Publication Core Strategy

Bassingthorpe Farm Broad Location For Growth

Position Statement

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June 2012
Bassingthorpe Farm Position Statement

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1. Introduction.

The purpose of this position statement is to provide a summary of the planning status of Bassingthorpe Farm and the process for further developing planning proposals.

This includes a plan (attached at Appendix 1) identifying the broad area of search which identifies the furthest possible extent of the site, including areas which might be required to provide green infrastructure or environmental mitigation measures. Following further technical and capacity testing, consultations and visioning work a preferred boundary will be identified. This will then be subject to further consultation as part of the Sites and Policies DPD.

2. Current Uses and Designations in the Adopted Unitary Development Plan 1999

The land is predominantly designated Green Belt, although there is one housing site, H9 at Munsbrough Lane, that is allocated in the Unitary Development Plan that has not yet been developed but is not currently farmed nor does it have any land management activity.

The Bassingthorpe Farm broad location for growth is predominantly farmland / grazing land. There are also a number of local wildlife site designations, ancient woodland, listed buildings and some allotments within the area of search.

3. Core Strategy

The Rotherham Core Strategy identifies two Broad Locations for Growth at Bassingthorpe Farm and Dinnington East in Policy CS1. The broad location for growth at Bassingthorpe Farm is essential to help meet the housing and employment needs in the wider Rotherham Urban Area.

The policy proposes that around 2,400 new homes will be developed on site with 1,700 new dwellings to be built in the Plan period (up to 2028) (13% of Rotherham’s housing requirement) with a mix of housing tenures, types and sizes. However the anticipated housing supply figure within the Plan period will be subject to further capacity and viability work and could be up to 2,400 new dwellings. Around 11 hectares (5%) of Rotherham’s employment requirement is anticipated to be developed in this area. There will be a requirement to provide social infrastructure to support the proposals at
Bassingthorpe Farm and the Infrastructure Delivery Study 2012 identifies some of this need including a new primary school, health facilities, sport and recreation facilities and green infrastructure requirements.

Development on site will need to reflect the requirements of the policies in the Core Strategy including:

- Detailed masterplanning to ensure the phasing and delivery of essential infrastructure and the creation of sustainable communities
- Sustainable design with a strong sense of place, well designed public realm and well-designed buildings within a clear framework of routes and spaces
- Safeguarding and enhancing the quality, character and distinctiveness and amenity value of the borough’s landscapes and enhancing biodiversity and geo-diversity resources
- Enhancing the strategic and local green infrastructure corridors and providing good quality and accessible green space
- Ensuring accessibility and sustainable movement within the site and beyond creating linkages and improved connectivity to Rotherham Town Centre and local centres nearby.
- The support, retention, provision and enhancement of a range of community and social facilities
- The use of renewable energy generation and sustainable construction
- Support employment growth through provision of modern employment space
- The provision of affordable housing will also be expected on site.

It is anticipated that development will commence in 2018.

4. Green Belt Review and Sites & Policies DPD

The current area of search for Bassingthorpe Farm indicates the extent of land likely to be required to meet development, green infrastructure and accessibility needs. This area of search is attached at Appendix 1 and has been informed by a strategic review of sites. This boundary will be further refined once more technical work has been undertaken, and there is more detailed information on the impact of site constraints on development capacity, phasing and location.

In parallel with this work a detailed Green Belt Review will be undertaken to determine specific boundaries of future development sites and new Green Belt boundaries. This will be prepared to support the Sites and Policies Development Plan Document where specific areas of land will be allocated within the Bassingthorpe Farm broad location for growth for a range of uses (e.g. housing, employment, green space) and the green belt boundary redefined.

This DPD will be prepared and follow on from the anticipated adoption of the Core Strategy to create a Rotherham Local Plan
5 Partnership Working

The key project partners in bringing forward Bassingthorpe Farm for sustainable development are Rotherham MBC and Fitzwilliam (Wentworth) Estates. Rotherham MBC is currently the lead partner of the project as the local planning authority preparing the local policy context for the site and as part landowner. The Council are working collaboratively with the majority landowner of the site Fitzwilliam (Wentworth) Estates to prepare a sound evidence base and develop a comprehensive, sustainable and deliverable plan for the site. This partnership working will also ensure that the planned development meets wider corporate and local community objectives to create a sustainable new community.

The Advisory Team for Large Applications (ATLAS) have been engaged with the project and are providing spatial planning and project management advice.

The partners are currently working together to prepare a joint Concept Framework for Bassingthorpe Farm. A brief outline of the anticipated contents of this is attached at Appendix 2. This will

- Demonstrate that the site is available, suitable and deliverable and provide supporting evidence for Policy CS1 Delivering Rotherham’s Spatial Strategy in the Core Strategy
- Set out planning, infrastructure and design proposals which will inform further land allocations and site policies in the Sites and Policies DPD and subsequent masterplanning and planning applications

The Concept Framework will include a series of technical, feasibility and design studies to inform;
- the impact of site constraints on development;
- development capacity testing;
- mitigation options and infrastructure requirements;
- spatial planning proposals/urban design opportunities and;
- viability and an outline delivery strategy.

The Concept Framework will be subject to further stakeholder and community consultation and engagement in Autumn 2012 and provide an opportunity for the local community to inform the development proposals through further identification of local issues and needs.

To support this collaborative working a project plan has been agreed by the partners that sets out a project management and decision-making structure, roles and responsibilities and a work programme.
This includes a joint project board with senior representation from the Council and Fitzwilliam (Wentworth) Estates and a project working group responsible for the day to day progression of the project with membership from key Council officers and representatives from Fitzwilliam (Wentworth Estates).

A number of task and finish groups have also been set up to address and resolve specific issues (green infrastructure and sustainability, transport and place-making). There are clear links to the Council’s Members and Cabinet structure.

6 Development Objectives

The following development objectives have been agreed by the project partners. They will be subject to further consultation and be updated once further technical and spatial planning work is completed.

- To create multi-functional, integrated and well managed green infrastructure with strong local involvement
- To promote low carbon development through CSH, renewable energy technologies to mitigate carbon emissions
- To consider and integrate building adaption measures to respond to climate change
- To enhance and protect public health through enhancement of GI and sustainable management of industrial activities and impacts (e.g. air quality)
- To use the sites natural features (topography and watercourses) to sustainably manage flooding and water (responding to climate change)
- To mitigate traffic impact of the development and promote safe and sustainable modes of travel and travel planning
- To create high quality pedestrian and cycle linkages within the site and beyond
- To meet the housing needs of the borough and extend choice of housing type, quality and tenure
- To ensure design quality and distinctive character that responds to local context through Building for Life, Lifetime Homes standards and South Yorkshire Residential Design Guide as a minimum standard
- To provide affordable and specialist housing
- To provide integrated/multi-use and phased community facilities to serve both existing and new communities
- To engage and involve all local communities (including harder to reach) in the planning process and proposals for new development.
- To ensure positive integration of existing communities in new development
- To provide a new primary school to meet local needs and a focus for integrating new and existing communities
- To ensure new employment is well integrated with the wider site and there are strong linkages to existing employment areas (industrial estates, town centre, Retail World at Parkgate etc)
To encourage homeworking through maximising live/work opportunities
To support training and skills to enhance job opportunities

7. Site Constraints

There are a number of site features and potential constraints including:

- Local Wildlife Sites
- Public Rights of Way
- Bassingthorpe Spring Wood (Ancient Woodland)
- Bradgate Brickworks SSSI to the south
- Landfill tip
- Power transmission lines
- Chemical works to the south
- Local highway routes/capacity
- Level changes
- Flood Risk Areas
- Areas of landscape value
- Areas of ground instability
- Listed buildings
- Allotments

The full extent, nature and impact of constraints will be more thoroughly understood through the completion of further technical and feasibility studies. This will inform potential development capacity, scheme viability and spatial planning proposals.

Key further studies that will be progressed to inform the Concept Framework plan include:

- Urban design assessment to review the character and context of the area and identify opportunities to enhance the character of the area and the way it functions
- Landscape and visual impact assessment to identify landscape features and those that should be retained, enhanced and protected
- Habitat survey to understand presence of protected habitats and species and mitigation measures
- Further transport modelling work to identify what highway infrastructure is required and when to support development
- Accessibility assessment to consider the most suitable means of access to and around the site (pedestrian, cyclist, public transport)
- Investigation of the landfill tip to review the likelihood of contamination and potential mitigation measures
- Further assessment of ground conditions/land stability
- Assessment of existing and anticipated impact of surface water runoff and sustainable drainage measures
A more detailed capacity/viability assessment will be prepared following further analysis of the constraints work. This will identify the different land use proposals and their scale that the site is to accommodate, infrastructure requirements and viability.

8  Next Steps

Further technical and feasibility work will take place over the summer as outlined above.

A draft Concept Framework will be prepared and reported to the Council’s Cabinet for consultation purposes in September 2012.

Following this, public consultation will take place on the draft Concept Framework in Autumn 2012. This will include consultation with key stakeholders and statutory agencies.

The Concept Framework will then be amended to take account of the consultation and presented as supporting evidence to accompany the Core Strategy when submitted to the Planning Inspectorate.
Appendix 1

Position Statement June 2012
Area of Search for Bassingthorpe Farm Broad Location for Growth
# Bassingthorpe Farm Concept Framework Report

## Proposed Structure

<table>
<thead>
<tr>
<th>Chapter</th>
<th>Contents</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Introduction</td>
<td>Background to Bassingthorpe Farm</td>
</tr>
<tr>
<td>2. Vision &amp; Development Objectives</td>
<td>A clear requirement/aim of what is intended in the overall development</td>
</tr>
<tr>
<td>3. Baseline Summary</td>
<td>Identification of site constraints, both those that are fixed and those that need to be overcome</td>
</tr>
</tbody>
</table>
| 4. Design Evolution | - Potential Developable Area (Capacity Estimates/Density Ranges)  
- Approaches to dealing with/mitigating constraints  
- Physical and social infrastructure requirements required to support quantum of development  
- Stakeholder/community consultation |

## 5. Development Framework

The spatial disposition of land use proposals and their scale that the site is to accommodate (e.g. X housing, X employment X green space x local centre x school etc) and key infrastructure requirements to support quantum of development.

### a) Land Use Framework

| Summary of Evidence.  
Land Use Requirements, Quantum, Location and Mix  
- Housing  
- Employment  
- Mixed Use  
- Retail  
- Community/Social Infrastructure |

### b) Transport Framework

| Proposed Movement Network within site and surroundings (vehicular, bus, cycle, pedestrian)  
Key Access Points  
Off site highway requirements/phasing |

### c) Green

| Strategic role and function of proposed green spaces (recreational/ sport, parks, greenways, |
## Infrastructure Framework
- ecology, flood/water management, SUDs, landscape
- Connections through the site and beyond

## d) Place-making Framework
- Overarching Principles (e.g. gateways, landmarks, views, focal points, hubs, frontages, interfaces)

## e) Sustainability Framework
- Sustainable Principles
- Site wide and building scale opportunities for low carbon initiatives.

### 6. Scheme Viability
- What infrastructure is needed to make the development a viable, attractive and sustainable location?

### 7. Delivery Approaches
- What infrastructure needs to be provided by when and who will fund and deliver it?

### 8. Next Steps
- *How will the next steps be delivered?*