p>NOTICE is hereby given that Rotherham Borough Council intends (not less than seven days from the date of this Notice) to make an Order the effect of which will be to prohibit any vehicle from proceeding along that part of B6200 Retford Road (westbound) from its junction with Furnace Lane for a distance of approximately 190m in an easterly direction from Monday 17th February until Wednesday 26th February 2025.</p> <p>NOTICE is further given that the alternative route will be via B6200 Aston Way A57 Chesterfield Road, A57 Colley Hill Roundabout, A57 Moorborough Parkway, A630 Sheffield Gateway in an easterly direction, B6200 Handsworth Roundabout, B6200 Handsworth Road in a south easterly direction and B6200 Retford Road.</p> <p>The reason for the prohibition is because works are being or are proposed to be executed on or near the road (urgent works to flood regulation system).</p> <p>Dated this 6th day of February 2025 B. Nihal, Head of Legal Services</p>	<p><b>ROTHERHAM METROPOLITAN BOROUGH COUNCIL</b></p> <p>NOTICE is further given that the alternative route for vehicles affected by the Order will be via local neighbouring streets except for cat lanes.</p> <p>The reason for the prohibition is because works are being or are proposed to be executed on or near the parts of road (gas main renewals).</p> <p><b>SCHEDULE</b></p> <p>(i) Marlborough Rise from its junction with Windsor Rise and its junction with Walswood View.</p> <p>(ii) Walswood View from its junction with Marlborough Rise and its junction with Mansfield Road service road 1.</p> <p>(iii) Windsor Rise from its junction with Marlborough Rise and its junction with The Chase.</p> <p>(iv) Clumber Rise from its junction with Windsor Rise to the end of the cul de sac.</p> <p>Dated this 6th day of February 2025 Bal Nihal, Head of Legal Services</p>	<p>The reason for the prohibition is because works are being or are proposed to be executed on or near the road (Manhole cover replacement).</p> <p>Dated this 6th day of February 2025 B. Nihal, Head of Legal Services</p> <p><b>Town and Country Planning (Development Management Procedure)</b> (England) Order 2015 Notice under Article 15 of Application for Planning Permission <b>Planning (Listed Buildings and Conservation Areas) Act 1990</b> This is a Grade 2 Listed Building known as Guest and Christmas <b>RB2025/0048 - Listed Building Consent for part conversion and demolition of the existing Grade II Listed Building, erection of new build with link to provide a new hotel development with associated landscaping and all other works at Guest and Christmas (former Braemarworks) Don Street Rotherham Town Centre for Stewart Developments Ltd</b></p> <p>This application is Major Development &amp; is a Grade 2 Listed Building known as Guest and Christmas</p> <p><b>RB2025/0047 - Part conversion and demolition of the existing Grade II Listed Building, erection of new build with link to provide a new hotel development with associated landscaping and associated works at Guest and Christmas (former Braemarworks) Don Street Rotherham Town Centre for Stewart Developments Ltd</b></p> <p>This application is Major Development and will affect the setting of a Grade 2 Listed Building known as Newman School</p> <p><b>RB2025/0122 - Demolition of resource building and erection of detached school building with external play &amp; field areas and parking at Newman Additional Resource Building, Elm Street Road Whistler for T.E.A.H. Education Trust</b></p> <p>This application will affect the setting of a Grade 2 Listed Building known as Seddon House</p> <p><b>RB2025/0129 - Application to vary condition 01 (approved plans to internal alterations) (Former Bells Building) imposed by planning application RB2024/1403 at Former Burlington Technology Centre Moorgrate Road Moorgrate for Biverty Property Developments Ltd</b></p> <p>The above application(s) have been received by the Council.</p> <p>Members of the public may see the application(s) on-line at <a href="http://www.rotherham.gov.uk">www.rotherham.gov.uk</a> or at the Council's Customer Service Centre at Riverside House address below on Monday-Friday during all reasonable hours.</p> <p>The Council will allow 21 days from the date of this notice for written comments on the application. Your comments will be considered before a decision is made and your letter may be seen by members of the public (including the applicant).</p> <p>Please quote the application reference number which is given above.</p> <p>Regeneration &amp; Environment, Development Management, Riverside House, Main Street, Rotherham S60 1AE 04 February 2025</p>
<p><b>ROAD TRAFFIC REGULATION ACT 1984 - SECTION 14(1)</b> <b>PART OF WOODDALL LANE WOODDALL SHEFFIELD</b> <b>(TEMPORARY PROHIBITION OF THROUGH TRAFFIC)</b></p> <p>NOTICE is hereby given that Rotherham Borough Council has made an Order the effect of which is to prohibit any vehicle from proceeding along Wooddall Lane for a distance of 30m either side of its junction with Dowcurr Lane on Sunday 9th February 2025. Access will be maintained for Dowcurr Lane.</p> <p>NOTICE is further given that the alternative route will be via Killmarsh Lane, Wooddall Road, Mansfield Road, Rotherham Road, School Road, The Square, Wicks Road, Station Road, Hand Lane, Union Street, Wooddall Lane and vice versa.</p> <p>The reason for the prohibition is because works are being or are proposed to be executed on or near the road (telecom works).</p> <p>Dated this 6th day of February 2025 Bal Nihal,</p>	<p><b>ROAD TRAFFIC REGULATION ACT 1984 - SECTION 14(1)</b> <b>PART OF WOODDALL LANE WOODDALL SHEFFIELD</b> <b>(TEMPORARY PROHIBITION OF THROUGH TRAFFIC)</b></p> <p>NOTICE is hereby given that Rotherham Borough Council intends (not less than seven days from the date of this Notice) to make an Order the effect of which will be to prohibit any vehicle from proceeding along that part of Wooddall Lane from the mini roundabout, junction of Union Street to its junction with Kye Lane from Monday 17th February until Friday 21st February 2025.</p> <p>NOTICE is further given that the alternative route will be via Union Street, Whiney Hill, Whiney Lane, Hurvill Lane, A618 Rotherham Road, A618 Mansfield Road, Wooddall Road, Killmarsh Lane, Wooddall Lane and vice versa.</p> <p>The reason for the prohibition is because works are being or are proposed to be executed on or near the road (Repairs to water apparatus).</p> <p>Dated this 6th day of February 2025 B. Nihal, Head of Legal Services</p>	<p>This application is Major Development &amp; is a Grade 2 Listed Building known as Newman School</p> <p><b>RB2025/0129 - Application to vary condition 01 (approved plans to internal alterations) (Former Bells Building) imposed by planning application RB2024/1403 at Former Burlington Technology Centre Moorgrate Road Moorgrate for Biverty Property Developments Ltd</b></p> <p>The above application(s) have been received by the Council.</p> <p>Members of the public may see the application(s) on-line at <a href="http://www.rotherham.gov.uk">www.rotherham.gov.uk</a> or at the Council's Customer Service Centre at Riverside House address below on Monday-Friday during all reasonable hours.</p> <p>The Council will allow 21 days from the date of this notice for written comments on the application. Your comments will be considered before a decision is made and your letter may be seen by members of the public (including the applicant).</p> <p>Please quote the application reference number which is given above.</p> <p>Regeneration &amp; Environment, Development Management, Riverside House, Main Street, Rotherham S60 1AE 04 February 2025</p>
<p><b>ROAD TRAFFIC REGULATION ACT 1984 - SECTION 14(1)</b> <b>PART OF GROVE ROAD WATH UPON DEARNE ROTHERHAM</b> <b>(TEMPORARY PROHIBITION OF THROUGH TRAFFIC)</b></p> <p>NOTICE is hereby given that Rotherham Borough Council has made an Order the effect of which is to prohibit any vehicle from proceeding along that part of Grove Road from the western kerb line of Milton Close for a distance of approximately 50m in a westerly direction from Monday 10th February until Friday 14th February 2025.</p> <p>NOTICE is further given that the alternative route for vehicles affected by the Order will be via Browning Road, Edward Road, Grove Road and vice versa.</p> <p>The reason for the prohibition is because works are being or are proposed to be executed on or near the road (electrical works).</p> <p>Dated this 6th day of February 2025 Bal Nihal, Head of Legal Services</p>	<p><b>ROAD TRAFFIC REGULATION ACT 1984 - SECTION 14(1)</b> <b>PART OF NEW ORCHARD LANE THURCROFT ROTHERHAM</b> <b>(TEMPORARY PROHIBITION OF THROUGH TRAFFIC)</b></p> <p>NOTICE is hereby given that Rotherham Borough Council has made an Order the effect of which is to prohibit any vehicle from proceeding along that part of New Orchard Lane from a point approximately 28m north east of its junction with Swans Drive along its most easterly route to the end of the adopted Highway from Saturday 8th February until Thursday 27th February 2025.</p> <p>NOTICE is further given that there is no alternative route for vehicles affected by the Order.</p> <p>The reason for the prohibition is because works are being or are proposed to be executed on or near the road (electrical works).</p> <p>Dated this 6th day of February 2025 Bal Nihal, Head of Legal Services</p>	<p><b>PLANNING AND COMPULSORY PURCHASE ACT 2004</b> <b>DRAFT SUPPLEMENTARY PLANNING DOCUMENT</b> <b>NOTICE OF PUBLIC CONSULTATION</b></p> <p>Notice is hereby given that Rotherham Metropolitan Borough Council has published a draft Supplementary Planning Document under the provision of Regulations 12 and 13 of the Town and Country Planning (Local Planning) (England) Regulations 2012.</p> <p><b>SUPPLEMENTARY PLANNING DOCUMENTS</b> Supplementary Planning Documents (SPD) provide additional detail and guidance to support Local Plan policies. Once adopted they are a material consideration which can be taken into account when determining planning applications. The following documents have been published:</p> <ul style="list-style-type: none"> <li>• Draft Bealingshorpe Farm SPD</li> <li>• Consultation Statement</li> </ul> <p><b>CONSULTATION PERIOD</b> The Council is seeking comments on the draft SPD from Monday 10 February until Monday 24 March 2025.</p> <p><b>INSPECTION OF DOCUMENTS</b> Consultation documents can be viewed at <a href="http://www.rotherham.gov.uk/consultations">www.rotherham.gov.uk/consultations</a>. Reference copies are available during normal opening times at: Riverside Library, Main Street, Rotherham S60 1AE; Remarth Library, Barbers Avenue, Remarth, Rotherham S62 6AE and Greatbrough Library, Coach Road, Greatbrough, Rotherham, S61 4PU</p> <p><b>MAKING REPRESENTATIONS</b> Representations should be made using the consultation website. This is the Council's preferred method for receiving representations, as it helps to speed up the management of the process. Alternatively, comments may be made via 'SPD Consultation' on the website or by email to <a href="mailto:planning.policy@rotherham.gov.uk">planning.policy@rotherham.gov.uk</a>. Representations can also be made in writing by submitting a consultation response form to: SPD consultation, Rotherham Metropolitan Borough Council, Planning Policy, Regeneration &amp; Environment Services, Riverside House, Main Street, Rotherham, S60 1AE.</p> <p>A consultation response form is available to download from the consultation website or by request from Planning Policy. Representations on the draft SPD may also be accompanied by a request to be notified of the adoption of the SPD. Representations cannot be treated as confidential.</p> <p>Representations must be received by 5pm on Monday 24 March 2025.</p> <p>The Council will consider all representations received during the consultation period. Representations received after the deadline will not be taken into consideration. The Council will publish a statement which summarises the main issues raised during the consultation period, the Council's responses to these issues, and details of the changes to the SPD as a result of comments made.</p> <p>Andy Duncan, Planning Policy Manager Planning, Regeneration and Transport, Regeneration and Environment, Rotherham Metropolitan Borough Council, Riverside House, Main Street, Rotherham S60 1AE.</p> <p>Enquiries about the above should be addressed to: Head of Legal Services, Riverside House, Main Street, Rotherham S60 1AE.</p>
<p><b>ROAD TRAFFIC REGULATION ACT 1984 - SECTION 14(1)</b> <b>PART OF THRYBERGH LANE RAVENFIELD ROTHERHAM</b> <b>(TEMPORARY PROHIBITION OF THROUGH TRAFFIC)</b></p> <p>NOTICE is hereby given that Rotherham Borough Council has made an Order the effect of which is to prohibit any vehicle from proceeding along that part of Thrybergh Lane from its junction with Ravenfield Lane for a distance of approximately 200m in a westerly direction from Monday 10th February until Friday 14th February 2025.</p> <p>NOTICE is further given that the alternative route will be via Ravenfield Lane, Doncaster Road, Beck Lane, School Lane and vice versa.</p> <p>The reason for the prohibition is because works are being or are proposed to be executed on or near the road (telecom works).</p> <p>Dated this 6th day of February 2025 Bal Nihal, Head of Legal Services</p>	<p><b>THE ROTHERHAM BOROUGH COUNCIL</b> <b>(VARIOUS ROADS, ROTHERHAM)</b> <b>(TRAFFIC REGULATION (CONSOLIDATION) ORDER 2011)</b> <b>(AMENDMENT NO 230) ORDER 2025</b></p> <p>No waiting at any time Sunny Lane and Grace Road Avenue, Worsley Rotherham</p> <p>Notice is hereby given that Rotherham Borough Council acting in its capacity as traffic authority for the borough of Rotherham proposes to make the above-mentioned Order under the provisions of the Road Traffic Regulation Act 1984 as amended, the Traffic Management Act 2004 and all other enabling powers.</p> <p>The effect of the order if implemented will be to introduce 'No Waiting at any Time' restrictions to the parts of road specified in the Schedule to this notice;</p> <p><b>SCHEDULE</b></p> <p>To be introduced Schedule 1 No Waiting at Any Time Sunny Lane Both sides - Full length. Grace Road Avenue North side - From its junction with the extended western kerb line of Sunny Lane for a distance of 10 metres in a generally westerly direction. North side - From its junction with the extended eastern kerb line of Sunny Lane for a distance of 10 metres in a generally easterly direction.</p> <p>Exemptions will apply to the no waiting at any time restrictions to enable a vehicle to wait for passengers to board or alight, for disabled badge holders, for loading and unloading of goods, for refuelling work, to be carried out in or adjacent to the road and for emergency service vehicles.</p> <p>Copies of the proposed Order a map showing the length and side of the roads affected and a statement of the Council's reasons for proposing to make the Order may be inspected during normal office hours at the Council's Offices at the address shown below.</p> <p>Objections to the proposed Order and other representations relating to it can be sent to the undersigned (quoting reference NR06690, e-mail <a href="mailto:Legal-TRO@rotherham.gov.uk">Legal-TRO@rotherham.gov.uk</a>) at the address shown below and must be received by the undersigned no later than the 7th March 2025. All objections and other representations must be made in writing and all objections must specify the grounds on which they are made.</p> <p>Dated this 6th day of February 2025 B. Nihal, Head of Legal Services, Riverside House, Main Street, Rotherham S60 1AE</p>	<p><b>PLANNING AND COMPULSORY PURCHASE ACT 2004</b> <b>DRAFT SUPPLEMENTARY PLANNING DOCUMENT</b> <b>NOTICE OF PUBLIC CONSULTATION</b></p> <p>Notice is hereby given that Rotherham Metropolitan Borough Council has published a draft Supplementary Planning Document under the provision of Regulations 12 and 13 of the Town and Country Planning (Local Planning) (England) Regulations 2012.</p> <p><b>SUPPLEMENTARY PLANNING DOCUMENTS</b> Supplementary Planning Documents (SPD) provide additional detail and guidance to support Local Plan policies. Once adopted they are a material consideration which can be taken into account when determining planning applications. The following documents have been published:</p> <ul style="list-style-type: none"> <li>• Draft Bealingshorpe Farm SPD</li> <li>• Consultation Statement</li> </ul> <p><b>CONSULTATION PERIOD</b> The Council is seeking comments on the draft SPD from Monday 10 February until Monday 24 March 2025.</p> <p><b>INSPECTION OF DOCUMENTS</b> Consultation documents can be viewed at <a href="http://www.rotherham.gov.uk/consultations">www.rotherham.gov.uk/consultations</a>. Reference copies are available during normal opening times at: Riverside Library, Main Street, Rotherham S60 1AE; Remarth Library, Barbers Avenue, Remarth, Rotherham S62 6AE and Greatbrough Library, Coach Road, Greatbrough, Rotherham, S61 4PU</p> <p><b>MAKING REPRESENTATIONS</b> Representations should be made using the consultation website. This is the Council's preferred method for receiving representations, as it helps to speed up the management of the process. Alternatively, comments may be made via 'SPD Consultation' on the website or by email to <a href="mailto:planning.policy@rotherham.gov.uk">planning.policy@rotherham.gov.uk</a>. Representations can also be made in writing by submitting a consultation response form to: SPD consultation, Rotherham Metropolitan Borough Council, Planning Policy, Regeneration &amp; Environment Services, Riverside House, Main Street, Rotherham, S60 1AE.</p> <p>A consultation response form is available to download from the consultation website or by request from Planning Policy. Representations on the draft SPD may also be accompanied by a request to be notified of the adoption of the SPD. Representations cannot be treated as confidential.</p> <p>Representations must be received by 5pm on Monday 24 March 2025.</p> <p>The Council will consider all representations received during the consultation period. Representations received after the deadline will not be taken into consideration. The Council will publish a statement which summarises the main issues raised during the consultation period, the Council's responses to these issues, and details of the changes to the SPD as a result of comments made.</p> <p>Andy Duncan, Planning Policy Manager Planning, Regeneration and Transport, Regeneration and Environment, Rotherham Metropolitan Borough Council, Riverside House, Main Street, Rotherham S60 1AE.</p> <p>Enquiries about the above should be addressed to: Head of Legal Services, Riverside House, Main Street, Rotherham S60 1AE.</p>
<p><b>ROAD TRAFFIC REGULATION ACT 1984 - SECTION 14(1)</b> <b>PART OF ROEBUCK CHASE WATH UPON DEARNE ROTHERHAM</b> <b>(TEMPORARY PROHIBITION OF THROUGH TRAFFIC)</b></p> <p>NOTICE is hereby given that Rotherham Borough Council intends (not less than seven days from the date of this Notice) to make an Order the effect of which will be to prohibit any vehicle from proceeding along that part of Roebuck Chase from its junction with Sky Lark View to its junction with Mars View on Wednesday 19th February 2025 between 11.30am and 3.30pm.</p> <p>NOTICE is further given that the alternative route will be via Skylink View, Roebuck Chase and vice versa.</p> <p>The reason for the prohibition is because works are being or are proposed to be executed on or near the road (manhole cover and frame repair).</p> <p>Dated this 6th February 2025 B. Nihal, Head of Legal Services</p>	<p><b>ROAD TRAFFIC REGULATION ACT 1984 - SECTION 14(1) AND 14(7)</b> <b>PART OF LONG ROAD THURCROFT ROTHERHAM</b> <b>(TEMPORARY 30 MILES PER HOUR SPEED LIMIT RESTRICTION)</b></p> <p>NOTICE is hereby given that Rotherham Borough Council intends (not less than seven days from the date of this Notice) to make an Order the effect of which will be to temporarily revoke parts of The Rotherham Borough Council (Various Roads, Rotherham) Speed Limits and Speed Restrictions (Consolidation) Order 2004 and reduce the speed limit from 40 miles per hour to 30 miles per hour for motor vehicles travelling along that part of Long Road between a point 215m west of Pocket Handkerchief Lane for a distance of approximately 1.300m west/north westerly direction from Monday 17th February until Thursday 20th February 2025.</p> <p>The reason for the speed limit order is because works are being or are proposed to be executed on or near the road (safety of site personnel whilst undertaking gas main repairs).</p> <p>Dated this 6th day of February 2025 B. Nihal, Head of Legal Services</p>	<p><b>PLANNING AND COMPULSORY PURCHASE ACT 2004</b> <b>DRAFT SUPPLEMENTARY PLANNING DOCUMENT</b> <b>NOTICE OF PUBLIC CONSULTATION</b></p> <p>Notice is hereby given that Rotherham Metropolitan Borough Council has published a draft Supplementary Planning Document under the provision of Regulations 12 and 13 of the Town and Country Planning (Local Planning) (England) Regulations 2012.</p> <p><b>SUPPLEMENTARY PLANNING DOCUMENTS</b> Supplementary Planning Documents (SPD) provide additional detail and guidance to support Local Plan policies. Once adopted they are a material consideration which can be taken into account when determining planning applications. 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<p><b>ROAD TRAFFIC REGULATION ACT 1984 - SECTION 14(1)</b> <b>VARIOUS ROADS AT ASTON SHEFFIELD</b> <b>(TEMPORARY PROHIBITION OF THROUGH TRAFFIC)</b></p> <p>NOTICE is hereby given that Rotherham Borough Council has made an Order the effect of which is to prohibit any vehicle from proceeding along the four parts of road specified in the Schedule to this notice for periods of time between Monday 10th February and Monday 24th March 2025.</p>	<p><b>ROAD TRAFFIC REGULATION ACT 1984 - SECTION 14(1)</b> <b>PART OF GREASBROUGH STREET THORNHILL ROTHERHAM</b> <b>(TEMPORARY PROHIBITION OF THROUGH TRAFFIC)</b></p> <p>NOTICE is hereby given that Rotherham Borough Council intends (not less than seven days from the date of this Notice) to make an Order the effect of which will be to prohibit any vehicle from proceeding along that part of Greasbrough Street in any direction other than a south westerly direction from its junction with College Road roundabout to the southern kerb line of Thomas Street from 5pm on Monday 17th February until 1am on Tuesday 18th February 2025.</p> <p>NOTICE is further given that the alternative route will be via College Road Roundabout, New Worley Road, New Worley Road Roundabout, Rymers Roundabout, Worley Road, Fenton Road, Coach Road, Porter Hill, Car Hill, Car Hill Roundabout, Mangham Road, and Greatbrough Road.</p>	<p><b>PLANNING AND COMPULSORY PURCHASE ACT 2004</b> <b>DRAFT SUPPLEMENTARY PLANNING DOCUMENT</b> <b>NOTICE OF PUBLIC CONSULTATION</b></p> <p>Notice is hereby given that Rotherham Metropolitan Borough Council has published a draft Supplementary Planning Document under the provision of Regulations 12 and 13 of the Town and Country Planning (Local Planning) (England) Regulations 2012.</p> <p><b>SUPPLEMENTARY PLANNING DOCUMENTS</b> Supplementary Planning Documents (SPD) provide additional detail and guidance to support Local Plan policies. Once adopted they are a material consideration which can be taken into account when determining planning applications. The following documents have been published:</p> <ul style="list-style-type: none"> <li>• Draft Bealingshorpe Farm SPD</li> <li>• Consultation Statement</li> </ul> <p><b>CONSULTATION PERIOD</b> The Council is seeking comments on the draft SPD from Monday 10 February until Monday 24 March 2025.</p> <p><b>INSPECTION OF DOCUMENTS</b> Consultation documents can be viewed at <a href="http://www.rotherham.gov.uk/consultations">www.rotherham.gov.uk/consultations</a>. Reference copies are available during normal opening times at: Riverside Library, Main Street, Rotherham S60 1AE; Remarth Library, Barbers Avenue, Remarth, Rotherham S62 6AE and Greatbrough Library, Coach Road, Greatbrough, Rotherham, S61 4PU</p> <p><b>MAKING REPRESENTATIONS</b> Representations should be made using the consultation website. This is the Council's preferred method for receiving representations, as it helps to speed up the management of the process. Alternatively, comments may be made via 'SPD Consultation' on the website or by email to <a href="mailto:planning.policy@rotherham.gov.uk">planning.policy@rotherham.gov.uk</a>. Representations can also be made in writing by submitting a consultation response form to: SPD consultation, Rotherham Metropolitan Borough Council, Planning Policy, Regeneration &amp; Environment Services, Riverside House, Main Street, Rotherham, S60 1AE.</p> <p>A consultation response form is available to download from the consultation website or by request from Planning Policy. Representations on the draft SPD may also be accompanied by a request to be notified of the adoption of the SPD. Representations cannot be treated as confidential.</p> <p>Representations must be received by 5pm on Monday 24 March 2025.</p> <p>The Council will consider all representations received during the consultation period. Representations received after the deadline will not be taken into consideration. The Council will publish a statement which summarises the main issues raised during the consultation period, the Council's responses to these issues, and details of the changes to the SPD as a result of comments made.</p> <p>Andy Duncan, Planning Policy Manager Planning, Regeneration and Transport, Regeneration and Environment, Rotherham Metropolitan Borough Council, Riverside House, Main Street, Rotherham S60 1AE.</p> <p>Enquiries about the above should be addressed to: Head of Legal Services, Riverside House, Main Street, Rotherham S60 1AE.</p>

**FOR ALL YOUR LATEST INFORMATION ON PLANNING PROPOSALS, TRAFFIC NOTICES, GOODS VEHICLE OPERATOR LICENCES, LICENCES TO SELL ALCOHOL AND PROBATE NOTICES**

SEE OUR PUBLIC NOTICES SECTION

# Appendix 3 Advertisements

who we believe will blow you away... you won't be disap- After London, they travel to Bournemouth (February 8), Dublin (1) and Manchester (8). While one fan posted his Neighbourhood Weekender festival at Warrington at the like everyone else because it was such a magical moment.\* features, including external CCTV and sensors.



## BASSINGTHORPE FARM

### DRAFT SUPPLEMENTARY PLANNING DOCUMENT PUBLIC ENGAGEMENT AND CONSULTATION

# HAVE YOUR SAY

We are seeking your feedback to guide future developments at Bassingthorpe Farm. Your views will help shape how the land is developed and what it will bring to the area.

**We welcome your thoughts to ensure the plans meet the needs of your community.**

Find out more and complete the online consultation at:  
[www.rotherham.gov.uk/consultations](http://www.rotherham.gov.uk/consultations) or scan the qr code.

**The online consultation is open from  
Monday 10 February to Monday 24 March 2025**



[www.rotherham.gov.uk](http://www.rotherham.gov.uk)

Join the conversation and attend one of our consultation events:

Thursday 13 February, 3.30pm to 6.30pm  
Greasbrough Library and Neighbourhood Hub, S61 4PU

Wednesday 26 February, 12 noon to 3pm  
Oates Close Neighbourhood Centre, S61 1TP

Tuesday 4 March, 9.15am to 12.15pm  
St Mary's View Neighbourhood Centre, S61 4NH

Monday 10 March, 9.30am to 1pm  
Rawmarsh Library and Neighbourhood Hub, S62 6AE

Tuesday 11 March, 4.30pm to 8pm  
St Mary's Church, Greasbrough, S61 4DX

[www.rotherham.gov.uk](http://www.rotherham.gov.uk)



status being easy to use and bespoke gifts and informa- It was the first time the event had been held since March, and, South Yorkshire Combined Mayoral Au- these individuals, charities, events, and organisations are map for all of the right reasons." the www.rhmetropoli- uk.org website.



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**The online consultation closes  
on Monday 24 March 2025**



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Tuesday 11 March, 4.30pm to 8pm  
St Mary's Church, Greasbrough, S61 4DX

[www.rotherham.gov.uk](http://www.rotherham.gov.uk)



property. The Rotherham breakthrough came after police units, where a lorry stacked with high-end car parts was discovered, along with several vehicles reported stolen from around the country. During a search of the units, officers also discovered pallets of suspected stolen property. South NPT Inspector Darren Birley said: "This was a sophisticated operation with legislation to toughen up on the technology used in many car thefts."



**BASSINGTHORPE FARM** | DRAFT SUPPLEMENTARY PLANNING DOCUMENT  
PUBLIC ENGAGEMENT AND CONSULTATION

**HAVE YOUR SAY**

We are seeking your feedback to guide future developments at Bassingthorpe Farm. Your views will help shape how the land is developed and what it will bring to the area.

**We welcome your thoughts to ensure the plans meet the needs of your community.**

Find out more and complete the online consultation at:  
[www.rotherham.gov.uk/consultations](http://www.rotherham.gov.uk/consultations) or scan the qr code.  
The online consultation closes on Monday 24 March 2025



Join the conversation and attend one of our consultation events:

**Tuesday 4 March, 9.15am to 12.15pm**  
St Mary's View Neighbourhood Centre, S61 4NH

**Monday 10 March, 9.30am to 1pm**  
Rawmarsh Library and Neighbourhood Hub, S62 6AE

**Tuesday 11 March, 4.30pm to 8pm**  
St Mary's Church, Greasbrough, S61 4DX

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Rotherham Metropolitan Borough Council

An existing copper roof That has been compound- ture, to a rainwater tank. around the proposed scheme planners. of our properties too."



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Rotherham Metropolitan Borough Council





# BASSINGTHORPE FARM

Draft Supplementary Planning Document Public engagement and consultation

## HAVE YOUR SAY

We are seeking your feedback to guide future developments at Bassingthorpe Farm. Your views will help shape how the land is developed and what it will bring to the area.

**Join the conversation and attend one of our consultation events:**

Thursday 13 February, 3.30pm to 6.30pm  
Greasbrough Library and Neighbourhood Hub, S61 4PU

Wednesday 26 February, 12 noon to 3pm  
Oates Close Neighbourhood Centre, S61 1TP

Tuesday 4 March, 9.15am to 12.15pm  
St Mary's View Neighbourhood Centre, S61 4NH

Monday 10 March, 9.30am to 1pm  
Rawmarsh Library and Neighbourhood Hub, S62 6AE

Tuesday 11 March, 4.30pm to 8pm  
St Mary's Church, Greasbrough, S61 4DX

The online consultation  
is open from Monday  
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Find out more and complete the  
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[www.rotherham.gov.uk](http://www.rotherham.gov.uk)

Rotherham  
Metropolitan  
Borough Council



NEWS

# Plan for safeguards over huge housing project

**PAUL WHITEHOUSE**  
paul.whitehouse@jpress.co.uk  
@PaulWhitehouse64

PREPARATION work ahead of a massive new housing development – which could take up to 15 years to complete – is being taken to ensure it will be “the best possible development”.

The **Bassingthorpe** Farm site covers a large area of land at Greasbrough and has been earmarked for development by Rotherham Council.

However, the site is so large – predicted to take between 1,950 and 2,500 new homes – that the council wants to put measures in place to ensure that they have some control over the way it is developed.

The council owns small ar-



**CONSULTATIONS:** Council staff are to talk to residents

... eas of the site, but most is in private ownership.

Now the council is planning to go to public consultation on proposals for a

Supplementary Planning Document, which would cover the site.

That would set a ‘benchmark’ for what the council

hoped to achieve from the development, councillors have been told.

Council officer Andrew Bramidge told members of the council’s ruling Cabinet: “It provides an important opportunity to shape what it looks like in the long-term.

“This will be a 10 to 15 year development.”

The site is so large it is expected it will need a primary school to serve the community, with employment land also included in the development.

Plans for how the area will be open to walkers, cyclists and public transport are also areas of interest to the council.

It is also seen as important that the site is developed to take advantage of the natural topography of the land.

Council leader Chris Read

said: “It is ten years since the council committed to the possibility of development there.

“It is a very significant site.

“We want to make sure if and when it is built, it will be the best possible development it can be, where people want to live. The kind of community we would want to see, which is sustainable for the borough,” he said.

There was much more work to do in the months and years ahead as to how it would be built out, and who would develop it, he added.

All councils have an obligation to ensure there is an adequate supply of land for new housing, usually governed by ‘local plans’ which set out suitable sites, rather than allowing a free-for-all by developers with applications for green belt sites.

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## Invited to have say

ROTHERHAM residents are being urged to get involved in shaping the future of Bassingthorpe Farm by providing their views on a Supplementary Planning Document.

The document, which outlines detailed guidance for the development of the site, is open for public consultation.

An SPD offers residents an opportunity to influence how the site will be developed.

The council has announced the consultation period will run until March 24, with residents encouraged to share their thoughts.

A series of drop-in sessions will be held, giving residents the chance to discuss the SPD and ask questions.

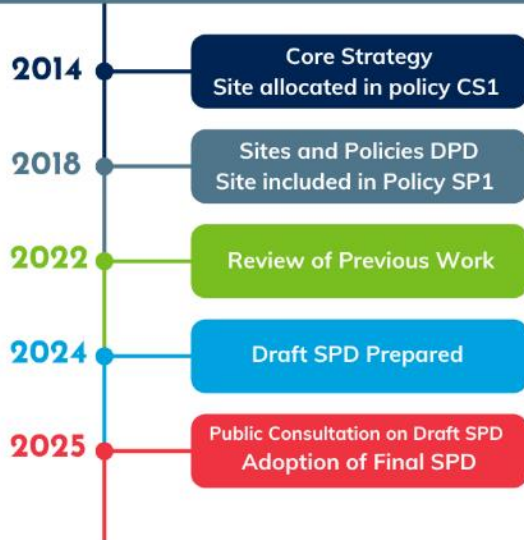
- Details of the events, including times and locations, are available on the Rotherham Council website [www.rotherham.gov.uk/consultations](http://www.rotherham.gov.uk/consultations).

## Appendix 6 Consultation Boards Displayed at Events

# Where are we now?



Bassingthorpe Farm



### Context

Bassingthorpe Farm is a key site in the Rotherham Local Plan, crucial for delivering new homes and jobs. It could accommodate around **2,400 new homes, 11 hectares of employment land, a local centre, a primary school, community uses, and green spaces.** This will help meet the Government's target of 1,080 homes per year.

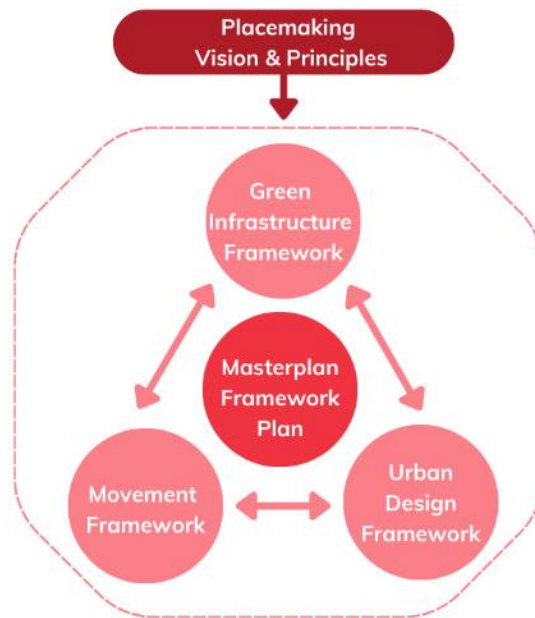
The plan requires a Supplementary Planning Document (SPD) to be produced before a planning application. This SPD, aligned with national planning policy, will be used to guide and assess future development proposals. We are currently seeking community and stakeholder feedback for this SPD.

### Vision

'A well-connected **21st century garden community** and an **integral part of Rotherham**. It offers excellent walkable neighbourhoods and convenient links with adjacent communities, a transformed town centre and new mainline station. A quality landscape setting supports healthy active lifestyles as well as comprehensive bio-diversity gains as part of **integrated green and blue infrastructure**.

The heart of Bassingthorpe includes **vibrant local shops and facilities** with job opportunities and a **neighbourhood park**. New distinctive neighbourhoods provide a **mix of quality homes** transforming Rotherham's housing offer with more compact character areas in key locations and overall of a scale to sustain a critical mass of neighbourhood facilities. **Long term stewardship** underpins the community's sustainability, from the management of its greenspaces to the genuine involvement of local people.'

### Framework Plans

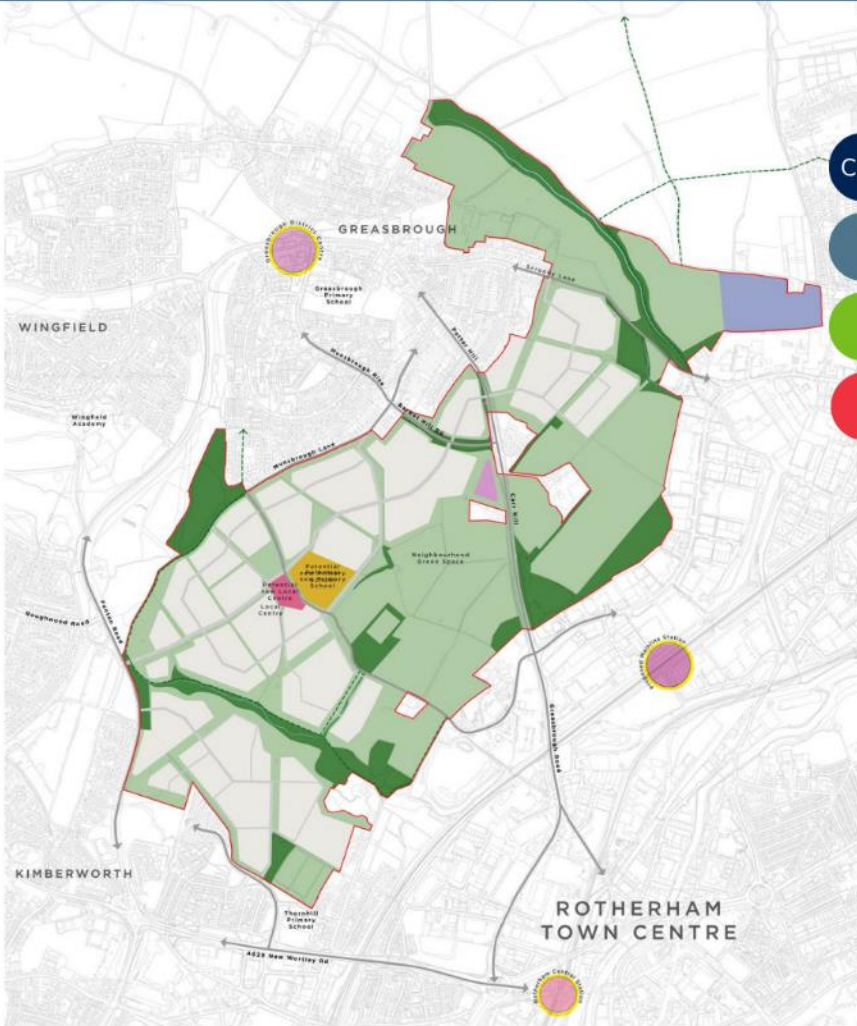


### Principles



# Masterplan Framework

Bassingthorpe Farm



Key	
	Allocation boundary
	Strategic green space
	Retained landscape features
	Retained watercourse
	Residential developments
	Local centre
	JPE primary school
	Mixed community / commercial uses
	Employment
	Existing roads
	Public rights of way
	Proposed internal road network

## Key Principles

Considered development footprint

Strategic green space

Local Centre

Employment and mixed uses



## Key Objectives

The objectives of the framework plan are to:

1. Establish a development area for at least **1,950 homes**, with potential for more.
2. Designate locations for non-residential uses such as a **local centre, school, employment, and mixed uses**.
3. Safeguard and integrate valued natural and built environment assets.
4. Ensure space for mitigation measures identified in the design process.

# Green Infrastructure

Bassingthorpe Farm



Bassingthorpe Farm Development Framework  
**GI framework: people**



## Key Objectives

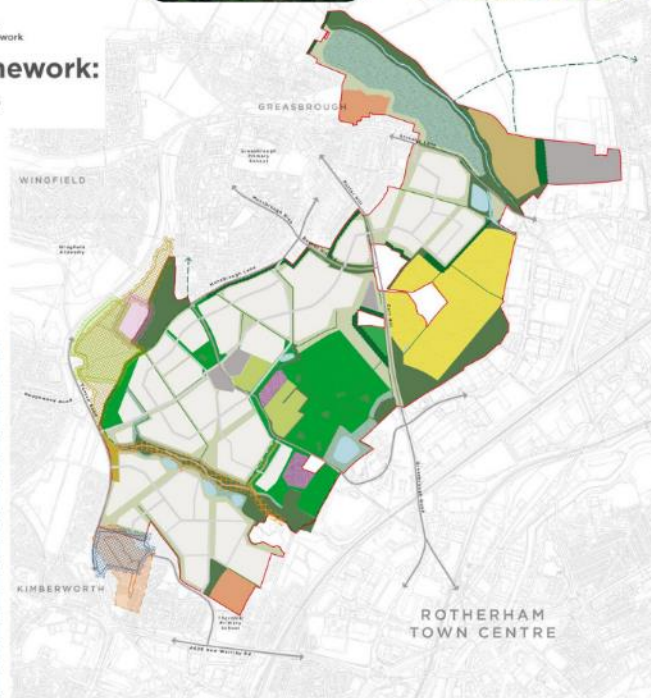
The objectives of the GI framework are to:

1. Create **public spaces** with green areas for **leisure and recreation**.
2. Blend development into the landscape.
3. Enhance **habitats to support wildlife**, following biodiversity net gain requirements.
4. Implement **sustainable drainage** to reduce flood risk and support multifunctionality.
5. Improve links between new and existing places with **sustainable travel options** in green corridors.
6. Provide an **attractive setting** for new homes and heritage assets.

## Key Principles

Landscape-led development

A central and multifunctional neighbourhood green space

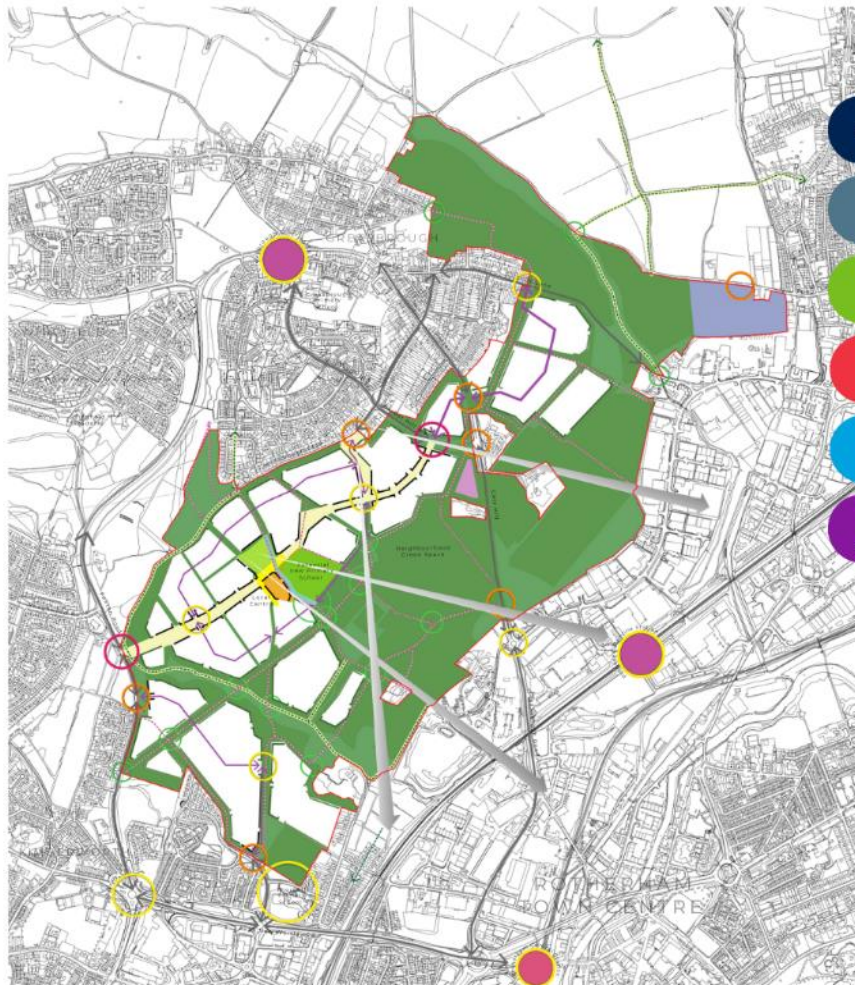


Bassingthorpe Farm Development Framework

**GI framework: habitats**

# Urban Design

Bassingthorpe Farm



## Key Principles

Distinctive, welcoming gateways

Designed with key nodes and destinations

Influenced by longer distance and local views

Clear paths of strategic movement

Integrated green corridors

Coordinated building fronts and opportunities for local landmarks



## Key Objectives

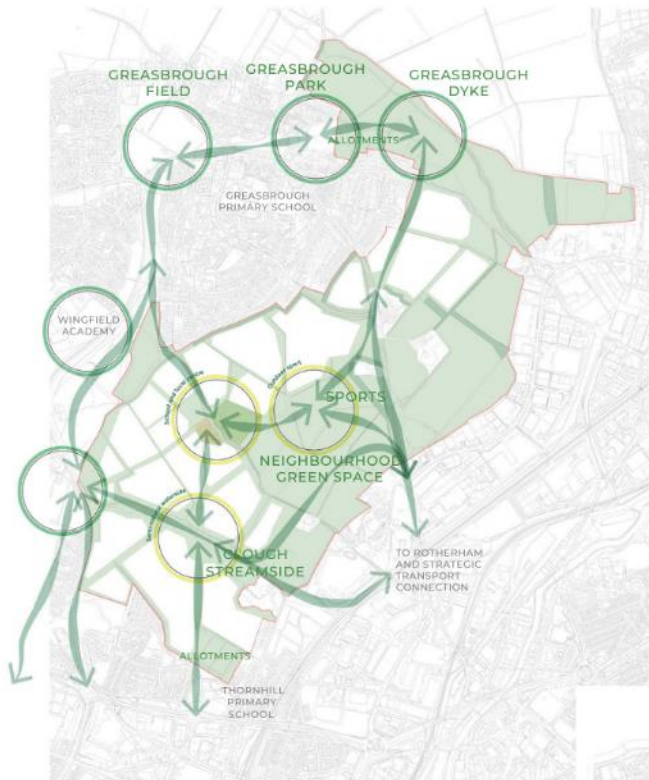
The objectives of the urban structure framework are to:

1. Enhance connections by **public transport, walking and cycling** to wider communities and local facilities.
2. Incorporate **green links** and corridors to promote **active movement**.
3. Create an **integrated urban form** with smooth movement patterns.
4. Plan urban form to define and **enclose streets** and spaces.
5. Coordinate **character areas** with detailed design codes, adhering to the site-wide design code.



# Movement

## Placemaking Principles



## Key Principles

A clear and distinctive street layout that's easy to navigate.

Strategic pedestrian and cyclist connections

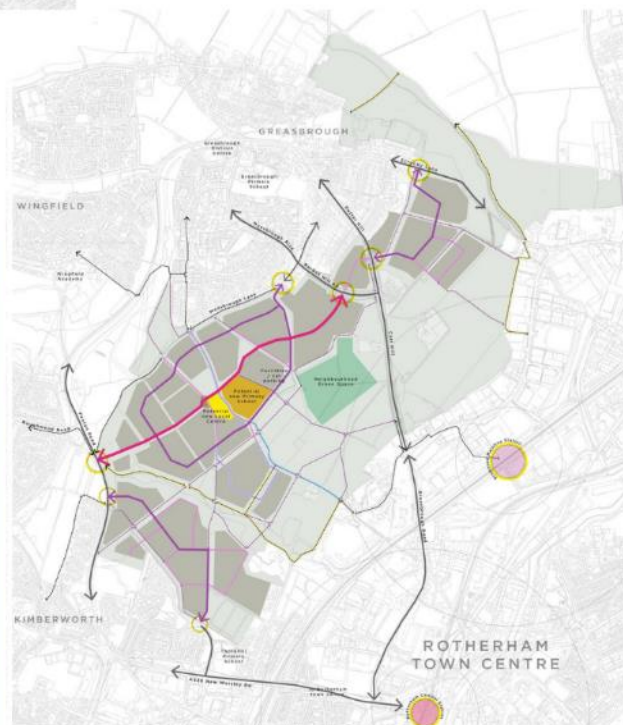
Public Transport Provision



## Key Objectives

The objectives of the movement framework are to:

1. Create an easy-to-navigate network with various **public transport, walking and cycling travel** options.
2. Design a street hierarchy **prioritising pedestrians and cyclists**.
3. Ensure **good accessibility** to urban areas, green spaces, and countryside for pedestrians and cyclists.
4. Establish a central east-west route through the development, **connecting key areas**.
5. Strengthen links to the southeast, enhancing **connections to the town centre** and key transport points.
6. Ensure a **safe and inviting** movement network with good lighting and natural surveillance.



Legend for the movement framework map:

- Blue: Strategic pedestrian and cyclist connections
- Yellow: Strategic pedestrian and cyclist connections
- Pink: Strategic pedestrian and cyclist connections
- Purple: Strategic pedestrian and cyclist connections
- Green: Strategic pedestrian and cyclist connections
- Grey: Strategic pedestrian and cyclist connections
- Black: Strategic pedestrian and cyclist connections



# Next Steps

## Design Code

Before any detailed planning applications are approved, a Design Code must be developed.

This will set clear rules on:

- ✓ **Building styles & heights** - ensuring variety across the site.
- ✓ **Streets & movement** - making space for walking, cycling, and public transport.
- ✓ **Green spaces & play areas** - ensuring high-quality public spaces and early delivery of parks.
- ✓ **Local centre & school** - defining where key community spaces will go.
- ✓ **Phasing of development** - setting out how different parts of the site will come forward over time.

## Delivering Infrastructure & Community Benefits

- The new development will include key infrastructure like **roads, schools, shops, and community spaces** and contributions to existing infrastructure improvements.
- The Infrastructure Map (below) shows the proposed locations for some of these—but it is indicative and subject to further transport studies as part of future planning applications.
- For more details, refer to the SPD (Page 91).

## Planning Applications

- A planning application for the site is expected—this could be an outline application covering the whole area or smaller applications over time.
- Some details, such as the exact site boundaries and number of homes, may evolve as further studies are completed.
- Developers will need to consider how they provide open spaces and protect nature, including Biodiversity Net Gain (BNG).

## How can you get involved?

- This consultation is just one step—there will be more chances to have your say as planning applications come forward.
- Keep an eye on the Council's website for updates and opportunities to give feedback!

To access the SPD and have your say please scan the QR code or go to [www.rotherham.gov.uk/consultations](http://www.rotherham.gov.uk/consultations)

## Infrastructure Map

