Annex A - Suggested amendments to Policy CS1 and its supporting text

The changes suggested by English Heritage are in red

POLICY CS1
Bassingthorpe Farm on the north western edge of Rotherham Urban Area
Development will provide for around 2,400 new dwellings on site with around 1,700 new dwellings to be developed in the Plan period (13% of Rotherham’s housing requirement) with a mix of housing tenures, types and sizes. Around 11 hectares (5%) of Rotherham’s employment requirement will be developed in this area.

Access to the site will be from the existing local road network at a number of suitable locations yet to be determined, which will enable the new community to be well integrated with existing communities.

A mix of community facilities and services will be provided on site including a new primary school, health facilities and other facilities to meet the needs of the incoming community.

Greenspace will be provided in conjunction with the development to meet local recreational needs and to positively contribute to the health and well being of the community. Pedestrian and cycle ways will be incorporated into the development which, along with new greenspace, will provide links to the Green Infrastructure Corridor identified in this locality.

A “Concept Framework” is currently being prepared with the landowners of this area, which will be produced in conjunction with appropriate consultation with local communities, key stakeholders, utility and other infrastructure providers. It will determine the size, form and layout of the overall development, including the mix and location of uses, pedestrian and vehicular access arrangements, the consideration of constraints including mitigation measures, and the timing of each aspect of development, including trigger points for the delivery of essential services and facilities. The “Concept Framework” will be informed by and incorporate the necessary mitigation measures which are set out in the “Bassingthorpe Farm Heritage Impact Assessment”. The “Concept Framework” will support the Core Strategy and provide more detailed guidance for the preparation of the Sites and Policies Development Plan Document. This will include site specific land use allocations at Bassingthorpe Farm and criteria by which planning applications in the area will be assessed.

PARAGRAPHS 5.2.34
5.2.34 The Council, in conjunction with the area’s other main landowner, is preparing a “Concept Framework” to understand the key constraints and issues to be resolved and the mitigation measures required to enable development to be delivered. The Concept Framework will provide robust evidence regarding the viability and deliverability of any future development proposals. As part of the evidence which underpins the broad location of growth, a Heritage Impact Assessment has been produced to evaluate the potential impact which the development of this area might have upon the historic environment, particularly Wentworth Woodhouse. The conclusions of the assessment and, in particular, the mitigation measures which are considered necessary to reduce any harm, will inform the “Concept Framework”