Statement Common Ground in Relation to
The proposed Broad Location For Growth at Bassingthorpe Farm, Rotherham

Purpose

1. The purpose of this statement is to inform the Inspector and other parties about the areas of agreement between Rotherham Borough Council (RMBC) and English Heritage in relation to matters relating to the Core Strategy examination.

Background

2. English Heritage objected to the proposed broad location for growth at Bassingthorpe Farm Policy CS1 (PCS69) on the following grounds:

“Because the Bassingthorpe Farm development could result in harm to the historic environment and no attempt has been made to ascertain what level of harm it might cause, the plan fails to demonstrate that it is setting out a positive strategy for the conservation of the historic environment”.

In order to make the plan sound, English Heritage considered that the following needed to be undertaken:-

(a) An assessment of the impact which the development of Bassingthorpe Farm might have upon those elements which contribute towards the significance of heritage assets in its vicinity (especially the Wentworth Woodhouse Estate) needs to be undertaken as part of the Evidence Base to underpin Policy CS1.

(b) That part of Policy CS1 which deals with Bassingthorpe Farm should include specific reference to the need for the "Concept Framework" and the final scheme to safeguard (and where possible) enhance those elements which contribute towards the significance of heritage assets in the area especially the character and setting of the Wentworth Woodhouse Estate.

3. As a result of the work undertaken in the Heritage Impact Assessment (LEB/38), a position has been reached whereby English Heritage can withdraw their objection relating to a) outlined in the previous paragraph above. The letter sent by Mr Ian Smith to Miss Kerry Trueman on Friday 13th September 2013 confirms this position (see annex 1).

4. Regarding objection part b) Mr Ian Smith has put forward suggested Modifications to Policy CS1 which if included within the adopted Core Strategy following this Examination, will satisfy the English Heritage objection. The proposed modifications are set out in the attachment to this Statement of Common Ground (annex 2).
5. An Addendum to the Bassingthorpe Farm Concept Framework has been prepared (see annex 3) that analyses the impact of the Heritage Impact Assessment (LEB/38) and its requirements, on the Concept Framework and Plan (KSD/6). It considers the extent of the proposed development parcels and identifies essential screen planting and landscaping required to mitigate the development proposals on Wentworth Woodhouse and the surrounding scheduled park and garden; protecting key views and minimising the potential impact the development proposals of the area might have upon the historic environment. The Heritage Impact Assessment also recommends a number of mitigation measures regarding any future design proposals.

**Agreed Matters**

6. There is agreement that:

A. The suggested Modifications proposed by English Heritage to policy CS1 and its explanatory text effectively remove the English Heritage objection. The Council agree that their incorporation within Policy CS1 would enhance the policy and ensure it is robust from a historic heritage perspective in dealing with any future proposals for development within the proposed broad location for growth.

B. The Council agree to the suggested Modifications proposed by English Heritage.

C. The Council agree that in considering future proposals for Bassingthorpe Farm, including future design codes, masterplans and planning applications they will ensure that the mitigation measures proposed in the Heritage Impact Assessment are fully taken into account and their requirements met.

D. The Addendum incorporates the findings of the Heritage Impact Assessment into the Concept Framework Plan and removes some of the sites previously considered potentially suitable for development. It promotes significant screen planting on the boundaries of, and within the development parcels to mitigate the impact of new development on the historic heritage of the wider area.

**Status**

7. This statement is not legally binding but has been agreed as an appropriate statement of common ground by the following:

<table>
<thead>
<tr>
<th>Bronwen Knight, Planning Manager</th>
<th>Rotherham Metropolitan Borough Council</th>
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<tr>
<td>Ian Smith, Historic Environment Planning Advisor</td>
<td>English Heritage</td>
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Dated: 23 September 2013
Annex 1: Letter from English Heritage Withdrawing Objection

Ms K. Trueman  
Programme Officer  
c/o Planning Policy Team
Planning & Regeneration  
Rotherham Metropolitan Borough Council  
Riverside House  
Main Street  
Rotherham S60 1AE

Our Ref: HD/P5097/02  
Your Ref: ID: 528152  
Date: 13 September 2013

Dear Ms Trueman,

Rotherham Local Plan – Core Strategy Examination  
ID: 528152  
Objections to Policy CS1

I refer to the recent Evidence which has been submitted to the Examination by the Council evaluating the effects which the development of the area around Bassingthorpe Farm might have upon the historic environment [Document: LEB/38].

English Heritage considers that the Bassingthorpe Farm Heritage Impact Assessment has-

- Identified those designated heritage assets that are likely to be affected by the Bassingthorpe Farm development
- Identified the elements which contribute to the significance of those assets.
- Provided a good evaluation of the likely effects which the development of this area might have upon the significance of those assets, and
- Put forward appropriate mitigation measures for reducing the potential harm to the historic environment.

English Heritage considers that this Assessment has demonstrated that, if the necessary mitigation measures are implemented, the broad location of growth at Bassingthorpe Farm could be developed in a manner which did not result in substantial harm to any designated heritage assets in its vicinity.

As a result, I can confirm that the Heritage Impact Assessment has satisfied our requirements insofar as our first Objection (a) to Policy CS1 is concerned and that, consequently, we can withdraw that particular Objection.

However, we still wish to maintain our second Objection (b) to the Policy because, at present, the conclusions and recommendations of the Heritage Impact Assessment are not securely and effectively tied into the Core Strategy. Consequently, at present, there is no guarantee that the mitigation measures which are necessary in order to safeguard the heritage assets of the area will be implemented.
We intend to submit a Statement regarding this issue to the Examination in response to Matter 1.15, although we do not intend to appear at that Session. I would be grateful if you would pass this information to the Inspector.

If you have any queries regarding this matter or would like to discuss anything further, please do not hesitate to contact me.

Yours sincerely,

Ian Smith
Historic Environment Planning Adviser (Yorkshire)
Telephone: 01904 601977
e-mail: ian.smith@english-heritage.org.uk
Annex 2: Suggested Amendments to Policy CS1 And Its Supporting Text (shown in bold underlined)

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.

PARAGRAPH 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”
ADDENDUM
TO THE CONCEPT FRAMEWORK PLAN
SUMMARY OF THE FINDINGS & IMPLICATIONS OF THE HERITAGE IMPACT ASSESSMENT
SEPTEMBER 2013
SECTION 1

INTRODUCTION
1.1 The Bassingthorpe Farm Urban Extension is located in close proximity to the listed Wentworth Woodhouse Park, Greasbrough Conservation Area and also includes a number of listed buildings within the defined study area. In addition there are areas of the study area that are potentially visible from the Grade I Listed Wentworth Woodhouse, the prized heritage asset within the borough of Rotherham.

1.2 It was identified that a Heritage Impact Assessment was required in order to ensure that the proposals are well grounded with regard to the preservation and enhancement of the heritage assets in the borough.

1.3 The Concept Framework Plan indicated that further assessment of the heritage issues was ongoing at the time of submission (see page 44). This addendum therefore provides further details building upon the initial heritage baseline information set out in the Concept Framework Plan in Section 6, page 54 onwards.

1.4 Latham’s were instructed by the Fitzwilliam (Wentworth) Estate to produce a Heritage Impact Assessment with the final version published in August 2013 and produced in conjunction with the project team and English Heritage.

1.5 The scope and purposes of this addendum are to provide a brief summary of the findings and implications of the Heritage Impact Assessment (HIA), which identifies:-

1.6 This report presents the implications of the HIA spatially via the Heritage Framework and provides a commentary of it, and addresses the impact on the developable area, highlighting how the target of 2,400 new homes and 11ha of land can still be delivered through the allocation of land which is less sensitive in heritage terms.
SECTION 2

DESCRIPTION OF HERITAGE ASSETS & THEIR SIGNIFICANCE
2.1 The section provides a brief summary of each of the heritage assets connected to the Bassingthorpe Farm study area. For more precise details please refer to the Heritage Impact Assessment (August 2013) prepare by Lathams.

**BASSINGTHORPE FARM**

2.2 Bassingthorpe Farm lies to the north west of Rotherham, within the ownership of the Wentworth Estates. The farm comprises various agricultural buildings; within the heart of the complex is an L-shaped combination barn. The east-west range of the combination barn has a timber framed core which is believed to date from the early 17th century. This early structure is enveloped with rubble sandstone. The north-south range is a later addition, probably early 18th century, and is slightly taller and wider in proportion but similar in construction/materials.

2.3 The elements that contribute to the significance of the heritage asset and its setting are:

- The site has an elevated position with distant views of surrounding countryside.
- The two storey barn sits at the centre of a collection of farm buildings, of lesser value; these are surrounded by open countryside.
- The farm is surrounded by agricultural land with drystone walls and hedgerow enclosures and boundaries.
- The asset has an early C17th timber frame core, enveloped with rubble sandstone.
- Substantially original. However, the barn has been reroofed.
- Constructed as a combination barn for the farm, the building remains in agricultural use.
- The asset has a functional relationship with other historic assets, such as the historic Fitzwilliam (Wentworth) Estate.

**BARBOT HALL**

2.4 The recorded history of the site dates back to the 14th century and it is thought that the Barbot family constructed the first hall or manor on the site. In 1525 Thomas Wentworth acquired the estate extending the family’s West Riding property. The current Barbot Hall is a large house constructed around 1800 to replace an older hall. To the rear of the hall (northeast) are formal gardens, the walls have a modern cement render, and the hall has been re-roofed with Welsh slate.

2.5 The elements that contribute to the significance of the heritage asset and its setting are:

- The site has an elevated position with distant views to the north. To the west the landform rises restricting views beyond Car Hill Road.
- Associated with Barbot Hall Farm, described on OS maps as Barbot Old Hall Farm, providing historic context and enhanced group significance.
- Formal gardens to the rear of the hall remain today; parkland to the front of the hall has become agricultural land.
- The asset is immediately surrounded by open fields, providing a rural context.
- The asset has views to and from Car Hill and surrounding countryside. Views to the east (towards Barbot Hall Industrial Estate) are partially...
section 2

description of heritage assets & their significance

screened by trees.

- Prominent topographical location, the hall can be viewed at some distance - particularly from Car Hill Road.
- The building was constructed in association with the Wentworth Estate, and may have been used at some time as a dower house.

barbot hall farmhouse

2.6 Barbot Hall Farmhouse is described as a Manor House and is shown as Barbot Old Hall Farm on later OS maps. The building has some timber framing at its core, which is believed to date to the 16th or 17th century. Barbot Hall Farmhouse belonged to the Wentworth Estate and is associated with Barbot Hall and therefore has group value, the building’s position provides views of open space and distant countryside that surround the building.

2.7 The elements that contribute to the significance of the heritage asset and its setting are: -

- Associated with Barbot Hall, providing historic context and enhanced group significance.
- The immediate topography and tree buffer, adjacent Car Hill (B6089), limit western views to and from the asset. There is inter-visibility between the asset and Barbot Hall to the southeast.
- The open fields surrounding the asset provides an attractive and semi-rural setting that enhances the experience of the asset, despite its proximity to the busy Car Hill (B6089) and Barbot Hall Industrial Estate to the east.
- The buildings are understood to be constructed in association with the Wentworth Estate, and Barbot Hall

GLOSSOP LODGE

2.8 Glossop Lodge (Grade II Listed) is a hexagonal lodge located between Cinder Bridge Road and a beck which flows south east from Mill Dam in the Wentworth Parkland. Dating back to the 19th century it was constructed for the Wentworth Estate as an outlier to the parkland. During the 1970’s the property was sold by Wentworth Estates and subsequently restored and extended.

2.9 The lodge is a well proportioned small single storey hexagonal structure with low, gabled wings to the front and sides. The building is constructed of coursed, horizontally tooled sandstone with a Welsh slate roof.

2.10 The elements that contribute to the significance of the heritage asset and its setting are: -

- The lodge stands in isolation between Cinder Bridge Road and a beck which flows from Wentworth Park; and is surrounded by open countryside.
- The surrounding agricultural land has drystone walls/ hedgerow enclosures and boundaries.
- The lodge sits within open countryside. The setting provides an historic, rural context for the asset to be experienced.
- The asset has unobstructed views to and from West Hill Field.
- Views to the south are partially screened by wooded areas along the beck
- The asset was designed as an outlier lodge to the Wentworth Estate, and has a visual prominence on Cinder Bridge Road.
The lodge was constructed for the Fitzwilliam (Wentworth) Estate.

**Greasbrough Conservation Area**

2.11 Greasbrough village is situated about 3km north-west of Rotherham. The historic core of the village is centred around the Church of St. Mary, and was designated a conservation area in 1977. The village also has a second outlier conservation area off Coach Road. Unlike some of the surrounding villages, such as Wentworth, Greasbrough does not have a predominant architectural style. The chronology of standing buildings, dating back to the 17th century, demonstrate a variety of materials and methods of construction. Within the Conservation Area are four statutory listed buildings the Church of St. Mary (Grade II), the War Memorial (Grade II), Barn and Horse-engine House at Manor Farm (Grade II) and the House and adjoining arches, Church Street (Grade II).

2.12 The Conservation Area Appraisal also notes the importance of trees which it states are “an important ingredient to the overall character of the area; they dominate the horizon, particularly around the church.” and also recommends that the recreational park should be included within the boundary of the Conservation Area.

2.13 The north west area of the proposed development area lies in a sensitive location, both from its relationship with the Grade II* listed Wentworth Parkland and associated Wentworth Woodhouse, and also its juxtaposition with the Greasbrough Conservation Area. The Conservation Area Character Appraisal emphasises the importance of views in and out of Greasbrough, in particular the views:

- Northwards across the Working Men’s Club car park from the War Memorial to the Rockingham Mausoleum at Wentworth Park.
- Southwards from Rossiter Road across the recreational park.
- Southwards from Croft Street across the open greenspace.

2.14 The appraisal also notes that “These views focus largely on the open space and distant countryside that surround Greasbrough and help to preserve a semi-rural feel to the village.”

2.15 The elements that contribute to the significance of the heritage asset and its setting are

- To the north and north-east boundary of the Conservation Area, the historic edge of the village is defined within its context of open fields and registered Parkland.
- South-west of the Conservation Area is bounded by areas of open space and playing fields, although further south later development comprises dwelling houses laid-out in a medium density suburban grid, detracting from its historic countryside setting.
- The hilltop location of Greasbrough and its alignment of streets enable many different views and vistas both into and out of the village.
- These views into and out of the Conservation Area focus largely on the open space and distant countryside that surround Greasbrough and help to preserve a semi-rural character to the village.
- The buildings on the northern edge
of the Conservation Area can be seen on the approach into Greasbrough via The Whins (B6089). This is a ‘defining’ view of the historic part of the village, within its context of open fields and parkland in the foreground.

**WENTWORTH WOODHOUSE**

2.16 Wentworth Woodhouse is one of the finest Georgian houses in England, being one of the most expensive ever built, ranking amongst Britain’s largest and most important country houses. The current house incorporates part of an earlier Manor House built circa 1630. Considerable external alterations and adaptations were made to the house in the 18th Century. In the late 20th century the college constructed a number of additional purpose built buildings in the north park with a contemporary character. Planning permission was granted in 1988 for a change of use to hotel and exhibition centre, the scheme was not implemented and in 1989 the buildings and associated gardens were purchased for use as a private residence, which separated Wentworth Woodhouse from its wider historic estate.

2.17 Wentworth Woodhouse is a grade I listed building of outstanding historic and architectural interest and its setting is essential for how this asset is experienced. The height, and position of the Wentworth Woodhouse on rising ground, ensures that it commands extensive long distance views. Principal rooms within the East Front have far-reaching views across the parkland to the surrounding countryside beyond. These views from the house are a key element of the significance of Wentworth Woodhouse.

2.18 The elements that contribute to the significance of the heritage asset and its setting are: -

- Exceptional example of a mainly Georgian country house and stables complex.
- One of the half-dozen or so most important 18th Century houses in England in terms of its architectural and historical significance.
- Possibly the largest private house in England or indeed Europe.
- Involvement of nationally renowned architects, craftsmen, and specialists.
- Representation of evolving fashions and lifestyles over the centuries with strong political and socio-economic connections.
- Associated with Wentworth Woodhouse Parkland designed landscape, providing historic context which adds to significance.
- Views from the building to its Parkland and the surrounding countryside beyond are a key aspect of the significance of Wentworth Woodhouse as well as views experienced from the ground floor, terrace and principal rooms within the East Front, of the structures in the surrounding area such as Rockingham Mausoleum, Hoober Stand, Keppel’s Column, Church of St Mary, Greasbrough.
- Views towards the house from the Parkland and surrounding countryside also contribute to its significance from the park drives to the east, Rockingham Mausoleum, Hoober Stand and Keppel’s Column.
- The house sits in a prominent topographic location, and can be viewed from some distance, with the
surrounding parkland providing its context - one particular key defining view of the house and its wider landscape setting, can be afforded from the A629 Upper Wortley Road, off M1 J35 at Thorpe Hesley.

2.19 Wentworth Parkland provides a sense of the historic setting of the building and an attractive, tranquil setting. The wider landscape views are also on an impressive scale with key focal points such as Keppel’s Column and the Hoober stand as well as the Mausoleum which is located precisely on the central visual axis of Wentworth Woodhouse. The group value connects the estate with the wider historic framework of farms, village communities and agricultural lands.

2.20 Views from the Park out over the surrounding countryside are a key part of its significance. The public footpath which runs across the parkland to the east of the House, offers key views of Wentworth Woodhouse Estate with the main views being: -

- Rockingham Mausoleum - which draws views from the house across the parkland.
- Hoober Stand - Contrived views towards park and gardens.
- Rockingham Mausoleum - with views to main features, such as the House, Hoober Stand, Doric Temple and Keppel’s Column.
- Keppel’s Column - contrived views towards the park and gardens. Keppel’s Column also acts as an eye catcher from the south and west.

2.21 The elements that contribute to the significance of the heritage asset and its setting are: -

- The estate forms part of a large historic entity incorporating buildings, monuments, landscape features, historic parkland and villages. Individual features are enhanced through being part of a wider historic landscape with exceptional group value.
- Involvement of nationally renowned landscape architects.
- Held in high regard by local communities and interest groups such as the Georgian Group, SAVE etc.
- Designed topography creates a feeling of tranquility and rural character.
- Rural landscape character of Wentworth Estate reflects the historic character in which the Parkland was formed.
- The parkland provides the setting for Wentworth Woodhouse and provides the setting within which the house is viewed and appreciated.
- Provides a setting for many heritage assets, the association with Wentworth Woodhouse being the most significant as the assets were developed contemporaneously and in association with each other.
- Views from the Park out over the surrounding countryside.
SECTION 3

POTENTIAL IMPACTS & DEVELOPMENT CONSTRAINTS
3.1 The Heritage Impact Assessment identifies a number of potential impacts upon the heritage assets should no mitigation be proposed. This section identifies the potential impacts upon the heritage assets and therefore the constraints to developing in the vicinity of them.

**BASSINGTHORPE FARM**
- The building’s prominence from other aspects is currently compromised by the surrounding group of farm buildings, there could be some scope for betterment of the asset to enhance significance. It is anticipated that the barn will remain and will continue to provide historic context to the estate.
- The development will reduce the prominence of the building in the landscape from certain points, especially to the south and distant views to and from the building within its context of open countryside, will be interrupted by development.
- The relationship to the surrounding countryside, will change substantially, and its functional relationship with its fields which has existed for circa 400 years will be lost. The extent and proximity of new development to the west of the barn will impact upon the rural character of the asset’s setting.

**BARBOT HALL**
- Proposed development will not change the building’s relationship to topography. However, ‘Car Hill’ mixed use development will reduce the prominence of the building in the landscape. Distant views to and from the building within its context of open countryside, will be interrupted.
- It is likely that the development at Car Hill will be visible from within the formal gardens.
- The extent and proximity of new mixed use development to the north and northwest (Car Hill) will impact upon the open countryside and rural character of the asset’s setting.
- Mixed used development in parcel EMP2, which incorporates tall buildings, chimneys, masts etc. on the ‘Car Hill’ area would affect the Hall’s prominence on the hill’s ridgeline, which historically marked the main route to Wentworth Woodhouse from Rotherham.
- The asset provides a historic context to Barbot Hall Farm and the Wentworth Estate.

**BARBOT FARMHOUSE**
- ‘Car Hill’ mixed use development will reduce the prominence of the building in the landscape. Distant views to and from the building within its context of open countryside, will be interrupted by new mixed use development.
- There is very little existing screening along the northern edge of the curtilage of Barbot Hall Farmhouse, therefore development CH1 is likely to have a considerable impact upon views from the house.
- The functional relationship between the asset and the surrounding fields has already been lost; however, its rural setting still provides some semblance and the surrounding farmland is a key element of its setting. The loss of this farmland and its subsequent development will result in substantial harm to the character of the Listed Building.
GLOSSOP LODGE
• Development will affect the isolation of the lodge and its prominence as a former outlier set within the countryside, impacting upon rural character of the asset’s setting.
• Glimpsed views from the lodge through the tree belt along the beck towards open fields and glimpses of distant views towards Car Hill will be interrupted by development.
• The development of housing in parcel CB1 to the south of Cinder Bridge Road would erode the area’s rural character and potentially harm the relationship of Glossop Lodge to Wentworth Park.

GREASBROUGH CONSERVATION AREA
• The proximity of new development parcel CB1 to the north of the Conservation Area will substantially change the setting of the northern part of the village and its relationship with the surrounding countryside/landscape character.
• Development to the east of the village, will result in the loss of an area of allotments and there would be screened views of the development from the eastern edge of the Conservation Area.
• Development in the north west section of the study area will be visible, through and over the existing tree buffer to the east of the recreation ground.

WENTWORTH WOODHOUSE
• The setting of this asset will remain unchanged, however, the broader landscape will change.
• Development within the Bassingthorpe Farm area is partially screened by Temple Hill, and existing trees and buildings. However, small pockets of development within the proposal site may be visible and may detract from the contrived views from the East Front to the wider landscape surrounding Wentworth House, including framed views from the principal rooms within the house and deliberately created views of the Parkland (potentially affecting parcels: CB2, CH1, EMP1 and EMP2 BUV1a, BUV1b, BUV2a, BUV2b, BUV3b, BUV3c, BUV3d, BUVMU1—see plan page 24).
• Also, site EMP1 has the potential to affect this view and impact upon this aspect of the building’s character (in a similar manner to Tata Steelworks which, although located on the other side of the hillside, has chimneys which are prominent in key views from the House).
• The historic approach from Glossop Lodge will be affected by development in parcel CB1.

WENTWORTH WOODHOUSE PARKLAND
• The proposed area of housing (development parcel CB1) to the north of Greasbrough will affect the setting of Greasbrough Conservation Area, Wentworth Woodhouse Parkland and fundamentally alter its relationship to the rural landscape and the historic approaches to the Park from the east.
• Development may affect views along the east–west axial arrangement of the park and specific areas of the development may be visible (potentially affecting parcels CH1, EMP1 and EMP2, BUVMU1, BUV1b, BUV2a, BUV2b, BUV3b, BUV3c, BUV3d—see plan page 24).
• Development around Bassingthorpe Farm/Bassingthorpe Spring will be visible on the ridgeline of the hill beyond the Munsbrough.
and Kimberworth residential estates. Potential retail/mixed used development which incorporated tall buildings would detract from the landscape in the wider context of the surrounding countryside.
SECTION 4

RECOMMENDED MITIGATION MEASURES
4.1 The Heritage Impact Assessment sets out a number of recommendations with regard to mitigation measures to ensure that development can take place in a manner which respects the heritage assets. As part of the HIA, a detailed assessment of views from Wentworth Woodhouse was undertaken with Smeedon Foreman providing Zones of Theoretical Influence (ZTV) which identified parts of the study area which would be potentially visible from the first floors of the building. This informed the recommended location of the structural planting to screen these views.

**Bassingthorpe Farm**

- The primary conservation concern is to see the principal asset retained. Bassingthorpe farmhouse should be retained and refurbished as part of the mixed-use development.
- Removal of surrounding structures which currently detract from the building’s setting, to reveal the barn’s significance would be a beneficial impact.
- The reuse/adaptation of this farm house would help to retain some of the context for the Listed barn and, potentially, also enhance its setting.
- Restoring lost historic features such as the natural slate roof covering would also enhance the asset.
- Design considerations should take into account use of vernacular materials, definition and scale.
- Areas immediately around the barn should remain undeveloped to mitigate impact on the building’s prominence. Building height in the vicinity of Bassingthorpe Farm should be limited to no more than 2.5 storeys high (9m).
- New development within the surrounding area should work with contours of the land rather than against them, the built form and detailed housing design should respond to the topographical character, where the landform descends from the farm. Attention should be given to the design of roofscape, to prevent development from obscuring or dominating distant views of the skyline.

- Taller buildings should be kept away from the ridge lines (to the west in development parcels BUV1a, BUV2a and BUV2b).
- The sparsely planted hedgerow which encloses land to the east, south and west of the barn, should be reinforced with additional planting.
- Tree planting should be provided along the northern boundary.
- Hedgerows and dry stone walling should be retained/reinforced as part of the development to help show the lines of former field boundaries.

**Barbot Hall**

- Tree planting should be provided around the new development parcels to the north and north-east of Barbot Hall.
- Replant the sparse field boundaries which lie between Barbot Hall and the new housing at Car Hill.
- Reinforce existing trees just outside the northern corner of the gardens of Barbot Hall with additional planting.
- Screening using trees and planting should take into account local character, native species and seasonal and diurnal effects, such as changes to foliage and lighting.
- New development in all sites should be no more than 2.5 storeys (9m) high and attention should be given to the design of roofscape, to prevent development from obscuring or dominating distant views of the skyline.
• Commercial development in parcel EMP2 should be of similar scale to the residential units and should not include tall buildings, chimneys or masts.
• Attention should be given to the design of rooftops, and development in parcel EMP2 should not obscure or dominate distant views towards the ridgeline of the hill.

BARBOT HALL FARMHOUSE
• To maintain the asset’s prominence and retain some semblance of a ‘rural’ setting, development should be ‘pulled away’ from the building’s curtilage. A landscape buffer should be provided to the north of the asset, to form an area which extends the line of the former field boundary (level with the pumping station to the north east of the house).
• ‘Taller buildings’ must be kept away from the ridge line in order to maintain the prominence of Barbot Hall Farmhouse. Building height in all development areas should be no more than 9 metres (2.5 storeys) high.
• Tree planting should be provided along the southern boundary of the development parcel CH1. Retention of dry stone walling and replanting of sparse field boundaries as part of the development will also help reduce harm to this significance.
• Attention should be given to the design of rooftops, to prevent development from obscuring or dominating distant views, commercial development should be of similar scale to the residential units and should not include tall buildings which would detract from the buildings prominence.

GLOSSOP LODGE
• In order to reduce the degree of harm to this aspect of its significance, it is important that the area immediately to the south and south-west of Glossop Lodge (between the Listed Building and Scrooby Lane) is kept undeveloped.
• Development should be kept sufficiently removed from the curtilage of this building (to the west as well as to the south) and the existing tree belt reinforced by additional planting to retain some semblance of this isolation.
• Development parcel CB3 should be pulled away from the beck south of the lodge, to the line of the existing field boundary between the beck and Scrooby Lane.
• Building height in all development areas should be no more than 9 metres (2.5 storeys) high.
• Where the landform rises towards Car Hill attention should be given to the design of rooftops, and development should not obscure or dominate distant views of the skyline.
• The existing wooded area along the beck should be reinforced with additional planting.
• Sparse field boundaries which lie between Glossop Lodge and development parcels CB2 and CB3 should be replanted.
• Screening using trees and planting should take into account local character, native species and seasonal and diurnal effects, such as changes to foliage and lighting.
• Consideration should be given to type and position of street lighting in order to reduce ‘urban glow’.
RECOMMENDED MITIGATION MEASURES

GREASBROUGH CONSERVATION AREA

- South of the Conservation Area, development of the ‘Car Hill’ area provides an opportunity to enhance the piecemeal development along Munsbrough Lane and Kimberworth Estate. The delivery of well considered contextual design could allow the southern fringes of Greasbrough to be enhanced.
- To protect this defining view of historic Greasbrough it is recommended that development parcel CB1 is deleted from the Concept Plan.
- Retention and replanting of sparse field boundaries (along Cinder Bridge Road) should be carried out as part of the development to help reduce harm to this significance.
- The existing tree belt along the beck should be reinforced by additional planting.

WENTWORTH WOODHOUSE & WENTWORTH WOODHOUSE PARKLAND

- To protect views from historic park drives it is recommended that development parcel CB1 is deleted from the Concept Plan.
- Any development within Site EMP1 should be kept below the ridge line of the hill to the west of the site and proposals should be required to demonstrate that no buildings or other structures would be likely to be visible from the principal rooms of Wentworth Woodhouse.
- Tree planting along the ridge (southerly continuation of Back Lane south of Cinder Bridge/ Greasbrough Road) should be provided.
- Tree planting should also be provided on the southern fringes of Greasbrough to screen new development along the southern edge of Bassingthorpe Spring, Munsbrough Lane and parts of the south eastern edge of Greasborough and the northern edge of parcel CH1.
- Screening using trees and planting should take into account local character, native species and seasonal and diurnal effects, such as changes to foliage and lighting.
- Retention of hedgerows and dry stone walling as part of the development which show the lines of former field boundaries will also help reduce harm to this significance.
- It is recommended that new tree belts be planted on the hillside to the west of Wilcox’s Plantation to the north of Greasbrough.
- It is recommended that new planting/reinforcing of existing planting be provided within the Wentworth Woodhouse Parkland. Note: Planting must be informed by the Landscape Conservation Management Plan for the Estate.
- In all sites development should be limited to no more than 9m high and should not include chimneys or masts which would have a cumulative impact in conjunction with the existing industrial development on contrived views from the asset.
SECTION 5
HERITAGE FRAMEWORK PLAN
5.1 The Heritage Framework Plan spatially maps the recommended mitigation measures summarised within this report and set out in detail in the Heritage Impact Assessment (August 2013). This plan has subsequently influenced the evolution of the Concept Plan which has been revised to remove development from sensitive locations in heritage terms, accommodate areas of structural planting to provide screening and propose new developable areas in appropriate locations.

**HERITAGE FRAMEWORK COMMENTARY**

5.2 The Heritage Framework Plan identifies three key measures in order to mitigate any potential harm to heritage assets in the area. These measures identify:

1. ‘No build zones’ to the listed buildings and the historic approach to the Wentworth Woodhouse Parkland to protect their setting.
2. Areas to be set aside for structural screen planting 30m in depth to protect views principally from Wentworth Woodhouse.
3. Hedgerows/Shrubs and Trees to be bolstered in order to enhance the rural character of the heritage assets.

5.3 In addition to the measures plotted spatially on the Heritage Framework plan it is also important to note that the Heritage Impact Assessment makes a number of more detailed design recommendations/mitigation measures, as set out in Section 4 of this document, relating to the design of rooftops, limits upon building height etc. which should be taken into account during the masterplanning/design code stage of the proposals.

**BASSINGTHORPE FARM**

5.4 The area around Bassingthorpe Farm where new development should be restricted is limited to the immediate surroundings of the farm yard and the existing hedgerows which should be retained and bolstered in order to maintain a connection with the buildings agricultural heritage. Where appropriate other, more modern structures, should be removed to reveal the buildings of greater heritage value.

**BARBOT HALL & BARBOT HALL FARMHOUSE**

5.5 The ‘no build zone’ around Barbot Hall and the farmhouse complex is larger, ranging from 80m-120m (radius) around the buildings in order to preserve views from Car Hill to the south and retain a degree of separation from new development to the north as the rural appearance of the surrounding fields is key to the setting of the buildings.

5.6 In addition, the hedgerows downslope from Barbot Hall are identified for reinforcement to preserve the rural field boundaries that remain. In addition, new planting is proposed to the north of Barbot Hall Farmhouse to screen the views of new development from the listed building and preserve vistas across to the countryside to the north.

**GLOSSOP LODGE & THE APPROACH TO THE WENTWORTH WOODHOUSE PARKLAND**

5.7 The linear ‘no build zone’ identified in this area extends from the edge of Rotherham urban area in a east-west direction to the entrance to the parkland on the opposite side of The Whins/Cinder Bridge Road.
5.8 The identification of this area preserves the field which abuts the Greasbrough Conservation Area immediately to the north and then extends across to Glossop Lodge. A gap between Glossop Lodge and potential new development to the south is created using the existing hedgerow between the beck and Scrooby Lane as a boundary. This ensures a gap of around 100m so that the character and setting of Glossop Lodge as an isolated building and historically an outlier to the Wentworth Estate is preserved.

5.9 The trees and shrubs along the beck, and the historic field boundaries within the approach to the parkland are identified to be bolstered in order to enhance the rural appearance of this area.

STRUCTURAL LANDSCAPING

5.10 Two main belts of tree planting are identified in the Heritage Frameworks, principally to screen views from the upper floors of Wentworth Woodhouse, the most important heritage asset in the Rotherham borough.

5.11 A 30m deep line of trees is proposed on the ridge line south of Cinder Bridge Road/ Greasbrough Road to the north of the study area, broadly extending south east from Back Lane at the northern edge of the study area. The purpose of this new planting is to screen potential employment development further to the east, linked to the Barbot Hall Industrial Estate (EMP1).

5.12 The most significant element of screen planting is proposed along the southern/ south eastern edges of Greasbrough, extending out from Bassingthorpe Spring Ancient Woodland to the north of the public footpath and running south of Munsbrough Lane and behind the rear boundaries of properties along Highfield Road and Lowfield Avenue. This landscape buffer will be 30m deep to allow for sufficient planting. It is envisaged that this planting will not create an impermeable barrier between the new and existing communities and that frequent gaps will be created to allow for pedestrian and cycle connections.

5.13 These two key areas of structural planting will, based on the Zones of Theoretical Visibility produced by Smeedon Foreman, screen the development from views out from Wentworth Woodhouse and the surrounding Parkland.
SECTION 6

REVISED PLANS
6.1 This section illustrates the spatial implications of the findings of the Heritage Impact Assessment in terms of the developable area, and the proposed solutions to meet the housing and employment targets.

6.2 The Development Parcels Plan and Concept Plan within this document supersede those in the Concept Framework Plan on p154 (Fig36) and p139 (Figure35) respectively.

6.3 The plan below highlights in red (filled) the developable areas that are lost as a result of the mitigation proposals outlined in this document with the ‘preferred sites’ identified with a solid green outline. The tables on the next page summarise the effect of these changes on the developable areas and the target to deliver 2,400 new homes and 11ha of employment land.
6.4 The table above summaries the implications of the Heritage Impact Assessment upon the delivery of new housing and employment land at Bassingthorpe Farm. Appendix 1 provides a detailed breakdown for each development parcel identified on the plan on the previous page.

6.5 Scenario 1 illustrates the position prior to the findings of the HIA being fed into the process. This demonstrated that 70ha of land was available for residential development, delivering 2,450 new homes and a total of 13.71ha of land for commercial development would be delivered, with 10.29ha of B1/B2/B8 ‘employment’ land.

6.6 Scenario 2 identifies the loss of developable land as a result of the loss of developable parcels in the Cinder Bridge character area (CB1 and over half of CB3) and the trimming back of development parcels in the Bassingthorpe Urban Village and Barbot Hill character areas to accommodate structural landscaping (BUV3b, BUV3c, EMP2 and CH1). The result is a loss of around 6.5ha of land for residential development to 63.5ha, or in terms of numbers of houses a loss of 115 units to 2,235 new homes.

6.7 Scenario 3 illustrates that through the allocation of a new residential parcel BUV1d and an extension of EMP1 (EMP1a) the developable area can be brought back
up to 68.5ha of residential land delivering 2,411 new homes and 14.1ha of land for commercial development of which 10.7ha is B1/B2/B8.

STRENGTHS & WEAKNESSES OF NEW DEVELOPMENT PARCELS

6.8 The newly identified development parcels BUV1d and EMP1a are considered to be consistent with the overall vision and objectives of the Concept Framework Plan.

6.9 The possibility to extend the employment site EMP1 by the area known as EMP1a arose as a result of the need to introduce screen planting along the ridge line south of Greasbrough Road/Cinder Bridge Road (see Heritage Framework Plan). This created a small gap between the boundary of EMP1 and the new planting belt. This area has been included as an additional development parcel which sits below the ridge line and behind the future screen planting. This is considered to be a good alternative location for employment as it remains part of an existing and successful employment cluster. Clearly at the detailed stage further testing will be required to ensure that any development is not visible from views from the Wentworth Woodhouse etc.

6.10 The residential parcel BUV1d has previously been included in early drafts of the Concept Plan by virtue of the fact that it was a logical area to be developed in between the Clough Bank and Bassingthorpe Urban Village Character Areas. The site was however removed following an assessment of the ground conditions and this parcel, like others within the Concept Plan, has been subject to mining activity and is likely to incur more costs in terms of remediation. At that point in time the areas around the Cinder Bridge character area were some of the least constrained sites and on this basis parcel BUV1d was not required to meet the 2,400 home target.

6.11 Clearly as a result of the Heritage Impact Assessment the situation has changed, and land previously earmarked for development in the Cinder Bridge character area has been deleted, as such it has been necessary to reintroduce parcel BUV1d.

6.12 Whilst this parcel of land has clear advantages in terms of being a logical extension to Bassingthorpe Urban Village and well related to the proposed service centre the drawback to this parcel of land are the greater costs associated with its remediation. However it has been confirmed that the ground conditions would not prevent this parcel from being developed.

6.13 Parcels EMP3/4/5 have been identified on the revised development parcels plan to illustrate that other alternatives do exist within the study area to accommodate employment provision. However, the preferred options are considered to be more in keeping with the overall vision to create a well integrated, mixed use community and parcels EMP3/4/5 are isolated from the development and in less attractive locations, limiting the scope for the type of employment uses that could be attracted.

CONCLUSION

6.14 On this basis it is clear that the target of 2,400 new homes can be delivered on the site, as well as the desired employment provision in a manner which remains in keeping with the vision and objectives of the Bassingthorpe Farm urban extension, including the important objective to preserve and in some cases enhance the setting of various heritage assets.
As a result of this assessment the Concept Plan has been amended to reflect the Heritage Impact Assessment, with the refreshed plan included below.
APPENDIX 1

DEVELOPMENT PARCELS TABLE
DETAILED BREAKDOWN
## Appendix 1

### Development Parcels Table: Detailed Breakdown

#### Scenario 1

Submitted Development Parcels

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<tr>
<th>Character Area</th>
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**Bassington UPL**

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#### Scenario 2

Development Parcels taking into account the mitigation requirements of the Heritage Impact Assessment

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#### Scenario 3

Development Parcels taking into account:
1. The mitigation requirements of the Heritage Impact Assessment
2. Potential new development parcels (BUVA1 & BUVA1a)

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**Barbot Hill**

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### Notes:

* 2.93ha also included in residential calculation
** Assumes 60% of 1.4ha to be B1 Offices and 40% Retail
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