



# **Rotherham Local Plan: Sites and Policies Document**

Rotherham Metropolitan Borough Council

**Integrated Impact Assessment (IIA) Report 2015** 

**Volume 4: Site Survey Summary Sheets** 

B1610800/034/Vol4 | 2 January 2016

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#### **Rotherham Local Plan: Sites and Policies Document**

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# About This Volume and Relationship with Volumes 1, 2 and 3

Volume 4 of the Integrated Impact Assessment (IIA) Report (this volume) contains Site Survey Summary Sheets for each of the sites considered under the Site Selection Methodology. The assessment of sites and settlement-by-settlement rationale for site selection is described in Volume 2 of this IIA Report.

This volume of the IIA Report should be read in conjunction with Volumes 1, 2 and 3. In particular, Volume 1 provides background context to Local Plan development and the Sites and Policies document, as well as information on the IIA's history, approach and method. Volume 2 presents the results of the assessment of the proposed allocations and safeguarded land. Volume 3 presents the results of the assessment of the Sites and Policies document as a whole, whilst accounting for the policies of the plan.

This IIA reports the results of four assessments in order to inform the development of the Sites and Policies document. These are:

- Sustainability Appraisal (SA) / Strategic Environmental Assessment (SEA) assesses effects of the Sites and Policies document across a range of environmental, social and socio-economic issues;
- Health Impact Assessment (HIA) assesses effects of the Sites and Policies document on the health and well-being of the population and its ability to access health-related facilities and services. This also addresses equalities issues and has some overlap with Equalities Impact Assessment;
- Equalities Impact Assessment (EqIA) assesses effects of the Sites and Policies document in terms of equalities issues, with particular focus on disadvantaged or excluded groups of people. EqIA helps identify where we can best promote equality of opportunity; and
- Habitats Regulations Assessment (HRA) Screening assesses the potential for the Sites and Policies document to significantly affect a European nature conservation sites, and determine whether there is need for a full Appropriate Assessment.

As described in Section 2 of Volume 2 of this IIA Report, these Site Survey Summary Sheets were originally based on the site survey work that took place during 2007-2008, but have been refined at each stage of Local Plan preparation and further updated to inform preparation of this Sites and Policies document.

1

#### Post-Publication Errata:

Following publication of the IIA Report an error in a limited number of the Site Summary sheets was identified. The 'Development site' tick box was incorrectly completed. It is noted however that the 'Site allocation' box provided the correct information regarding each site and identified those proposed for allocation as development sites. The error has been corrected in this Volume. The amended sites are listed below:

Site	Settlement Group
LDF0064 Sites On Ryecroft Sports Ground	Rotherham Urban Area
LDF0099 North-East Of Parkgate Retail Park	Rotherham Urban Area
LDF0223 Land Off Undergate Road	Dinnington, Anston & Laughton Common
LDF0240 Former Kwik Save Site Off Lordens Hill	Dinnington, Anston & Laughton Common
LDF0289 Site Of Former Depot And Lantern Engineering Ltd	Maltby & Hellaby
Off Hamilton Road	
LDF0451 Land At Former Laycast Works	Aston, Aughton & Swallownest
LDF0502 Land Off Europa Link	Catcliffe, Treeton & Orgreave
LDF0505 Land West Of Sheffield Lane	Catcliffe, Treeton & Orgreave
LDF0601 Former Beighton Colliery Site , Park View,	Aston, Aughton & Swallownest
Swallownest	
LDF0608 Land At Falconer Farm, South Of Falconer Lane,	Rotherham Urban Area
Aughton	
LDF0755 Former Dc Cook Site	Rotherham Urban Area
LDF0756 Recreation Ground, School Lane	Rotherham Urban Area
LDF0760 Highfield Commercial	Waverley

# Rotherham Urban Area including Bassingthorpe Farm Strategic Allocation

Ref: Name:	LDF0008  OFF NIGHTINGALE	E CLOSE		Stage 1 Exclusion or taken to Sustainability Appraisal stage?	Site now fully developed (nursing home bui	lt)
Address:	MOORGATE			Sustainability Appraisal Socio-Economic Score	Sustainability Appraisal Environment Score	
Town	ROTHERHAM					2
Hectares:	0.91	Net Hectares:	0.73	7	F	1
Dwellings:	0	Employment Land	0.00			1
Developm	ent Site? Site A	llocation: n/a				
					rham MBC Licence No. 100019587	NOT TO SCALE

Ref:	LDF0009					
			Stage 1 Exclusion taken to Sustain		stage	
Name:	ROTHER VIEW	ROAD	Appraisal stage	ability		
Address:	CANKLOW		Sustainability Ap Socio-Economic		Sustainability Appraisal Environment Score	Amber
Town	ROTHERHAM		To the state of th			
Hectares:	2.40	Net Hectares:	1.92	River 20		
Dwellings	: 58	Employment Land	0.00	This was	原期品品源	
Developm	nent Site?  Si	te Allocation: No	GSA Mirtum	Comment of the commen	前往往後	4
		this allocation be retained. Any new homes be need as commitments, will be counted as wind	dfalls.	ht. Rotherham MBC Licen	Bratan Bratan Milow	Merci Timman Haman

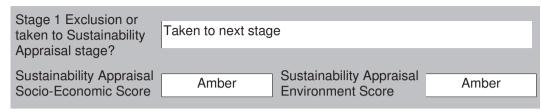
Ref:	LDF0010	Stage 1 Exclusion or
Name:	R/O 70-78 MOORGATE ROAD	taken to Sustainability Taken to next stage
		Appraisal stage?
Address:	MOORGATE	Sustainability Appraisal Socio-Economic Score Red Environment Score Amber
Town	ROTHERHAM	1 10 10 10 10 10 10 10 10 10 10 10 10 10
Hectares:	. 0.47 Net Hectares: 0.38	
Dwellings	Employment Land 0.00	
Developn	nent Site?   Site Allocation: No	
no suitable acquisition assembly i appropriate	mature trees. Transportation rate the site red noting that there will be means of vehicular access without demolition or further land. Furthermore, the large number of interests suggests that land ssues will be an obstacle. Given these issues it is considered to retain the existing residential allocation but not promote the site as nent site. Any completions on site will be monitored.	© Crown copyright. Rotherham MBC Licence No. 100019587  NOT TO SCALE

Ref:	LDF0011	Stage 1 Exclusion or
Name:	OFF CASTLE AVENUE	taken to Sustainability Taken to next stage
		Appraisal stage?
Address:	CANKLOW	Sustainability Appraisal Socio-Economic Score Red Sustainability Appraisal Environment Score Amber
Town	ROTHERHAM	
Hectares:	0.87 Net Hectares: 0.69	首目目目
Dwellings	Employment Land 0.00	
Developm	ent Site?   Site Allocation:   No	
ppropriate	to alter its allocation.	© Crown copyright. Rotherham MBC Licence No. 100019587

Ref:	LDF0013			Stage 1 Exclusion or	T-1 1 - 1 - 1 - 1 - 1		
Name:	LISLE ROAD BROOM			taken to Sustainability Appraisal stage?	Taken to next stag	ge 	
Address:	BROOM			Sustainability Appraisal Socio-Economic Score	Amber	Sustainability Apprai Environment Score	Green
Town	ROTHERHAM				11.	Broom Court	
Hectares:	0.52	Net Hectares:	0.42		1	Coun	55
Dwellings	17	Employment Land (	0.00	5			1
Developm	ent Site?   Site Allocation:	No		57	10	7 4-1	
esidential a		grounds and forms part of a wider ational context it is not considered allocation.		© Crown copyright. Rotherh	nam MBC Licence N	o. 100019587	Not to scale

Ref:	LDF0014			
Name:	OFF CENTENERY	WAY/ BAY	WTRY ROAD	
Address:	CANKLOW			
Town	ROTHERHAM			
Hectares:	6.65		Net Hectares:	
Dwellings:	0		Employment Land	6.65
Developm	ent Site? Site A	Allocation:	Employment Developme	ent Site

This site is allocated for business and industrial use in the adopted UDP and identified as development site E32. It has not come forward for development and there are several significant constraints to development. Contamination may require extensive remediation to make the site suitable for any type of development, and there are significant access issues. A new access road from Centenary Way would be unacceptable in principle. If developed, consideration should be given to accessing via Fullerton Road although this is not ideal. Given these access constraints built development other than for industrial or business use would not be appropriate. In the 2010 Employment Land Review the site (ELR49) scored moderately (2). Whilst acknowledging these constraints the site could provide opportunities for development in the future and it is proposed that the site is allocated as a development site for business and industrial use.





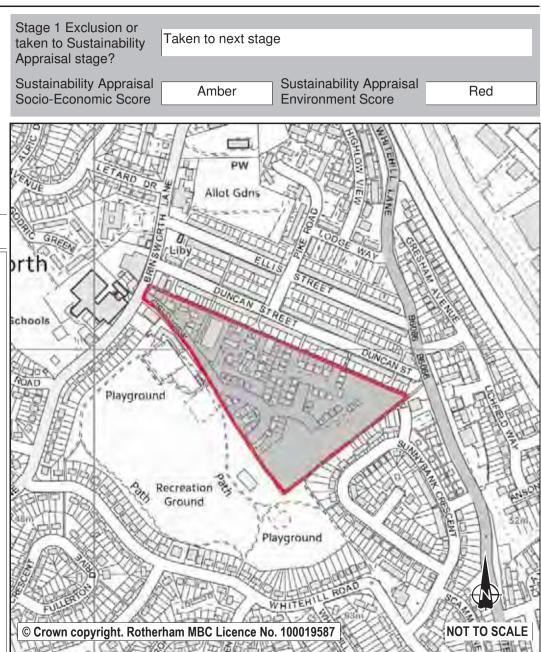
Ref: Name:	LDF0015 OFF FERNLEIGH	DRIVE		I	Stage 1 Exclusion or taken to Sustainability	Retained Urban G	reenspace	
ivaille.	OTTTEMBELIAIT				Appraisal stage?		0	
Address:	BRINSWORTH				Sustainability Appraisal Socio-Economic Score		Sustainability Appraisal Environment Score	
Town	ROTHERAM					1		11 =
Hectares:	0.99		Net Hectares:	0.79	11/4			11/7
Dwellings:	0	F	Employment Land	0.00			1913. LIM	
Developm	ent Site? Site A	Illocation:	n/a				1 11 111	
					1	7	////	
					/	_		
					45		-	
					4	1	thinds.	
					D.	1		
					-	COR !	THE CHAIN	<u>a</u> \\\\\\
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					MODELL O	√O B	400040507	D TO SCALE
					© Crown copyright. Rothe	rham MBC Licence No	D. 100019587	NOT TO SCALE

Ref:	LDF0016	Stage 1 Exclusion or
Name:	PHOENIX GROVE	taken to Sustainability Appraisal stage?  Taken to next stage
Address:	BRINSWORTH	Sustainability Appraisal Socio-Economic Score  Amber  Sustainability Appraisal Environment Score  Amber
Town	ROTHERHAM	
Hectares	0.42 Net Hectares: 0.34	
Dwellings	Employment Land 0.00	
Developr	nent Site?   Site Allocation: No	
persons bu	g that the site functions as incidental greenspace, adjacent to aged ingalows, forming a landscaped area which is high quality and high rding to the Greenspace Audit.	Crown copyright. Rotherham MBC Licence No. 100019587

Ref:	LDF0017		Stage 1 Exclusion or taken to Sustainability Taken to next stage
Name:	LAND ABUTTING BAWTRY ROAD, BRINSWORTH		taken to Sustainability Appraisal stage?
Address:	BRINSWORTH		Sustainability Appraisal Socio-Economic Score Amber Sustainability Appraisal Environment Score Amber
Town	ROTHERHAM		Sports Ground
Hectares:	1.72 Net Hectares:	1.38	
Dwellings	Employment Land	0.00	
Developm	ent Site? Site Allocation: No		Shafts (dis)
developable sufficient in be affected	n the Greenspace Audit. The site is steeply sloping an a area for residential along the Brinsford Road frontage itself (<0.4ha) to allocate as a development site. The s by Bus Rapid Transit proposals. Taking account of the that the existing allocation should be retained.	would not be ite may also	Canklow Bridge

Ref: LDF0018 FIELD VIEW Name: Address: BRINSWORTH Town **ROTHERHAM** 4.00 Net Hectares: 3.16 Hectares: 111 Dwellings: **Employment Land** 0.00 Residential Development Site Development Site? ✓ Site Allocation: This site is currently allocated as business use. Planning permission for

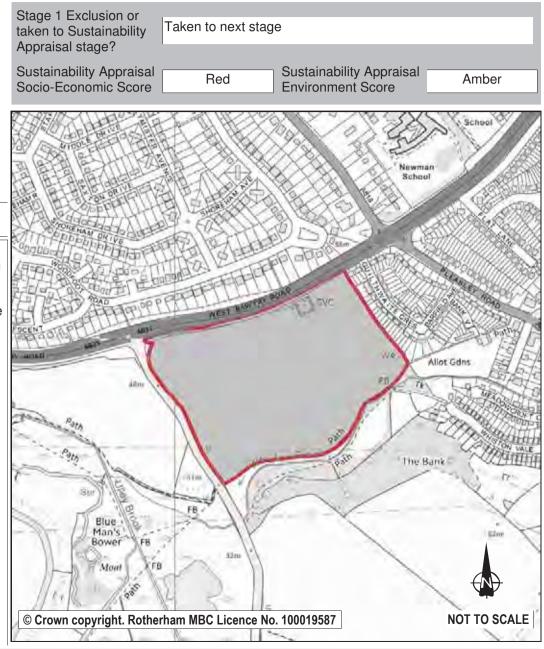
This site is currently allocated as business use. Planning permission for residential development was granted in 2011 and development is underway. Assessment reveals surface water flooding issues in the western corner of the site and topography may be an issue on site, assessment score amber. These issues will require consideration and mitigation prior to any development. It is however proposed to allocate the site for residential use and identify it as a development site.



Ref: Name:	LDF0019 ST. GEORGE'S DRIVE	Stage 1 Exclusion or taken to Sustainability  Taken to next stage
<b>A</b> alabas a a .	PDINOWODTH	Appraisal stage?  Sustainability Appraisal  Amber  Sustainability Appraisal  Red
Address:	BRINSWORTH	Socio-Economic Score Environment Score
Town	ROTHERHAM	
Hectares:	1.07 Net Hectares: 0.85	
Dwellings:	Employment Land 0.00	
Developm	ent Site?   Site Allocation:   No	
Given these designation	p interests suggests that land assembly issues will be an obstacle. e aspects, it is considered appropriate to retain the existing residentia but not promote the site as a development site. Any completions or monitored as potential windfalls.	A B B

Ref:	LDF0020			
Name:	OFF WEST BAWT	RY ROAD		
Address:	WHISTON			
Town	ROTHERHAM			
Hectares:	10.71		Net Hectares:	5.47
Dwellings:	219		Employment Land	0.00
Developm	ent Site? Site A	Illocation:	Safeguarded land for re	esidential

It is proposed that this site be identified as Safeguarded Land for potential residential development beyond the Plan period or on review of the Local Plan in recognition of its positive attributes such as its relationship to the existing built settlement and it meeting the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy). Whilst it is acknowledged that there are identified constraints including access and its proximity to a Scheduled Ancient Monument, a Local Wildlife Site, and part of the site being within Flood Zones 2 and 3, it is anticipated that these will be suitably mitigated within any future resolutions to grant planning permission. A significantly lower developable site area has been used to enable buffering of the Local Wildlife Site and exclusion of the flood zones 2 and 3 from any future development platform. This site is currently allocated as Green Belt. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.

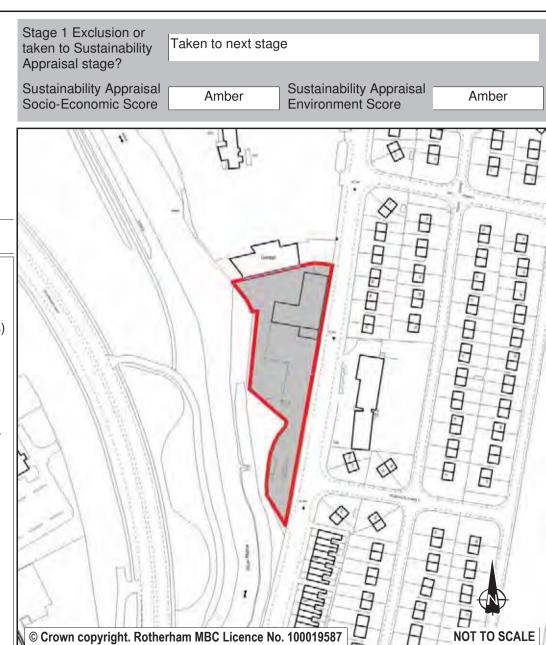


Ref: Name:	LDF0021 ABDY FARM		Stage 1 Exclusion or taken to Sustainability Appraisal stage?
Address:	THE GREEN		Sustainability Appraisal Socio-Economic Score  Sustainability Appraisal Environment Score  Red  Red
Town	WHISTON		7 100 00 00 00 00 00 00 00 00 00 00 00 00
Hectares:	0.67	Net Hectares: 0.54	7 CB / CB
Dwellings:	16	Employment Land 0.00	
Developm	ent Site? Site	Allocation: No	
out not pror	it is considered app note the site as a d as potential resident	ropriate to retain its existing residential allocation evelopment site. Any completions on site will be tial windfalls.	Nicklin House  Cricket Ground  O Crown copyright. Rotherham MBC Licence No. 100019587  Sports Pavilion

]

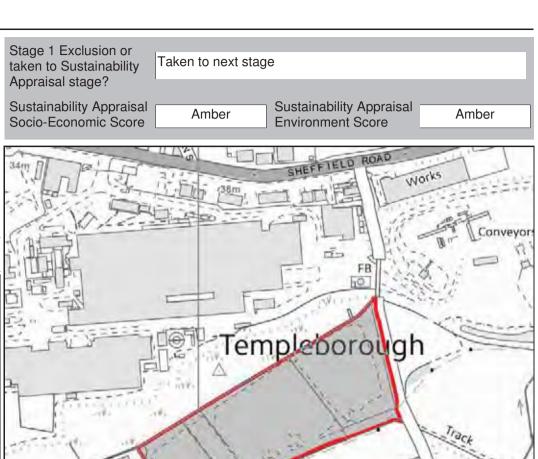
This site is currently allocated for industrial and business use. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment. Whilst planning permission for residential use was previously granted on appeal, this has now lapsed. The site is at high risk of flooding.

It is proposed that this site continues to be identified as industrial and business given the Environment Agency concerns regarding high flood risk and suitability for residential uses.



Ref:	LDF0023				
Name:	OFF GRANGE LANE				
Address:	TEMPLEBOROUGH				
_					
Town	ROTHERHAM				
Hectares:	4.40	Net Hectares:			
Dwellings	: 0	Employment Land	4.40		
Developm	nent Site? ✓ Site Allocation:	Employment Development	ent Site		
This site is allocated for business and industry and currently consists of a					

This site is allocated for business and industry and currently consists of a warehouse and adjoining vacant land. There are no significant constraints to development and in the 2010 Employment Land Review the site (ELR148) scored highly (3) with a recommendation to retain the current employment allocation. The site is within the Sheffield City Region Enterprise Zone and is currently subject to a Local Development Order which grants permission for a range of employment uses. It is therefore proposed that the site remains allocated for industry and business and is identified as a development site.



Reservoirs

**NOT TO SCALE** 

Warehouse

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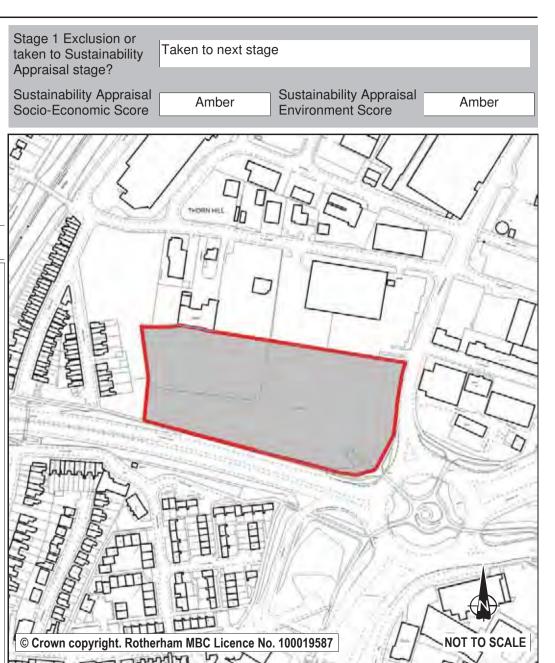
Sub Station

Ref: Name:	LDF0024 BAWTRY ROAD	Stage 1 Exclusion or taken to Sustainability	Retained Urban Greenspace
ramo.		Appraisal stage?  Sustainability Appraisal	Sustainability Appraisal
Address:	BRINSWORTH	Socio-Economic Score	Environment Score
Town	ROTHERHAM	L Hans	
Hectares:	3.43 Net Hectares:	1 2 701	
Dwellings	Employment Land 0.00	TOB	
Developm	ent Site?   Site Allocation:   n/a	7	
		are II	
		5	
		7/	
		M	1.0
		The same	TOTAL P.
		1.00	
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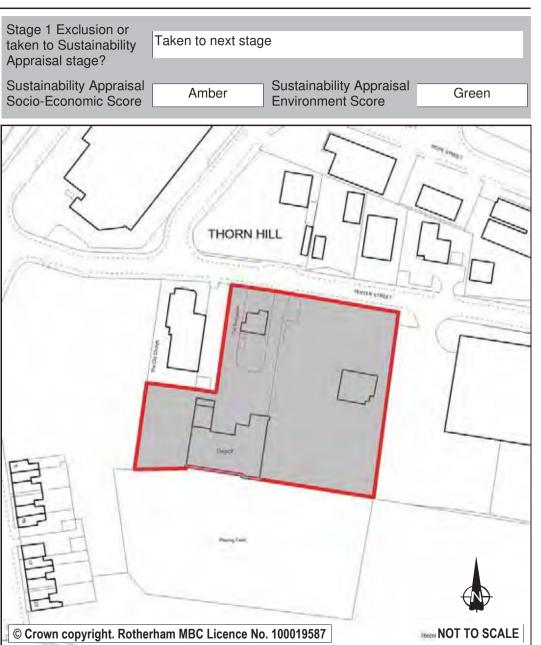
Ref:	LDF0025					
Name:	RECREATION GROUND AND FORMER SCHOOL PLAYING FIELD					
Address:	ess: ADJACENT TO NEW WORTLEY ROAD A629					
Town	ROTHERHAM					
Hectares:	2.10	Net Hectares:	1.68			
Dwellings:	67	Employment Land	0.00			
Davalonm	Development Site? Site Allocation: No - change existing allocation to					

To be allocated as green space. The site meets a recognised recreational need and serves an important amenity and townscape function. The potential for some limited residential on the site following determination of the green link between Bassingthorpe Farm strategic allocation and Rotherham Town Centre, will be investigated further, but access to the residential units will require careful consideration.

Green Space until further discussions

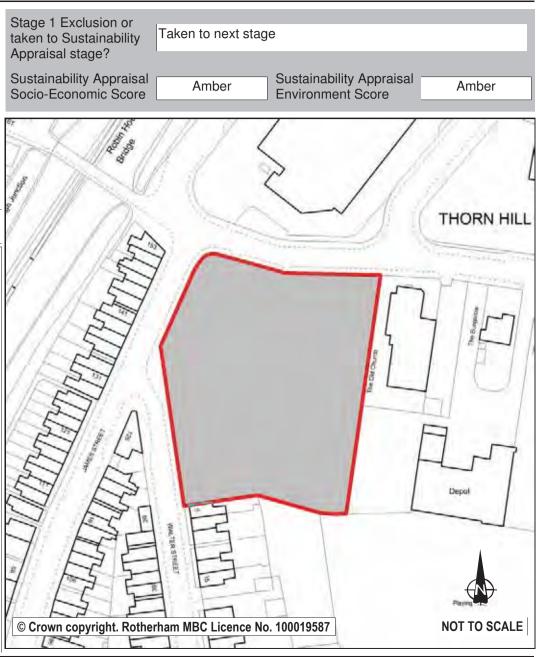


Ref:	LDF0026				St	
Name:	LAND AT THE BUNGALOW AND ADJACENT LAND,					
Address:	TENTER STREET,	THORN H	HILL		Su So	
Town	ROTHERHAM					
Hectares:	0.70		Net Hectares:			
Dwellings:	0		Employment Land		0.70	
Developm	ent Site? Site A	Allocation:	No - retain existing allo	ocation	3	
This site is allocated for industrial and business use at present and there are existing operations on the site. It is therefore proposed to retain the site's industrial and business use allocation.						



LDF0027 Ref: FORMER THORN HILL PRIMARY SCHOOL Name: Address: TENTER STREET **ROTHERHAM** Town 0.53 Net Hectares: 0.42 Hectares: 13 Dwellings: **Employment Land** 0.00 Residential Development Site Development Site? ✓ Site Allocation:

It is proposed that this site be allocated as a residential development site in recognition of its positive attributes (it being the site of former Thorn Hill Primary School which has now moved to a nearby site and it meeting the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy). Whilst it is acknowledged that there are identified constraints including the impact of neighbouring uses on any potential residential development, as well as providing a Mixed Use Games Area (MUGA) it is anticipated that these will be suitably mitigated within any future resolutions to grant planning permission. This site is currently allocated as Community Use. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.

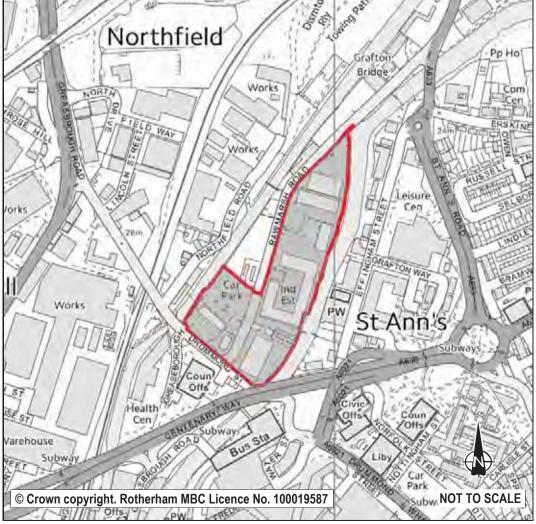


Ref:	LDF0028	Stage 1 Exclusion or taken to Sustainability Site remains in use
Name:	BAILEY HOUSE	Appraisal stage?
Address:	RAWMARSH ROAD	Sustainability Appraisal Socio-Economic Score  Sustainability Appraisal Environment Score
Town	ROTHERHAM	5-3/11/2012
Hectares:	0.65 Net Hectares:	5 11 17 A ST / D ST 11 1 1
Dwellings:	0 Employment Land 0.65	
Developm	ent Site? Site Allocation: n/a	
This site is offices. It is allocation.	allocated for community facilities and is currently in use as Council therefore proposed to retain the current community facilities	© Crown copyright. Rotherham MBC Licence No. 100019587  NOT TO SCALE

Ref:	LDF0029					
Name:	CLARE COURT, ASHLEY INDUSTRIAL ESTATE, ASHLEY COURT AND OTHER SMALL INDUSTRIAL ACTIVITIES					
Address:	RAWMARSH ROA	D				
Town	ROTHERHAM					
Hectares:	3.85		Net Hectares:			
Dwellings	0	1	Employment Land	3	3.85	
Developm	ent Site? Site	Allocation: No	- retain existing allo	cation		
Thio oito io	allocated for busine	oo and industri	al use and consists	of a numb	or of	

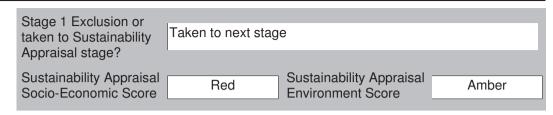
This site is allocated for business and industrial use and consists of a number of industrial and commercial uses. In the 2010 Employment Land Review the site (ELR91) scored highly (3) with a recommendation that the employment allocation be retained. Although an area of land at Clare Court may have land stability issues it is currently in use as a car park. It is proposed to retain the existing industry and business allocation.





Ref:	LDF0030					
Name:	LAND OFF NORTHFIELD ROAD ADJACENT TO THE CANAL					
Address:	LAND OFF NORTH	HFIELD RO	DAD			
Town	ROTHERHAM					
Hectares:	2.56		Net Hectares:			
Dwellings	0		Employment Land	2.56		
Developm	ent Site? Site A	Allocation:	Retain industrial and bus	iness use		

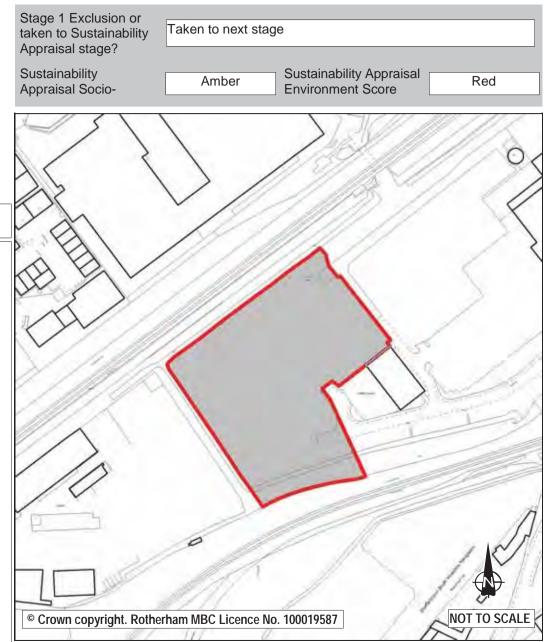
Although this site is identified as an employment development site (E21) in the current UDP it is not readily accessible. Access is achieved via a narrow industrial road already heavily used by the local oil recovery company, and with potential access difficulties with the junction with Greasbrough Road. It lies adjacent to the South Yorkshire Navigation and the canal basin (where there is some identified biodiversity interest), and is within flood zone 3a. In addition a canal towpath crosses the site, and there is a pylon present. In the 2010 Employment Land Review the site (ELR7) scored 1 (poor) and the recommendation was to consider re-allocation to a non-employment allocation. It was therefore previously proposed to reallocate the site to green space. However following the 2014 consultation the site has been promoted to the Council as being potentially suitable for the transfer of minerals from the adjacent canal. Whilst the site has a number of constraints it is acknowledged that there are few sites such as this which could be utilised for transfer of freight from canal to road. As such the Council considers that the site should remain allocated for business and industrial use, although not identified as a development site. Furthermore, it is proposed to identify this as a mineral safeguarding site.





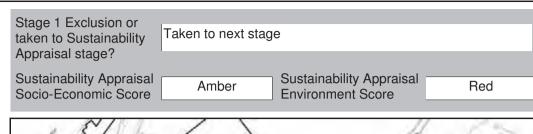
Ref:	LDF0031					
Name:	LAND OFF ROTHERHAM ROAD, PARKGATE					
Address:	ROTHERHAM ROAD PARKGATE					
Town	ROTHERHA	M				
Hectares:	1.78	3	Net Hectares:			
Dwellings		0	Employment Land	1.63		
Development Site   ✓ Site Allocation: Employment Development Site						
is proposed to maintain the existing industrial and business allocation. This ite is allocated for business and industrial use in the UDP. This site has						

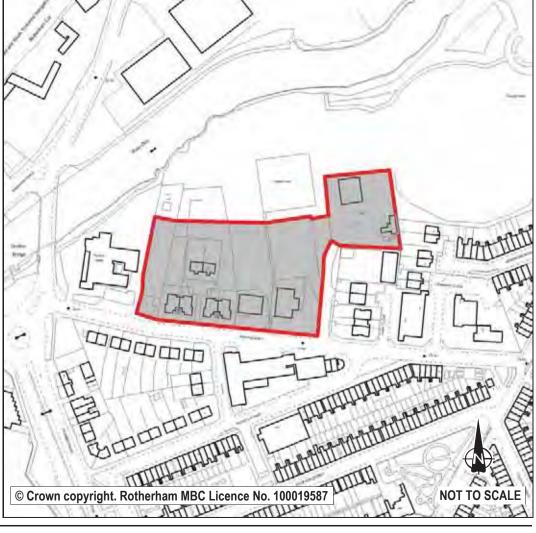
It is proposed to maintain the existing industrial and business allocation. This site is allocated for business and industrial use in the UDP. This site has planning permission for employment uses (in conjunction with the wider site which has permission for further retail units in addition to the existing B&Q). In the Employment Land Review 2010 this site (ELR6) scored highly (3) and the recommendation was to retain as an employment development site. The site has no major constraints, with any substantive issues being addressed through the existing planning permissions. It is proposed that the land remains identified for industrial and business use and is identified as a development site.



Ref:	LDF0032					
Name:	LAND OFF ERSKI	NE ROAD				
					_	
Address:	ERSKINE ROAD, S	ST ANN'S				
Town	ROTHERHAM					
Hectares:	1.10		Net Hectares:	0.8	8	
Dwellings:	35		Employment Land	0.0	0	
Developm	ent Site? Site A	Illocation:	No, retain existing alloc	ation		
Asiatain the suisting Decidential Allocation with the surrout private years on site						

Maintain the existing Residential Allocation with the current mix of uses on site. Not promoting the site as a development site, any completions on site will be monitored. It is situated within Flood Zone 3a that will hamper re-development proposals for sensitive land uses.





Ref:	LDF0033			Stage 1 Exclusion or
Name:	OFF FERNLEIGH DRIVE,/AL	JGUSTUS ROAD, BRINSWC	ORTH	taken to Sustainability Appraisal stage?  Taken to next stage
Address:	BRINSWORTH			Sustainability Appraisal Socio-Economic Score  Amber  Sustainability Appraisal Environment Score  Amber
Town	ROTHERHAM			
Hectares:	0.38	Net Hectares:	0.38	
Dwellings:	: 11	Employment Land	0.00	
Developm	ent Site?   Site Allocation:	No		
site. Any co	allocation is retained but not prompletions on site will be moni	itored.		© Crown copyright. Rotherham MBC Licence No. 100019587

Ref: Name:	LDF0034  OFF BRINSWORTH LANE		Stage 1 Exclusion or taken to Sustainability Appraisal stage?	Retained Urban Greenspa	ice	
Address:	BRINSWORTH		Sustainability Appraisal Socio-Economic Score	Sustai Enviro	nability Appraisal nment Score	
Town	ROTHERHAM				1	MILLIAME
Hectares:	1.13	Net Hectares:	In Frances - 1		B	Library E
Dwellings:	0 Empl	byment Land 0.00	14 1-		MAR	A Man
Developm	ent Site?  Site Allocation:  n/a					
				The MBC Licence No. 100019		That to scale

Ref:	LDF0035				Stage 1 Exclusion or			
Name:	OFF BRI	NSWORTH LANE/ F	FIELD VIEW,		taken to Sustainability Appraisal stage?	Retained Urban G	reenspace	
Address:	BRINSW	ORTH			Sustainability Appraisal Socio-Economic Score		Sustainability Appraisal Environment Score	
Town	ROTHER	HAM				LETARO DR W	PW Allot Gdns	
Hectares:		6.72	Net Hectares:				Allot 6411	
Dwellings:		0	Employment Land	0.00	The second second	0	W Tonge	
Developmo	ent Site?	Site Allocation:	n/a		Brinsworth			
					Schools		NGAN STREET	
					HILD SOLD OF			Car Ser Land
					AO DAIVE TO MOAD	Playground	Carl Carl	
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						Contract of the Contract of th		
					WORTH STATE	Rosevani Ground		
							Playground	<b></b>
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					MANON HOAD			
					© Crown copyright. Rothe	rham MBC Licence No		NOT TO SCALE

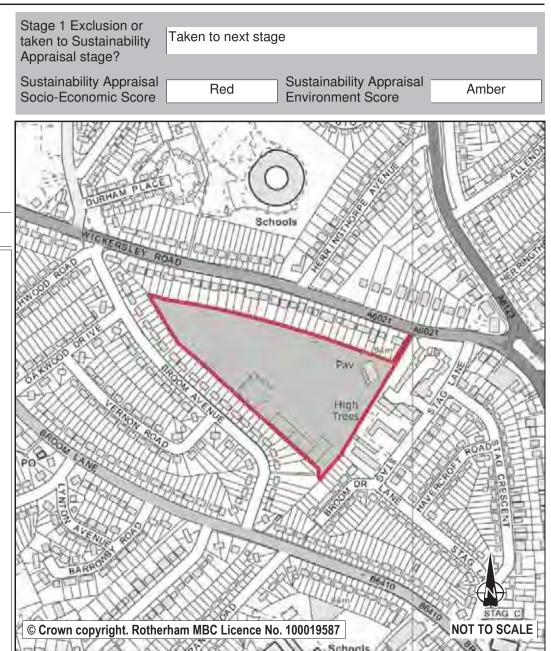
Ref: Name:	LDF0036  BAWTRY ROAD SPORTS GROUND	Stage 1 Exclusion or taken to Sustainability Appraisal stage?  Retained Urban Greenspace
Address:	BRINSWORTH	Sustainability Appraisal Socio-Economic Score  Sustainability Appraisal Environment Score
Town	ROTHERHAM Net Heateres	
Hectares: Dwellings		
	ent Site?   Site Allocation:   n/a	202
		© Crown copyright. Rotherham MBC Licence No. 100019587

Ref:	LDF0037				Stage 1 Exclusion or	Datained Lirban C	raananaaa	
Name:	OFF ORCHARD V	WAY			taken to Sustainability Appraisal stage?	Retained Urban G	reenspace	
Address:	BRINSWORTH				Sustainability Appraisal Socio-Economic Score		Sustainability Appra Environment Score	aisal
Town	ROTHERHAM				河南 后間	WALLEY OF	CRESCENT	
Hectares:	2.46		Net Hectares:		AANOR ROAD			
Dwellings:	0		Employment Land	0.00		The bright of the same		
Developm	ent Site?   Site	Allocation:	n/a			被風影響		
							LE TORIVE	
					Liam A S		Mary Town	
							Brinsworth Whitel	
						KYNANGE CHE	Primary School	DACHARD ORCHARD
								Brinsworth Howarth Primary School
					1			The state of the s
					Nursery Bungalow	17-1/15	BAINSHIO	
					100		BAWSWORTHROA	
					Osmantied Rallicas	THE RESERVE		VIEW DIEW
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					allway.	<b>沙里</b>		自己atcl
					© Crown copyright. Rothe	rham MBC Licence No	o. 100019587	NOT TO SCALE

Ref:	LDF0038	Stage 1 Exclusion or taken to Sustainability Retained Urban Greenspace
Name:	BROOM VALLEY ROAD ALLOTMENTS	Appraisal stage?
Address:	BROOM	Sustainability Appraisal Sustainability Appraisal Environment Score  Sustainability Appraisal Environment Score
Town	ROTHERHAM	ETHER THE THE PERIOD OF THE PROPERTY OF THE PERIOD OF THE
Hectares:	2.07 Net Hectares:	Managar Committee of the contraction of the contrac
Dwellings:	0 Employment Land 0.00	THE THE STATE OF THE PARTY OF T
Developm	ent Site?   Site Allocation:   n/a	P PL COUNTY OF THE STATE OF THE
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Ref: LDF0039	Stage 1 Exclusion or taken to Sustainability Retained Urban Greenspace
Name: OFF OXLEY COURT ALLOTMENTS	taken to Sustainability Appraisal stage?  Retained Urban Greenspace
Address: BROOM	Sustainability Appraisal Socio-Economic Score  Sustainability Appraisal Environment Score
Town ROTHERHAM	The state of the s
Hectares: 2.28 Net Hectares:	all the state of t
Dwellings: 0 Employment Land 0.00	tillillilling the training of
Development Site?   Site Allocation:   n/a	O DIE BULL OF BULL
	HILITIAN COLOR OF THE PROPERTY
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This site is allocated Urban Greenspace in the adopted Unitary Development Plan and is currently in use as a private sports club - planning permission (RB2012/1608) was granted to create car parking for Whiston Wildcats Junior Football Club. The Council consideres it appropriate to retain its existing allocation as Urban Greenspace in the light of the demonstrable demand for sporting facilities on this site.

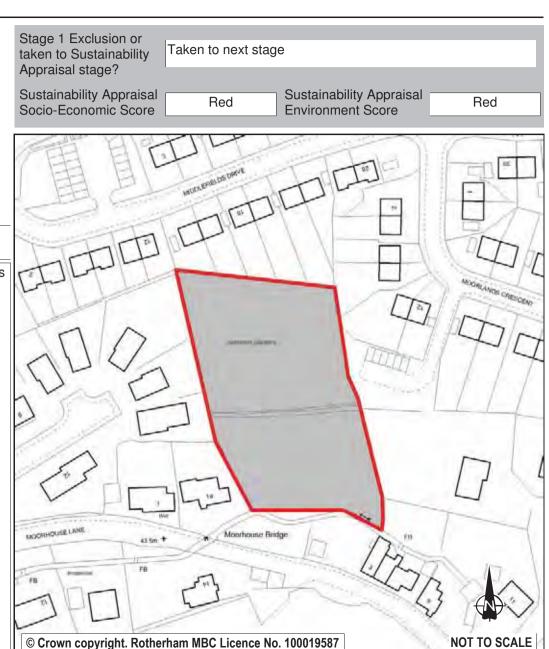


Ref: Name:	DFF COW RAKES LANE	Stage 1 Exclusion or taken to Sustainability Appraisal stage?
Address:	WHISTON	Sustainability Appraisal Socio-Economic Score  Sustainability Appraisal Environment Score
Town Hectares Dwellings Developr		© Crown copyright. Rotherham MBC Licence No. 100019587

Ref:	LDF0042			Stage 1 Exclusion or	Retained Urban Gre	eenspace	
Name:	OFF BANK VIEW			taken to Sustainability Appraisal stage?	Trotained orbain and	зепорабо	
Address:	WHISTON			Sustainability Appraisal Socio-Economic Score		Sustainability Appra Environment Score	2
Town	ROTHERHAM			A COUNTY	Day		THAPP O
Hectares:	0.96	Net Hectares:		3	~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~	Don	PAD O
Dwellings	: 0	Employment Land	0.00	Q B	DIDIDI	. W W (1)	4
Developm	ent Site? Site Allocation:	n/a		HEE	SZZ FA		747 25
				THE WAY	B A	Don.	53
				RI B B B B B B B B B B B B B B B B B B B		DIDIDIDIDI	DA
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				© Crown copyright. Rothe	rham MBC Licence No.	100019587	WHY TON VALE

Eleka karanan	and the state of the state	and a send four all advanced a send or and a send	
Developm	ent Site? Site A	Allocation: Green Space	
Dwellings	10	Employment Land	0.00
Hectares:	0.42	Net Hectares:	0.34
Town	ROTHERHAM		
Address:	WHISTON		
Name:	R/O 14 -24 MIDDLI	EFIELDS DRIVE	
Ref:	LDF0043		

This is a steeply sloping site, part used for allotments and part well treed. Access for development would be problematic, with Transportation rating the site red noting that additional land/demolition will be required to enable construction of a suitable access and that the site it is not well served by public transport. Assessment reveals surface water flooding issues on site, assessment score amber. In recognition of the site's function it is considered appropriate that it be reallocated from residential to urban greenspace.



Ref:	LDF0044				Stage 1 Exclusion or			
Name:	LAND OFF ELDON	N ROAD			taken to Sustainability Appraisal stage?	Retained Urban Green	nspace	_
Address:	ALLOTMENT GAF	RDENS TO	REAR OF 58 - 96		Sustainability Appraisal Socio-Economic Score	Su En	stainability Appraisal invironment Score	
Town	ROTHERHAM							
Hectares:	1.05		Net Hectares:					11
Dwellings:	0		Employment Land	0.00	River			
Developm	ent Site? Site	Allocation:	Community Facilities		Don			///
					© Crown copyright. Rothe	rham MBC Licence No. 100	Threw hours	NOT TO SCALE

LDF0045 Ref: LAND OFF STUBBIN ROAD Name: Address: UPPER HAUGH **ROTHERHAM** Town 0.89 Net Hectares: 0.71 Hectares: 21 Dwellings: **Employment Land** 0.00 Residential Development Site Development Site? ✓ Site Allocation:

It is proposed that this site be allocated as a residential development site in recognition of its positive attributes such as its relationship to the existing built settlement, and it meeting the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy). Assessment reveals surface water flooding issues in the northern part of the site (1 in 100 year), and on the eastern boundary (1 in 1000 year) assessment score amber. These issues will require investigation and mitigation prior to any development; consideration will need to be given to design of layout, floor and ground levels to eliminate the risks. This site is currently allocated as Green Belt. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.

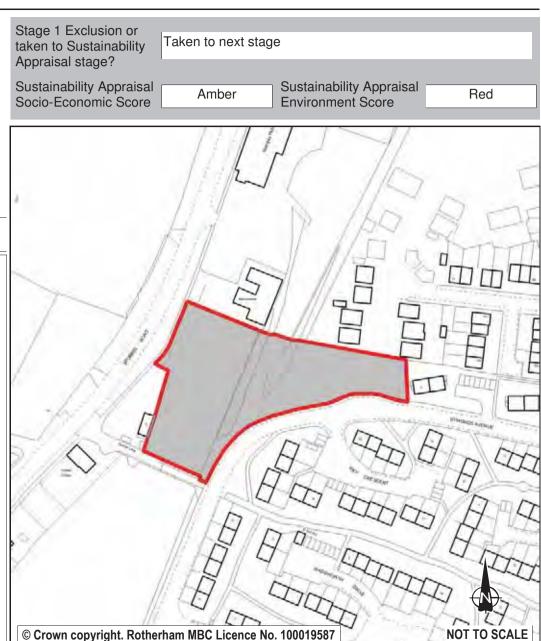
Stage 1 Exclusion or Taken to next stage taken to Sustainability Appraisal stage? Sustainability Appraisal Sustainability Appraisal Amber Amber Socio-Economic Score **Environment Score** 

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**NOT TO SCALE** 

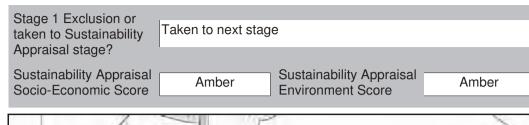
Ref:	LDF0046			
Name:	LAND OFF SYMON	NDS AVEN	IUE	
Address:	UPPER HAUGH			
Town	ROTHERHAM			
Hectares:	0.53		Net Hectares:	0.44
Dwellings:	13		Employment Land	0.00
Developm	ent Site? Site A	Illocation:	Residential Development	Site

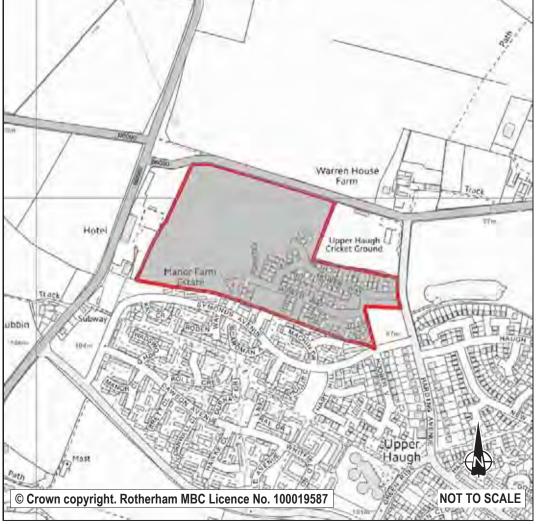
It is proposed that this site be allocated as a residential development site in recognition of its positive attributes such as its relationship to the existing built settlement, and it meeting the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy). Assessment reveals surface water flooding issues in the north west of the site, assessment score red, although the eastern half of the site may still be viable for development. These issues will require consideration and mitigation prior to any development. This site is currently allocated as Green Belt. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.



Ref: LDF0047 LAND OFF WENTWORTH ROAD Name: Address: UPPER HAUGH Town **ROTHERHAM** 9.88 Net Hectares: 5.27 Hectares: 188 Dwellings: **Employment Land** 0.00 Residential Development Site Development Site? ✓ Site Allocation:

It is proposed that this site be retained as a residential development site in recognition of development commencing to implement application RB2010/1277. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.





Ref:	LDF0048	Stage 1 Exclusion or	
Name:	HARDING AVENUE / SYMONDS AVENUE, RAWMARSH	taken to Sustainability Appraisal stage?  Taken to next stage	
Address:	UPPER HAUGH	Sustainability Appraisal Socio-  Sustainability Appraisal Environment Score	Red
Town	ROTHERHAM	WER WAY	7
Hectares:	0.52 Net Hectares: 0.47		11
Dwellings	0 Employment Land 0.00		1
Developm	ent Site Site Allocation: Retail Development Site	MACERSON DRIVE	1
onsidered Illocation to which will re	a that could be utilised to provide retail provision. Accordingly, it is appropriate to amend its existing residential development site that of retail. Assessment reveals surface water flooding issues equire consideration and mitigation prior to any development - t score red.	© Crown copyright. Rotherham MBC Licence No. 100019587	NOT TO SCALE

Ref:	LDF0049			Stage 1 Exclusion				
Name:	LAND TO REAR C	DF HAGUE AVENUE		taken to Sustaina Appraisal stage?	ability	aken to next sta	ge	
Address:	UPPER HAUGH			Sustainability App Socio-Economic	praisal Score	Red	Sustainability Appra Environment Score	Red
Town	ROTHERHAM			7			//	199
Hectares:	8.93	Net Hectares:	6.25				//	1
Dwellings	: 150	Employment Land	0.00	7			//	1
Developm	nent Site? Site	Allocation: No - retain existing allocation					ls/	
	ed as Green Belt.			© Crown copyrigh	nt. Rotherha	E RUSHE	o. 100019587	NOT TO SCALE

Ref:	LDF0050	o:	
Name:	LAND FORMERLY OWNED BY BRITISH GAS	Stage 1 Exclusion or taken to Sustainability Appraisal stage?  Taken to next stage	
Address:	OFF MANGHAM WAY, BARBOT HALL	Sustainability Appraisal Socio-Economic Score  Amber Sustainability Appraisal Environment Score	Amber
Town	ROTHERHAM		
Hectares	1.03 Net Hectares:		(//
Dwellings	Employment Land 1.03		Barbot Hall moustral Senate
Developn	nent Site?   Site Allocation: No - retain existing allocation		1 V
Employme wider industite, asses	been granted planning permission for a driving test centre.  Int uses remain most appropriate given the site's location within the strial estate. Assessment reveals surface water flooding issues on sment score amber. It is proposed to retain the site's industrial and se allocation.	© Crown copyright. Rotherham MBC Licence No. 100019587	NOT TO SCALE

Ref:	LDF0051	Stage 1 Exclusion or taken to Sustainability Retained Urban Greenspace
Name:	LAND OFF HART HILL	Appraisal stage?
Address:	UPPER HAUGH	Sustainability Appraisal Socio-Economic Score  Sustainability Appraisal Environment Score
Town	ROTHERHAM	
Hectares:	0.45 Net Hectares:	A DO TILL
Dwellings:	·	DY DY DY DY DY
Developm	ent Site?   Site Allocation:   n/a	HAMP
		7 H & D Manor Farm
		Fistate Fistate
		DADON C STORM
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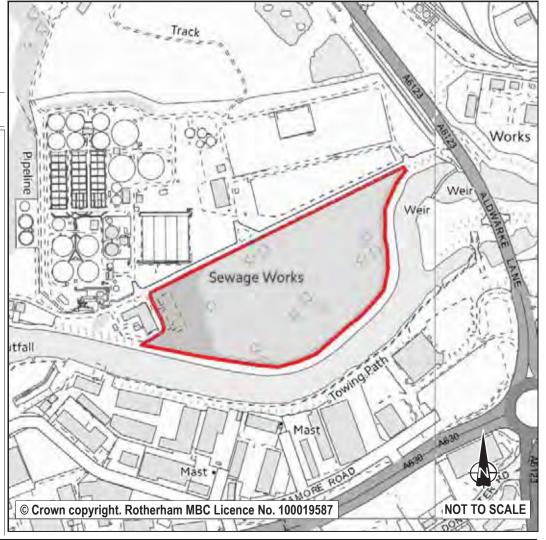
Ref:	LDF0052	Stage 1 Exclusion or
Name:	LAND ADJACENT TO BRITISH WATERWAYS DEPOT	taken to Sustainability Appraisal stage?  Retained Urban Greenspace
Address:	TO EAST OF ROTHERHAM ROAD AT PARKGATE	Sustainability Appraisal Socio-Economic Score  Sustainability Appraisal Environment Score
Town		
Hectares:	4.91 Net Hectares:	
Dwellings	0 Employment Land 0.00	
Developm	ent Site? Site Allocation: n/a	Métall World
South York	Strategy - as a dredging site for British Waterways arisings from the shire Navigation. It is proposed to retain the existing Urban e designation with capability to accommodate waste arisings from the SYN.	Playing Flaying Flayin

Ref:	LDF0053				Stage 1 Exclusion or	Potained Urban Gr	reenspace + remainde	r davalanad
Name:	LAND OFF GREEI	N RISE			taken to Sustainability Appraisal stage?	Retained Orban Gr	reenspace + remainde	r developed
Address:	UPPER HAUGH				Sustainability Appraisal Socio-Economic Score		Sustainability Apprais Environment Score	sal
Town	ROTHERHAM				HAH	10 m		品当节
Hectares:	1.94		Net Hectares:	1.50	DIDIT	220	日日日	
Dwellings:	0		Employment Land	0.00	= - [	Ton Sa		
Developm	ent Site? Site	Allocation:	n/a		TO BOOK OF	In o on	8 800	
					CILI ETIDO	7 8 400	四日日	
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					© Crown copyright. Rother	rham MBC Licence No	. 100019587	NOT TO SCALE

Ref:	LDF0054			
Name:	LAND AT ALDWAR	RKE SEWA	AGE TREATMENT WOF	RKS
Address:	(OFF ALDWARKE	LANE) TC	SOUTH OF ACCESS F	ROAD.
Town	ROTHERHAM			
Hectares:	4.90		Net Hectares:	
Dwellings	0		Employment Land	4.90
Developm	ent Site? Site A	Allocation:	No - retain existing alloc	cation

Proposed allocation is for business and industrial use. The site is currently allocated for general industrial use and consists of land owned by Yorkshire Water which is currently used as Short Rotation Coppice. There are issues of vehicular access and sustainability, and the site is within Flood Zone 2. Whilst it is not readily available for employment development it is proposed to retain the site's employment allocation in conjunction with the adjoining Yorkshire Water owned land.





Ref:	LDF0055			
Name:	LAND OFF HAUGH	H ROAD		
Address:	UPPER HAUGH			
Town	ROTHERHAM			
Hectares:	5.02		Net Hectares:	4.00
Dwellings:	120		Employment Land	0.00
Developm	ent Site? Site A	Allocation:	No - retain existing alloc	cation
Jaurah Roa	d follows a ridge line	and dovo	lonmont of any citoe to t	ha couth of

Haugh Road follows a ridge line and development of any sites to the south of this road will be highly visible from a wide area. Haugh Road also serves to form a strong Green Belt boundary with only minor development at Rockingham House Farm and the Chapel Walk area. Transportation Team rate the site red in recognition that additional land would be required to enable construction of a suitable access. It is also worth noting that Natural England identify the site as Lowland Meadow Grassland. Taken collectively, these issues justify retention of the site's current Green Belt allocation. English Heritage observe that this site lies just over 1km from the Grade II\* Registered Park and Garden of Wentworth Woodhouse on a hillside which is prominent from the designed landscape. Consequently, they would support it remaining in the Green Belt.



Ref:	LDF0056		
Name:	FORMER TIP SITE	<u> </u>	
Address:	WARREN VALE		
Town	ROTHERHAM		
Hectares:	16.37	Net Hectares:	5.00
Dwellings:	200	Employment Land	0.00
Developm	ent Site? Site A	Allocation: No	
-	-	rding the site's previous use as a re	•

Significant concerns exist regarding the site's previous use as a refuse tip and the potential that may exist for contamination and ground stability issues.

Additional negative considerations to its reallocation include access difficulties, its proximity to a Local Wildlife Site and overhead power lines. Retain as Green Belt.

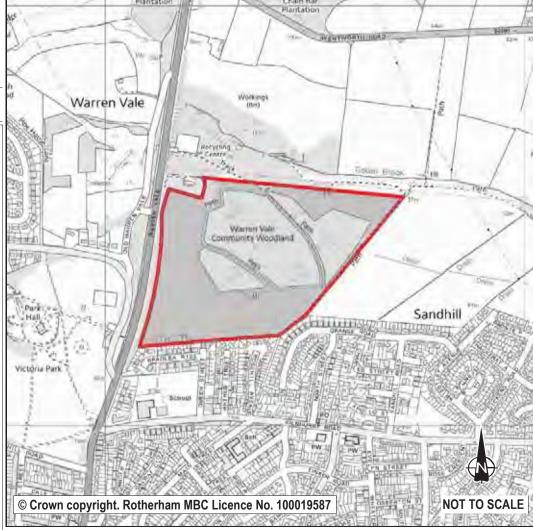
Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score

Taken to next stage

Sustainability Appraisal Environment Score

Red

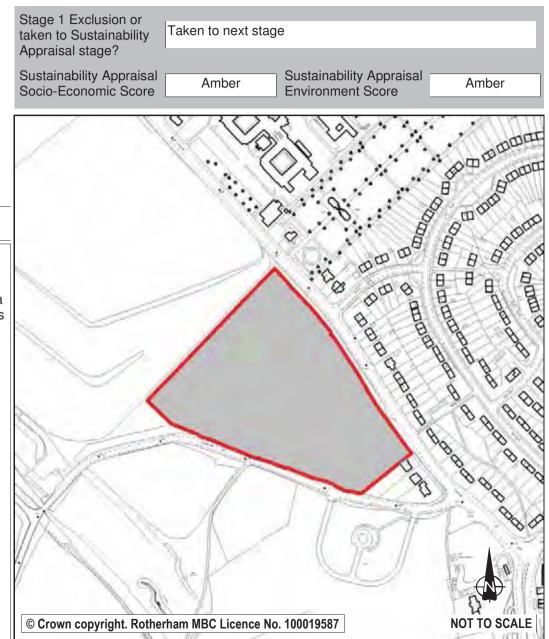


Ref:	LDF0057	Stage 1 Exclusion or	
Name:	LAND AT ALDWARKE SEWAGE TREATMENT WORKS (OFF ALDWARKE LANE)	taken to Sustainability Appraisal stage?  Taken to next stage	
Address:	TO NORTH OF ACCESS ROAD.	Sustainability Appraisal Socio-Economic Score Red Environment Score	Amber
Town	ROTHERHAM		
Hectares	: 1.19 Net Hectares:		
Dwellings	Employment Land 1.19		
Developr	nent Site?   Site Allocation: No - retain existing allocation		SI
land for the sustainabi	allocated for business and industrial use and consists of operational e sewage treatment works. There are issues of vehicular access and ity and the site is within Flood Zone 2. It is proposed to retain the ent industrial and business use allocation in conjunction with the and.	© Crown copyright. Rotherham MBC Licence No. 100019587	OT TO SCALE

Ref: Name:	LDF0058  LAND OFF KILNHURST ROAD	Stage 1 Exclusion or taken to Sustainability Appraisal stage?
Address:	RAWMARSH	Sustainability Appraisal Socio-Economic Score  Amber Sustainability Appraisal Environment Score  Green
Town	ROTHERHAM	
Hectares:	0.81 Net Hectares: 0.65	
Dwellings	: 18 Employment Land 0.00	
Developm	nent Site?   Site Allocation:   No	
esidential :	or the erection of 16 units) and it is considered that its existing site allocation should be retained. The site is too small to allocate as nent site / preferred allocation. Any completions on site will be windfalls.	© Crown copyright. Rotherham MBC Licence No. 100019587  NOT TO SCALE

Ref:	LDF0059			
Name:	LAND OFF GREAS	SBOROUG	H LANE	
Address:	UPPER HAUGH			
<b>T</b>	DOTUEDUAM			
Town	ROTHERHAM			
Hectares:	3.67		Net Hectares:	2.90
Dwellings:	87		Employment Land	0.00
Developm	ent Site? Site A	Allocation:	No - retain existing allo	cation

The site's reallocation to residential is not being advocated, as development would result in an isolated, incongruous tongue of development in an open countryside setting. Furthermore, Haugh Road follows a ridge line and as such the development of any sites to the south of this road will be highly visible from a wide area including, as English Heritage identify, the Grade II\* Registered Parks and Gardens at Wentworth Woodhouse. Haugh Road also serves as a strong Green Belt boundary. The site's immediate proximity to LSW75: New Stubbin Colliery and its steeply sloping nature, further justifies retention of the site's Green Belt allocation. English Heritage observe that this site lies just over 1km from the Grade II\* Registered Park and Garden of Wentworth Woodhouse on a hillside which is prominent from the designed landscape. Consequently, they would support it remaining in the Green Belt.



Ref:	LDF0060			
Name:	LAND OFF HIGH S	TREET		
Address:	RAWMARSH			
<b>T</b>	DOTHEDHAM			
Town	ROTHERHAM			
Hectares:	0.51		Net Hectares:	0.41
Dwellings:	16		Employment Land	0.00
Developm	ent Site? ✓ Site A	llocation:	Residential Developmen	nt Site

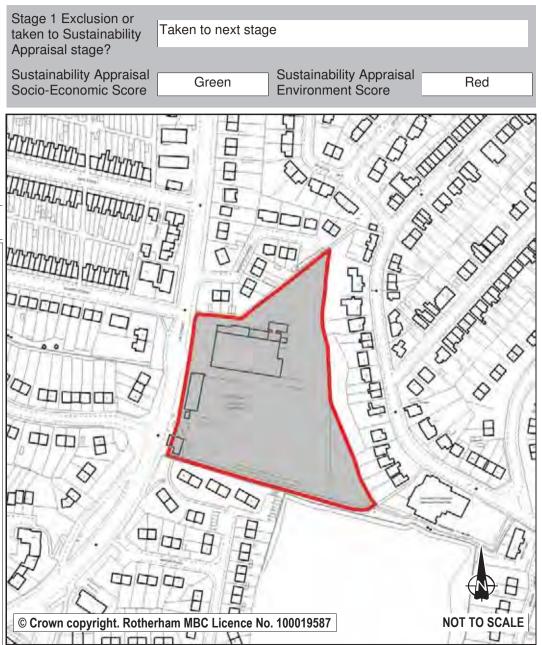
It is proposed that this site be allocated as a residential development site in recognition of its positive attributes such as its relationship to the existing built settlement, outline permission (RB2010/1412) being granted for 16 properties and it meeting the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy). No significant constraints to development have been identified although it is noted that the site has an underground watercourse beneath it. This site is currently allocated as community facilities. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.



Ref:	LDF0061		Stage 1 Exclusion or	Taken to next stage	
Name:	LAND OFF DALE ROAD		taken to Sustainability Appraisal stage?	Taken to next stage	
Address:			Sustainability Appraisa Socio-Economic Score	Green Sustainabilit Environmen	y Appraisal Green
Town	ROTHERHAM				
Hectares:	0.57	Net Hectares: 0.4	6	W D FD F	
Dwellings	: 21	Employment Land 0.0			
Developm	nent Site?   Site Allocatio	n: No - retain existing allocation		DIE	
RB2007/10 retained.	63 has been implemented,	so the existing residential allocation is			TO T
			© Crown copyright. Roth	nerham MBC Licence No. 100019587	NOT TO SCALE

Ref:	LDF0062				
Name:	BUS DEPOT SITE				
Address:	OFF DALE ROAD				
_					
Town	RAWMARSH				
Hectares:	1.58	Net Hectares:	1.26		
Dwellings:	50	Employment Land	0.00		
Developm	ent Site?   Site Allocation:	No			
his site is allocated for business use. In the 2010 Employment Land Review					

This site is allocated for business use. In the 2010 Employment Land Review this site (ELR61) scored moderately (2) with a recommendation that the employment allocation be retained. It is in use as a bus depot and although it may be considered a bad neighbour to adjacent residential areas and consideration has previously been given to its re-allocation for housing, the site remains in use as a depot and no indication of a desire to relocate has been received. Assessment reveals surface water flooding issues on site, assessment score red. Therefore it is proposed to retain the site's business use allocation.

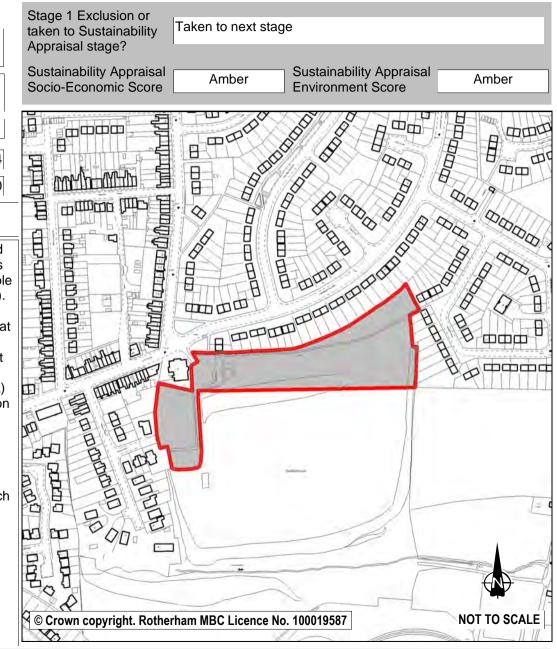


Ref:	LDF0063	Stage 1 Exclusion or
Name:	SPORTS GROUND & CLUB OFF WILLOWGARTH	taken to Sustainability Appraisal stage?  Taken to next stage
Address:	RAWMARSH	Sustainability Appraisal Socio-Economic Score  Amber Sustainability Appraisal Environment Score  Red
Town	ROTHERHAM	TO BOY DE OF OF
Hectares:	0.78 Net Hectares: 0.62	自己的
Dwellings	Employment Land 0.00	
Developm	ent Site?   Site Allocation: No	自自由
red. Recog Sports & S	nt reveals surface water flooding issues on site, assessment score nising the value of the area of urban greenspace and the fact that the ocial Club is currently allocated residential, it is considered to retain these allocations.	© Crown copyright. Rotherham MBC Licence No. 100019587

Ref:	LDF0064					
Name:	SITES ON RYECF	SITES ON RYECROFT SPORTS GROUND				
Address:	THRYBERGH HALL ROAD					
Town	ROTHERHAM					
Hectares:	1.53		Net Hectares:	1.24		
Dwellings:	37		Employment Land	0.00		
Development Site?   Site Allocation: Retain as Green Space / Green Belt						
e earlier rounds of consultation the Council proposed that this site he allocated						

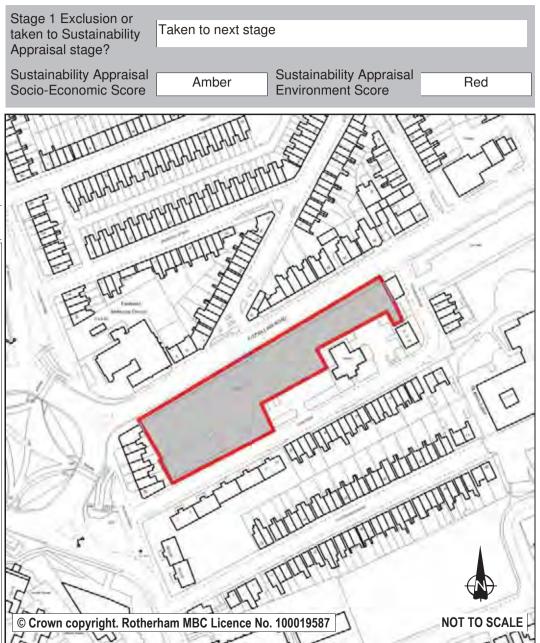
In earlier rounds of consultation the Council proposed that this site be allocated as a residential development site in recognition of its positive attributes such as its relationship to the existing built settlement, and it meeting the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy). The Council acknowledged that there are identified constraints including potential access issues and the loss of greenspace, but it was anticipated at that time, that these constraints could be suitably mitigated within any future resolutions to grant planning permission. This site is currently allocated as part urban greenspace and part Green Belt. However discussions with partners in the preparation of the Strategic Housing Land Availability Assessment (SHLAA) the partners queried the deliverability of this site and did not support its inclusion as a preferred allocation.

During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.



Ref:	LDF0065			
Name:	LAND OFF YORK	ROAD,		
Address:	ST. ANN'S			
Town	ROTHERHAM			
TOWIT	NOTHENHAM			
Hectares:	0.47		Net Hectares:	0.38
Dwellings:	30		Employment Land	0.00
Developm	ent Site? ✓ Site A	Allocation:	Residential Developmen	t Site

It is proposed that this site be allocated as a residential development site in recognition of its positive attributes such as its relationship to the existing built settlement, the granting of permission of 12 dwellinghouses (RB2012/1049), and it meeting the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy). Aside from its location within an Air Quality Management Area, no significant additional constraints to development have been identified. This site is currently allocated as residential. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.



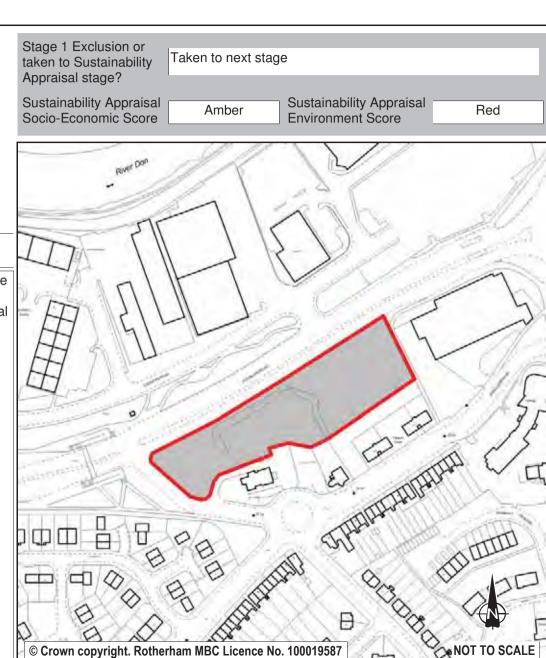
Ref:	LDF0066			Stage 1 Exclusion or taken to Sustainability   Existing residential - not now being re-developed
Name:	HALDANE ROAD			taken to Sustainability Appraisal stage?  Existing residential - not now being re-developed
Λ alaly a.a.s.	EASTWOOD			Sustainability Appraisal Sustainability Appraisal
Address:	EASTWOOD			Socio-Economic Score Environment Score
Town	ROTHERHAM			
Hectares:	3.02	Net Hectares:	2.42	Cana 1
Dwellings	: 0	Employment Land	0.00	23/ 14/ 1/
Developm	nent Site?  Site Allocat	tion: n/a		
				The state of the s
				EASTWOOD B B B COMBINION OF THE BEATTHOOD BEATTHOOD BOTTOM OF THE BEATTHOOD BO
				BASTWOOD BE DESCRIPTION OF THE PROPERTY OF THE
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				© Crown copyright. Rotherham MBC Licence No. 100019587 NOT TO SCALE

Ref: Name:	LDF0067 ST MARY'S C OF	E SCHOOL	Stage 1 Exclusion or taken to Sustainability Appraisal stage?	Site still in use	
Address:	NEW STREET		Sustainability Appraisal Socio-Economic Score	Sustainability Appraisal Environment Score	
Town	ROTHERHAM				1
Hectares:	1.23	Net Hectares:			
Dwellings:	0	Employment Land 0.00	000		1
Developm	ent Site? Site A	Allocation: n/a	n DO AR		t
					Ļ
			DID.	E E E	7
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			© Crown copyright. Rothe	erham MBC Licence No. 100019587 NOT TO SCALI	Ē

_	LDF0068		Stage 1 Exclusion or taken to Sustainability  Developed
Name: (	OFF ST JOHN'S ROAD		Appraisal stage?
Address: E	EASTWOOD		Sustainability Appraisal Socio-Economic Score  Sustainability Appraisal Environment Score
Town F	ROTHERHAM		
Hectares:	1.32	Net Hectares: 1.05	
Dwellings:	0	Employment Land 0.00	
Developme	ent Site?	n/a	
			B D D D
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			© Crown copyright Potherham MRC Licence No. 100019587
			Working the state of the state
			TO THE DIES

LDF0069				
LAND OFF DONCASTER RO	OAD, EAST DENE			
EAST DENE				
DOTUEDLIAM				
ROTHERHAM				
0.76	Net Hectares:	0.41		
12	Employment Land	0.00		
Development Site? Site Allocation: No				
1 0 0				
eam (05/01/11) confirms that development of this site would deprive some local				
esidents of access to greenspace within 280m. Assessment reveals surface				
	EAST DENE  ROTHERHAM  0.76  12  ent Site? Site Allocation:  ntial landscaping along Doncae Corridor and needs to be reta 1/11) confirms that developme f access to greenspace within a	LAND OFF DONCASTER ROAD, EAST DENE  EAST DENE  ROTHERHAM  0.76  Net Hectares:  Employment Land  ent Site? Site Allocation:  No  ntial landscaping along Doncaster Road is an important Corridor and needs to be retained. Discussions with 0 1/11) confirms that development of this site would dependences to greenspace within 280m. Assessment reverse.		

The substantial landscaping along Doncaster Road is an important feature of the Quality Bus Corridor and needs to be retained. Discussions with Greenspaces Team (05/01/11) confirms that development of this site would deprive some local residents of access to greenspace within 280m. Assessment reveals surface water flooding issues on site, assessment score red. Transportation also comment that there are potential access issues unless the site is served in conjunction with adjacent land fronting Doncaster Road. Transportation Team also stated that direct vehicular access to Fitzwilliam Road would not be acceptable. Reflecting these concerns, it is considered that the existing urban greenspace and residential allocations should be retained.



Ref:	LDF0070			
Name:	BELLOWS ROAD	CENTRE		
Address:				
Town	ROTHERHAM			
Hectares:	0.95		Net Hectares:	0.76
Dwellings	58		Employment Land	0.00
Development Site? ✓ Site Allocation: Residential Development Site				
	1.1			

It is proposed that this site be allocated as a residential development site in recognition of development commencing to implement the extant application. This site is currently allocated as a retail site. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.

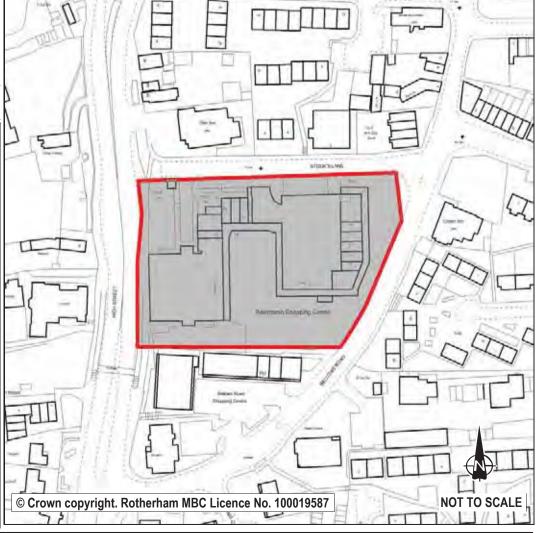
Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score

Taken to next stage

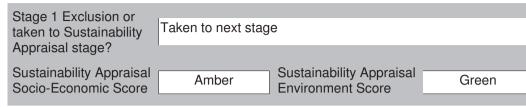
Sustainability Appraisal Environment Score

Red



Ref:	LDF0072				
Name:	LAND TO REAR O	F PROPE	RTIES ON ROCKCLIFF	E ROAD	
Address:	RAWMARSH				
Town	ROTHERHAM				
Hectares:	0.71		Net Hectares:		0.57
Dwellings:	17		Employment Land		0.00
Developm	ent Site? Site A	Illocation:	No - retain existing mixe allocation	ed use	

This site is allocated for mixed use in the Unitary Development Plan and includes a range of existing uses. The site remains suitable for a mix of uses, including housing given its proximity to Bellows Road, Rawmarsh Local Centre. It is proposed that the site is designated for a mix of uses: allocation MU04 - see Sites and Policies document and background paper for further details on the menu of appropriate uses.





Ref:	LDF0073		Stage 1 Exclusion or	
Name:	LAND OFF MOWBRAY STREET		taken to Sustainability Appraisal stage?  Taken to next stage	
Address:	EAST DENE		Sustainability Appraisal Socio-Economic Score  Amber Sustainability Appraisa Environment Score	Red
Town	ROTHERHAM			-
Hectares:	0.44	Net Hectares: 0.35	WINDOWS GAMBERS	141/
Dwellings	: 14 E	Employment Land 0.00		I THE
Developm	ent Site?   Site Allocation:   No		Community	
of high valu neighbourh assessmen	With reference to the Greenspace Ase in recognition of the lack of alternood. Assessment reveals surface to take to retain the site's current allocation	native provision elsewhere in the water flooding issues on site, ues, it is concluded that it is	© Crown copyright. Rotherham MBC Licence No. 100019587	+ 24.7m  HEPRINGTHOR NOT TO SCALE

LDF0074 Ref: LAND TO REAR OF PROPERTIES ON OCCUPATION ROAD Name: Address: RAWMARSH **ROTHERHAM** Town 1.50 Net Hectares: 1.20 Hectares: Dwellings: 48 **Employment Land** 0.00 Residential Development Site Development Site? ✓ Site Allocation:

It is proposed that this site be allocated as a residential development site in recognition of its positive attributes such as its relationship to the existing built settlement, proximity to services and it meeting the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy). Whilst it is acknowledged that there are identified constraints including highways access, topography, an amber rating for surface water flooding with potential flood risk associated with the western boundary of the site only, and its proximity to LWS75: New Stubbin Colliery, it is anticipated that these will be suitably mitigated within any future resolutions to grant planning permission. This site is currently allocated as residential. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score

Taken to next stage

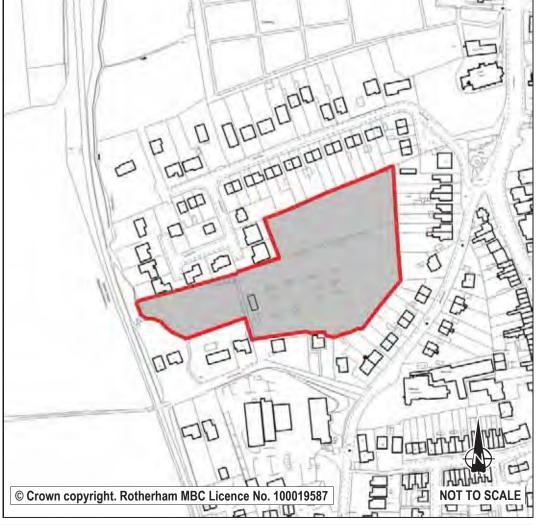
Sustainability Appraisal Environment Score

Red

Red

Red

Red



Ref:	LDF0075	Stage 1 Exclusion or Taken to payt stage
Name:	LAND OFF VESEY STREET (INCORPORATING RYAN PLACE & RAWMARSH HOUSE)	taken to Sustainability Appraisal stage?
Address:		Sustainability Appraisal Socio-Economic Score  Green Sustainability Appraisal Environment Score  Amber
Town	ROTHERHAM	
Hectares:	1.59 Net Hectares: 0.66	
Dwellings	Employment Land 0.00	月 日 日 日 日 日 日 日 日 日 日 日 日 日 日 日 日 日 日 日
Developm	nent Site?   Site Allocation: No	
	the site. Given these factors, it is considered that the existing and urban greenspace allocations should be retained.	© Crown copyright. Rotherham MBC Licence No. 100019587

Ref:	LDF0076	Stage 1 Exclusion or
Name:	OFF HERRINGTHORPE VALLEY ROAD AND CAWTHORNE CLOSE	taken to Sustainability Appraisal stage?
Address:	EAST HERRINGTHORPE	Sustainability Appraisal Socio-Economic Score  Amber  Sustainability Appraisal Environment Score  Red
Town	ROTHERHAM	
Hectares:	0.75 Net Hectares: 0.61	
Dwellings	8 Employment Land 0.00	
Developm	ent Site? Site Allocation: No	
applications part of the state	site is allocated for residential and has been subject to recent for which permission was granted (no longer extant however). This site is not sufficient in scale (<0.4ha) to be identified as a not site in isolation. The vast majority of the site is urban greenspace ified within the Greenspace Audit as being high quality and high king account of these issues it is considered that retention of the ications is appropriate.	© Crown copyright. Rotherham MBC Licence No. 100019587  NOT TO SCALE

Ref: LDF0077

Name: DALTON ALLOTMENT SITE

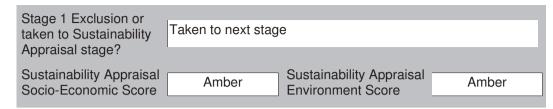
Address: OFF DALTON LANE, DALTON

Town ROTHERHAM

Hectares:4.65Net Hectares:3.25Dwellings:150Employment Land0.00

Development Site? ✓ Site Allocation: Residential Development Site

It is proposed that this site be allocated as a residential development site in recognition of its positive attributes, such as its relationship to the existing built settlement, planning application (RB2010/0781 granted 11/2014), and it meeting the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy). No significant constraints to development have been identified. It is considered that its development will assist in up-lifting the visual appearance of the area, with the Parish Council being confident they can meet demand for allotments elsewhere in the Parish. This site is currently allocated as part urban greenspace and part residential. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.





Ref:	LDF0078		
Name:	LAND OFF DALTC	ON LANE AND NETHERFIELD VIEW	
Address:	DALTON		
Town	ROTHERHAM		
Hectares:	2.39	Net Hectares:	1.91
Dwellings:	76	Employment Land	0.00
Developm	ent Site? Site A	Allocation: No	
Thic cita ah	utte the Dalton Parv	va Conservation Area and is currently	within the

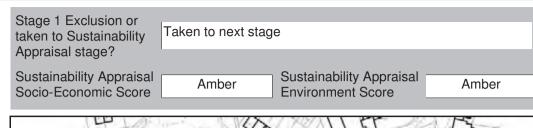
This site abutts the Dalton Parva Conservation Area and is currently within the Green Belt. Transportation rate the site red acknowledging that significant accessibility problems are envisaged regarding the existing road network. The site's high landscape sensitivity and the archaeological interest of regional significance that is found, further justifty retention of the site's green belt allocation.





Ref:	LDF0079		
Name:	LAND OFF FAVELL	ROAD	
Address:	DALTON		
Town	ROTHERHAM		
Hectares:	1.08	Net Hectares:	0.44
Dwellings:	18	Employment Land	0.00
Developm	ent Site?   Site All	location: No	
art of the	site is allocated for re-	sidential but this part of the site is	not sufficient

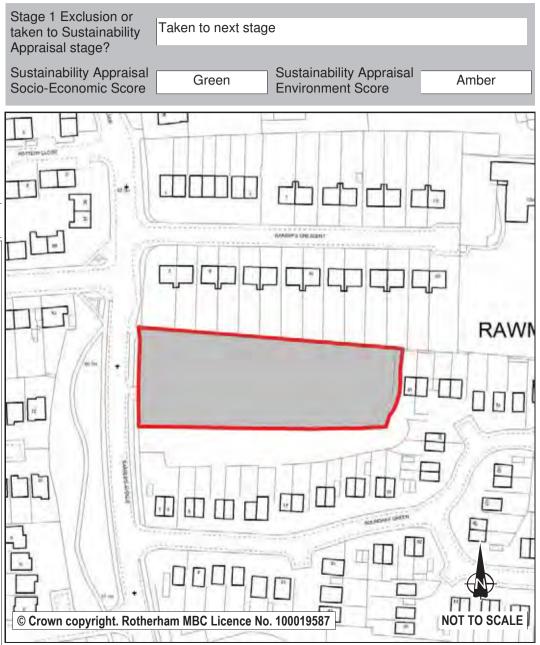
Part of the site is allocated for residential but this part of the site is not sufficient in scale (<0.4ha) to be identified as a development site in isolation. The vast majority of the site is urban greenspace and is identified within the Greenspace Audit as being high quality and is considered to be a popular greenspace that is worthy of retention, so taking account of these issues it is considered that the existing allocations should be maintained.





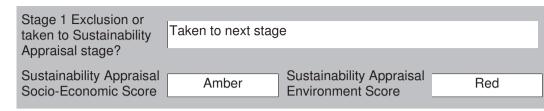
Ref:	LDF0080						
Name:	SITE OFF BARBERS AVENU	JE					
Address:	RAWMARSH						
Town	ROTHERHAM						
Hectares:	0.43	Net Hectares:	0.34				
Dwellings:	25	Employment Land	0.00				
Development Site? ✓ Site Allocation: Residential Development Site							
t is proposed that this site be allocated as a residential development site in ecognition of its positive attributes such as its relationship to the existing built settlement, permission (Extant permission BB2014/0671 granted 11/08/2014							

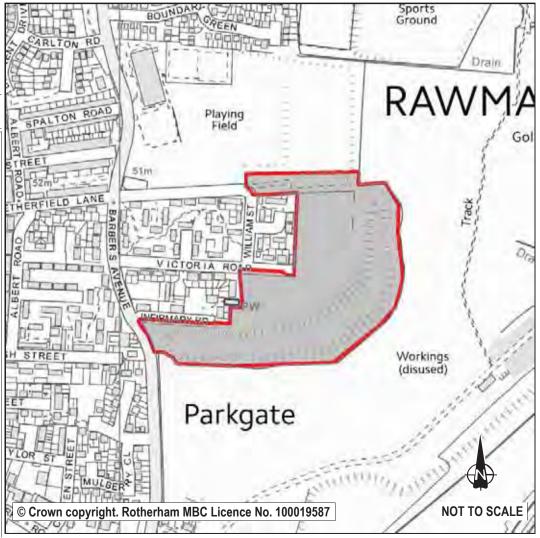
It is proposed that this site be allocated as a residential development site in recognition of its positive attributes such as its relationship to the existing built settlement, permission (Extant permission RB2014/0671 granted 11/08/2014 proposes 25 dwellings), and it meeting the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy). No significant constraints to development have been identified. This site is currently allocated as part residential and part urban greenspace. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.



Ref:	LDF0081						
Name:	LAND OFF WILLIAM STREET & LAND AT END OF VICTORIA ROAD						
Address:	PARKGATE						
Town	ROTHERHAM						
Hectares:	5.10	Net Hectares: 3.57					
Dwellings:	143	Employment Land 0.00					
Developm	ent Site? Site A	Illocation: No					

Anecdotal evidence from local residents suggests that this area is a magnet for anti-social behaviour. However to advocate alternative uses would conflict with the high quality and value scores of the greenspace audit that suggests retention of the urban greenspace is the most appropriate way forward. Given this, it is concluded that this site should retain its existing Urban Greenspace allocation. Assessment reveals surface water flooding issues on site, assessment score amber.



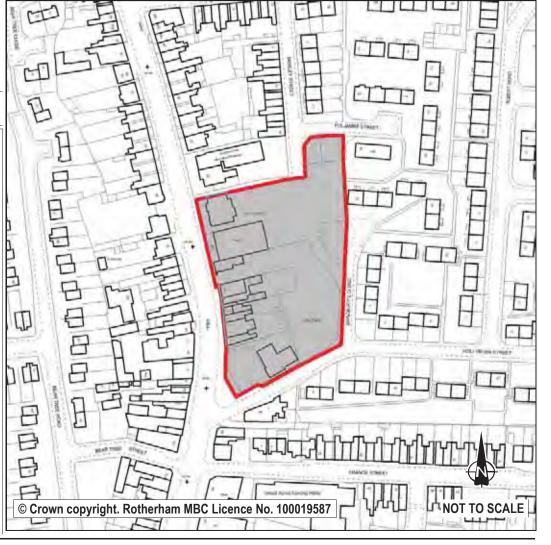


Ref: Name:	DFF LORD STREET	Stage 1 Exclusion or taken to Sustainability Appraisal stage?
Address:	CLIFTON	Sustainability Appraisal Socio-Economic Score  Sustainability Appraisal Environment Score
Town	ROTHERHAM	OH O
Hectares: Dwellings:		AND THE RESERVE TO SOUTH BY
	nent Site?   Site Allocation:	
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		© Crown copyright. Rotherham MBC Licence No. 100019587

Ref:	LDF0083		
Name:	SITE OFF HOLLYE	BUSH STREET	
Address:	RAWMARSH		
Town	ROTHERHAM		
Hectares:	0.72	Net Hectares: 0.50	
Dwellings:	20	Employment Land 0.00	
Developm	ent Site? Site A	Allocation: No - MU05	
This sita is	allocated partly for o	community use and partly as town centre uses. It	_

This site is allocated partly for community use and partly as town centre uses. It is proposed that the south-western corner of the site remains within the Parkgate District centre boundary, with the remainder being allocated for mixed use (MU05) in conjunction with properties to the north. See Sites and Policies document and background paper for further details on the menu of appropriate uses. Assessment reveals surface water flooding issues on site, assessment score amber.

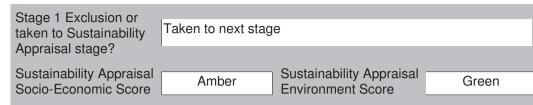




Ref: Name:	SITE AT END OF CR	RAVEN STREET	Stage 1 Exclusion or taken to Sustainability Appraisal stage?  Site now fully developed
Address:	RAWMARSH		Sustainability Appraisal Socio-Economic Score  Sustainability Appraisal Environment Score
Town	ROTHERHAM		
Hectares: Dwellings:		Net Hectares: 0.4 Employment Land 0.0	
Developm	ent Site?  Site Allo	ocation: n/a	HALVEUR-KNEET
			© Crown copyright. Rotherham MBC Licence No. 100019587 NOT TO SCALE

Ref:	LDF0085		
Name:	SITE OFF ALDWA	RKE ROAD	
Address:	RAWMARSH		
Town	ROTHERHAM		
Hectares:	1.70	Net Hectares:	1.36
Dwellings:	17	Employment Land	0.00
Developm	ent Site? Site A	Allocation: No - retain existing alloc	ation
This site cu	rrently contains a nu	irsery and a number of business ur	nits which

This site currently contains a nursery and a number of business units which provide a valuable source of local employment opportunities. The site was assessed in the 2010 Employment Land Review by 2 sites: ELR65 and ELR66. These sites scored moderately (2) and high (3) respectively. Recognising that these sites are too small to allocate, it is considered appropriate to retain the existing residential allocation but not promote the site as a development site. Any completions on site will be monitored.

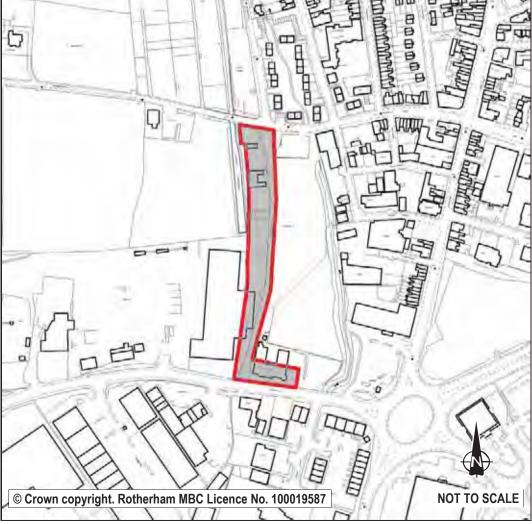




Ref:	LDF0086		
Name:	LAND EITHER SID	E OF SCHOOL LANE	
Address:	RAWMARSH		
Town	ROTHERHAM		
Hectares:	0.88	Net Hectares:	
Dwellings:	0	Employment Land	0.87
Developm	ent Site? Site A	Allocation: No	
This site is	allocated for busines	ss use. In the 2010 Employment La	and Review

This site is allocated for business use. In the 2010 Employment Land Review this site (ELR68) scored moderately (2) with a recommendation to retain the current employment land allocation. There is a reluctance to propose alternative uses given the current viability of businesses and neighbouring uses. Whilst there are concerns over vehicular access via School Lane, it is proposed that the northern part of the site remains allocated for business use. The southern part of the site is proposed to be allocated for business and industrial use, recognising its relationship with adjoining land already allocated for this use.

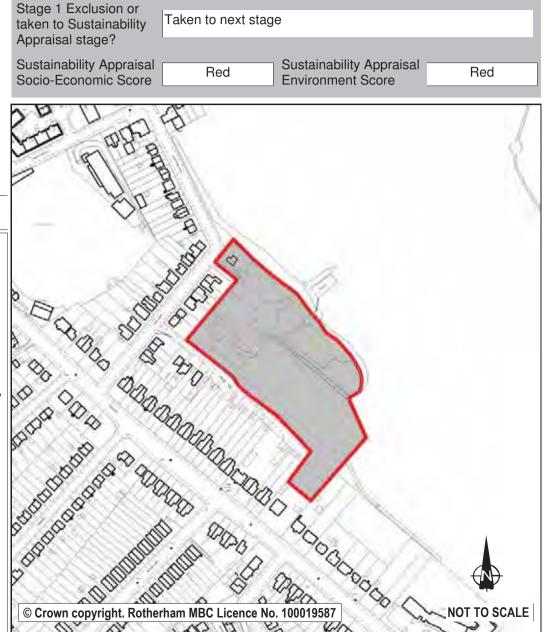




Ref:	LDF0088						
Name:	BOSWELL STREET AND ARUNDEL ROAD						
Address:	HERRINGTHORPE	Ξ					
Town	ROTHERHAM						
Hectares:	1.90		Net Hectares:	1.51			
Dwellings:	61		Employment Land	0.00			
Developm	ent Site? ✓ Site A	Allocation:	Residential Developme	nt Site			

It is proposed that this site be allocated as a residential development site in recognition of its positive attributes such as its relationship to the existing built settlement, being brownfield owing to its previous use as a nursery & pavilion, and it meeting the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy). Whilst it is acknowledged that there are identified constraints including development requiring an adoptable access road, and the loss of a small portion allocated as urban greenspace, it is anticipated that these will be suitably mitigated within any future resolutions to grant planning permission.

This is the site of a former pavilion and council glasshouse complex, both of which are no longer required. The majority of the site is covered by a Community Facilities allocation. It is anticipated that access into the site will be achieved via the land adjacent to the former caretakers house at Boswell Street. Given these aspects, it is considered that residential development could be a suitable alternative use. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.



Ref: LDF0089 HERRINGTHORPE LEISURE CENTRE Name: Address: MIDDLE LANE SOUTH **ROTHERHAM** Town 3.04 Net Hectares: 2.43 Hectares: 97 Dwellings: **Employment Land** 0.00 Residential Development Site Development Site? ✓ Site Allocation:

It is proposed that this site be allocated as a residential development site in recognition of its positive attributes such as its relationship to the existing built settlement, being brownfield owing to its previous use as Herringthorpe Leisure Centre (now demolished), and it meeting the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy). Whilst the loss of greenspace is acknowledged, it is anticipated that this will be suitably mitigated within any future resolutions to grant planning permission. Furthermore, it is considered (by the Greenspaces Team) that there would be no detrimental loss of provision if other development were to proceed on this site. This site is currently allocated as community facilities, with a small portion allocated as urban greenspace. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process. the results of which are included within the Integrated Impact Assessment.



Ref:	LDF0090			Stage 1 Exclusion or			
Name:	BIRCH WOOD			taken to Sustainability Appraisal stage?	Taken to next stag	ge	
Address:	OFF PIPE HOUSE LAN	NE		Sustainability Appraisal Socio-Economic Score	Red	Sustainability Appraisal Environment Score	Red
Town	ROTHERHAM				74		20
Hectares:	1.66	Net Hectares:	1.33	1	\ \		
Dwellings	: 40	Employment Land	0.00		1		-
Developm	ent Site?	ation: No - retain existing allocation	า	1		100	
site red as	demolition/additional lan	d would be required.		a crown copyright Round	Tham MBC Licence N	o. 100019587	NOT TO SCALE

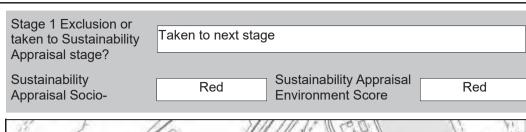
Ref: Name:	LDF0091 SITE AT WHITFIEL	D ROAD	Stage 1 Exclusion or taken to Sustainability	Taken to next stag	ge	
ivaille.	SITE AT WHITFIEL	D NOAD	Appraisal stage?			
Address:	RAWMARSH		Sustainability Appraisal Socio-Economic Score	Amber	Sustainability Appraisal Environment Score	Green
Town	ROTHERHAM		Marco Farm States	MAT	HILL	DADE
Hectares:	0.77	Net Hectares: 0.61	A A	THE PA	AM	11111
Dwellings:	18	Employment Land 0.00	-A4	HH	D TO	Manur Fartty Estate
Developm	ent Site?   Site A	llocation: No	JU H	D	H H	7
Given that t	he site's existing use allocations, it is inten	es and functions reflect its current part retail/part ded that these be continued.				
			© Crown copyright. Rothe	erham MBC Licence No	o. 100019587	NOT TO SCALE
				LIT	111	NN

Ref: Name:	LDF0092	& GREASE	BOROUGH LANES		Stage 1 Exclusion or taken to Sustainability	In open countrysic	de	
Address:					Appraisal stage?  Sustainability Appraisal Socio-Economic Score		Sustainability Ap	praisal
Town	ROTHERHAM				\ }			
Hectares:	43.28		Net Hectares:		× 1	12330	15/1/18	
Dwellings:	ı		Employment Land	0.00	900 /96	A	25/105	JONG LA
Developm	ent Site? Site A	Illocation:	n/a			Uppel	500	1/47/5
					900	naugi		
					10412		1 1	
					- Car	100	108	Media C
					Nether	PHO.	my	T Sch
					/Haugh &	27	. (	Cemy
					Y 1 20	STILL STATE	(D)	5/1/1/2
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					TOPE	Al I	Roundwall	
					© Crown copyright. Rothe	rham MBC Licence N	o. 100019587	NOT TO SCALE

Ref:	LDF0095	ı	Stage 1 Exclusion or taken to Sustainability	In open countryside	
Name:	LAND OFF THE WHINS		Appraisal stage?	,	
Address:			Sustainability Appraisal Socio-Economic Score	Sustainabil Environme	ity Appraisal nt Score
Town	ROTHERHAM			Old Serv	Seservoir icovered
Hectares:	14.22	Net Hectares:		Sough J	10201
Dwellings:	0	Employment Land 0.00	Nether Haugh	1	
Developm	ent Site?	n/a	Haust all Target Charles	The state of the s	The State of the S
			No series	W. III	
			Clay Hill	Playing	
					Playing
			$\mathcal{A}$	All Shall (MA)	
				Cinder/Bridge Field	
			200		
			Cinderbridge Plantation		
			Fig. Lodge		
					1220
			© Crown copyright. Rothe	rham MBC Licence No. 100019587	NOT TO SCALE

Ref:	LDF0097			
Name:	YORKSHIRE WAT	ΓER LAND,	ALDWARKE	
Address:	LAND OFF ALDW WADDINGTON'S		E - ACCESS IN VIA	
Town	ROTHERHAM			
Hectares:	10.22		Net Hectares:	
Dwellings	0		Employment Land	10.22
Developm	ent Site 🗸 Site	Allocation:	Employment Developm	ent Site

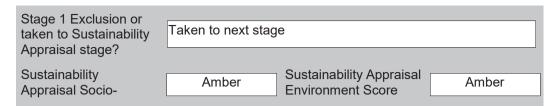
The site is allocated for industrial and business use in the UDP and was formerly used as part of the sewage treatment works site. This site has significant accessibility issues unless substantial mitigation is proposed. The 2010 Employment Land Review recommendation was to retain as an employment development site. It is proposed to maintain the existing Industry/Business allocation and to identify as a development site. There are significant ecological constraints to future development on site. The site currently includes a Local Wildlife Site (LWS 66 Aldwarke Sewage Treatment Works) however the area that is unsuitable for development and most valuable for local wildlife has been removed from the development boundary and reallocated to Urban Greenspace. The re-drawing of the Local Wildlife boundary is dependent upon further detailed survey work and agreement with Yorkshire Water and Local Wildlife Sites Panel.

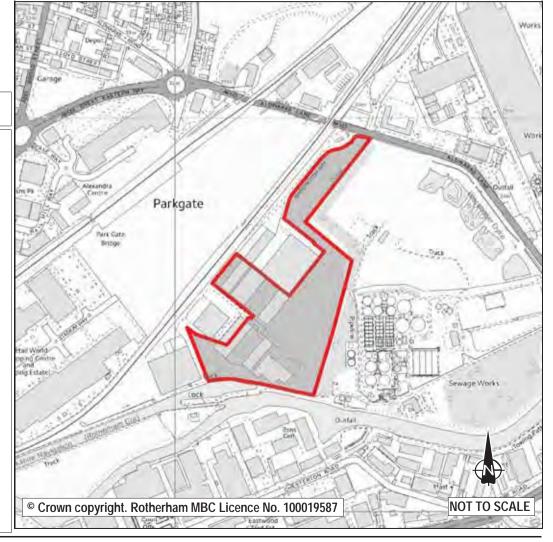




Ref:	LDF0098			
Name:	LAND OFF ALDW	ARKE LAN	E, ALDWARKE	
Address:	LAND OFF ALDW WADDINGTON'S		E, ACCESS INTO	
Town	ROTHERHAM			
Hectares:	10.52		Net Hectares:	
Dwellings	0		Employment Land	5.00
Developm	ent Site Site	Allocation:	Employment Developm	ent Site

It is proposed to retain the site's industrial and business use allocation, and to identify as a development site. This site, allocated for industrial and business use, is part of the wider employment area which is being incrementally developed. In the 2010 Employment Land Review the site (ELR3) scored moderately (2), and the recommendation was to retain as an employment development site. Although road access to the site is poor, there are no major constraints to development. A small part of the Local Wildlife Site is within the site, however the primary biodiversity interest is thought to be in and around the ponds within site LDF0097.



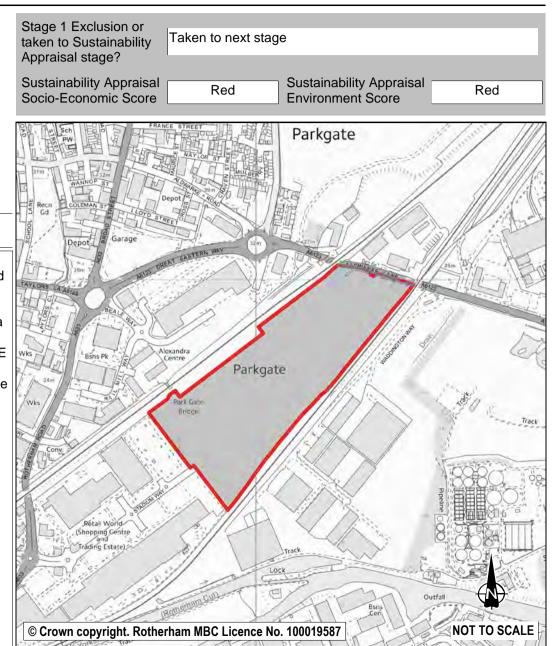


Ref:	LDF0099				
Name:	NORTH-EAST OF PARKGATE RETAIL PARK				
Address:	LAND TO NORTH-EAST OF RETAIL WORLD				
Town	ROTHERHAM				
Hectares:	14.30	Net Hectares:			
Dwellings:	0	Employment Land	8.00		
Developm	ent Site? Site A	Allocation: Mixed Use			

This site is allocated for mixed use in the UDP and identified as an employment development site. In the 2010 Employment Land Review the site (ELR2) scored highly (3), and the recommendation was to retain as an employment development site. The site has major accessibility issues unless a new bridge over the railway can be provided. To enable development it is considered that a new access across the rail lines to Great Eastern Way (via Beale Way) and across the southern rail line to Aldwarke Lane in the east will be required.SYPTE are currently investigating the potential for a new access road which would address site accessibility issues. The site is close to the Tram-Train pilot scheme station, and offers potential for supporting uses, such as a park and ride facility. The site is also within flood Zone 3 and it is most likely that a comprehensive scheme to mitigate flooding will be required and compensatory flood storage provided.

Whilst the site is considered to remain suitable for employment uses (the site was previously proposed as an employment development site), taking account of the site constraints it is acknowledged that other supporting uses may be required to ensure that delivery of the site is viable. It is therefore proposed to allocate the site for mixed use development, with at least 50% of the site being developed for employment uses. Details of the mixed use menu are set out in the Sites and Policies document.

The site boundary has been amended on the Policies Map to extend to the railway line to the north-west and ensure a practical boundary having regard to adjacent land allocations. This results in an overall site area of 15.79 hectares.



Ref:	LDF0100			Stage 1 Exclusion or	Taken to next stage
Name:	LAND TO REAR OF PROP	ERTIES ON CHURCH STREE	ĒΤ	taken to Sustainability Appraisal stage?	Taken to next stage
Address:	RAWMARSH			Sustainability Appraisal Socio-Economic Score	
Town	ROTHERHAM				
Hectares:	1.09	Net Hectares:	0.87		
Dwellings	: 26	Employment Land	0.00		
Developm	ent Site?   Site Allocation	No			
difficulties v Accordingly looding iss	with demolition/other land req v, Transportation rate the site ues on site, assessment sco	hermore, it suffers from acces uired to create a suitable route red. Assessment reveals surfer red. Given these issues, it is existing Urban Greenspace a	e. ace water s	© Crown copyright. Rothe	erham MBC Licence No. 100019587  NOT TO SCALE

Ref:	LDF0101				
Name:	SITE OFF OCCUP	ATION RC	)AD		
Address:					
Town	ROTHERHAM				
Hectares:	0.78		Net Hectares:	C	).62
Dwellings:	0		Employment Land	C	).78
Developm	ent Site? Site A	Allocation:	No - retain existing alloc	cation	
his site is allocated for business use. In the 2010 Employment Land Boylow					

This site is allocated for business use. In the 2010 Employment Land Review (ELR69) it scored moderately (2) with a recommendation to retain the employment allocation.

It is surrounded on all sides by residential development which may suggest that this site's current use could be seen as a bad neighbour. However the businesses continue to provide a useful source of local jobs for local people. There are constraints to its re-development, including the potential for significant archaeological interest within the site, a listed building on site and there are concerns around access from Occupation Road and poor public transport.

It is proposed to retain the site's current business use allocation but it is not promoted as a development site.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score

Taken to next stage

Sustainability Appraisal Environment Score

Red

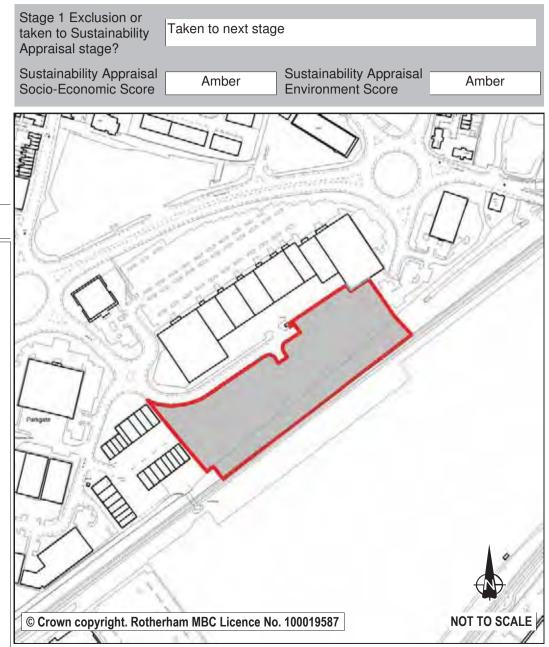


Ref:	LDF0102			
Name:	PARKGATE BUSIN	NESS PARK	(SOUTH) OFF BEALE	WAY
Address:	PARKGATE BUSIN BEALE WAY	NESS PARK	SOUTH , LAND TO EA	ST OF
Town	ROTHERHAM			
Hectares:	2.06		Net Hectares:	
Dwellings:	0		Employment Land	1.58
Developm	ent Site? ✓ Site A	Allocation:	Employment Developmer	nt Site

The site is allocated for mixed use in the UDP, and identified as an employment development site (E15). In the 2010 Employment Land Review the site (ELR1) scored highly (3), and the recommendation was to retain as an employment development site. This site has no significant constraints to development although surface water flooding assessment shows that flooding is predicted along south east boundary adjacent to railway line. This would require consideration / mitigation as part of any planning permission.

A previous infrastructure scheme envisaged that some land may be required to ensure suitable access across the rail lines to enable the development of adjacent land; however a new scheme is being considered which would not require this land take.

It is proposed that the site is allocated for business and industrial use and identified as a development site.



Ref:	LDF0103			
Name:	LAND OFF WESTF	FIELD ROA	<b>ND</b>	
Address:				
_				ļ
Town	ROTHERHAM			
Hectares:	0.39		Net Hectares:	0.39
Dwellings:	14		Employment Land	0.00
Developm	ent Site? ✓ Site A	Illocation:	Residential Development Site	

In previous rounds of consultation it was proposed that this site be allocated as a residential development site in recognition of its positive attributes such as its relationship to the existing built settlement; the extant planning permission (RB2012/0722 granted 07/2012 for the erection of 14 dwellings) and it meeting the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy). Assessment reveals surface water flooding issues on site particularly to the south of the site, assessment score red. These issues will need to be investigated further and the overall capacity of development on site and the layout will need to carefully consider the extent of any potential surface water flooding and mitigate for this issue. This site is currently allocated as residential in the Unitary Development Plan. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.

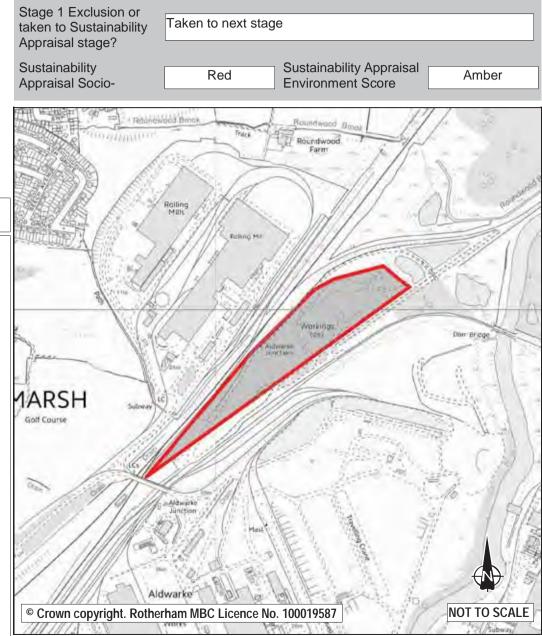




Ref:	LDF0104
Name:	ROUNDWOOD COLLIERY, OFF ALDWARKE LANE
Address:	
Town	ROTHERHAM
Hectares:	6.16 Net Hectares:
Dwellings	0 Employment Land 6.16
Developm	ent Site  Site Allocation:  Employment Development Site

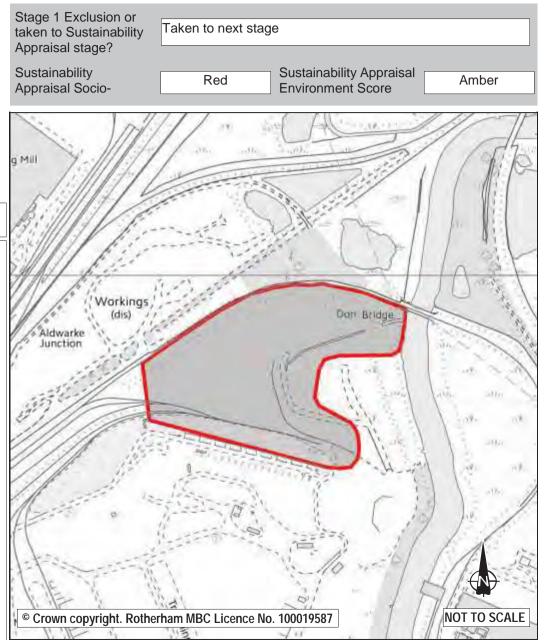
This site is allocated for industry and business. It is currently undergoing reclamation and restoration to enable future development which it is envisaged will be complete by the end of 2015. It is within the steel works and adjacent to a heritage site which any future development would need to take into account. The location of the site and nature of surrounding uses mean that there are access issues and the site has poor public transport accessibility. Assessment reveals surface water flooding issues on site, assessment score amber. Given the current workings on site development ground levels would be different to existing. In the 2010 Employment Land Review the site (ELR140) scored moderately (2) with a recommendation that the employment land allocation be retained and that the site is identified as a development site.

Whilst the site has access issues it is being reclaimed for future development and will be available within the plan period. It is therefore proposed that the site retain its industry and business allocation and that it is also identified as a development site.



Ref:	LDF0105	
Name:	LAND WITHIN ALDWARKE : ROAD	STEEL WORKS, DONCASTER
Address:		
Town	ROTHERHAM	
Hectares:	7.11	Net Hectares:
Dwellings	0	Employment Land 7.11
Developme	ent Site  Site Allocation:	Employment Development Site

The site is allocated for industrial and business use and includes a stockyard and railway sidings for steel workings. Any future development on this site should have specific regard to the adjacent habitats associated with the wetlands created by the Ox Bow. Assessment reveals surface water flooding issues on site, assessment score amber. Existing ponds on site; given the current workings on site development ground levels would be different to existing. Whilst acknowledging its remoteness and issues around accessibility it is considered that employment uses remain most appropriate. It is therefore proposed to retain the industrial and business use allocation and to identify it as a development site.



Ref:	LDF0106				
Name:	CORUS STEEL W	ORKS TO NORTH OF WEIGH BRIDGE	Ē		
Address:	LAND OFF DONC CORUS WEIGH B	ASTER ROAD, DALTON ENTRANCE T RIDGE	O		
Town	ROTHERHAM				
Hectares:	10.61	Net Hectares:			
Dwellings	0	Employment Land	6.50		
Developm	ent Site? Site A	Allocation: No - retain existing allocation	1		
This site is allocated for industry and business, and for urban groonspace. Part					

This site is allocated for industry and business, and for urban greenspace. Part of the industrial and business land is in use as a lorry park; the remainder appears to be naturally vegetated land. There are some constraints to the development of this site including pylons crossing the site, significant views into and out of the site, and possible access issues regarding the A630 which may require mitigation. Further work may also be required to determine any biodiversity value of the undeveloped part of this site.

In the 2010 Employment Land Review the site (ELR138) scored moderately (2) with a recommendation to retain the current employment allocation. It is therefore proposed that the site remain allocated for industry and business (but not identified as a development site), and for urban greenspace. As part of the Steelworks site the key constraint to any future development is the availability of the site for alternative occupiers to TATA Steel.





Ref: Name:	LDF0107  OFF HERRINGTHORPE VA HERRINGTHORPE LANE	LLEY ROAD AND		Stage 1 Exclusion or taken to Sustainability Appraisal stage?  Retained Urban Greenspace
Address:	HERRINGTHORPE			Sustainability Appraisal Socio-Economic Score  Sustainability Appraisal Environment Score
Town	ROTHERHAM			Cemetr
Hectares:	2.02	Net Hectares:	1.62	
Dwellings	. 0	Employment Land	0.00	
	ent Site? Site Allocation:	n/a		School  School  PW  School  PW  PW  PW  Cre  ROAD  PW  School  PW  PW  Cre  ROAD  RO
				© Crown copyright. Rotherham MBC Licence No. 100019587

recognising the activity taking place at present.

Ref:	LDF0109		5			
Name:	SITE OFF TAYLOR	RS LANE	t:			
Address:	PARKGATE		5			
Town	ROTHERHAM		11			
Hectares:	5.12	Net Hectares:				
Dwellings:	0	Employment Land 5.12				
Development Site?   Site Allocation: No						
chis site is allocated partly for industrial and business use, and partly (at its astern edge) for business use only. It is currently in use as a scrapyard. In the 010 Employment Land Review the site [ELR62] scored highly (3) with a ecommendation to retain the current employment allocation.						

The site is in use and it is proposed to allocate the whole site (including that currently identified for business use only) for business and industrial use,

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score

Taken to next stage

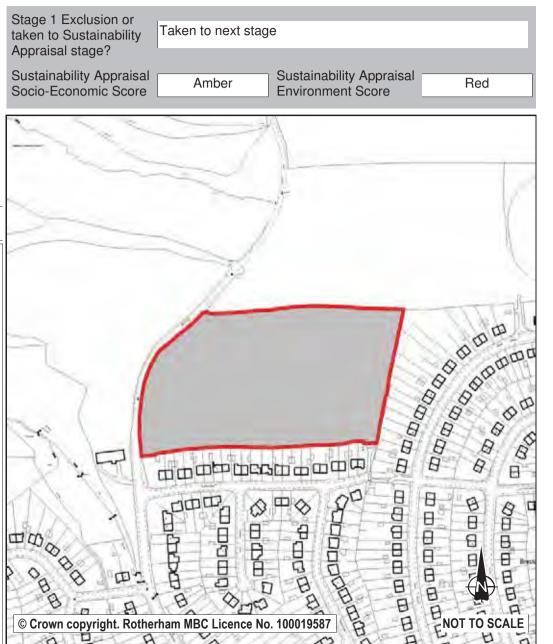
Sustainability Appraisal Environment Score

Green



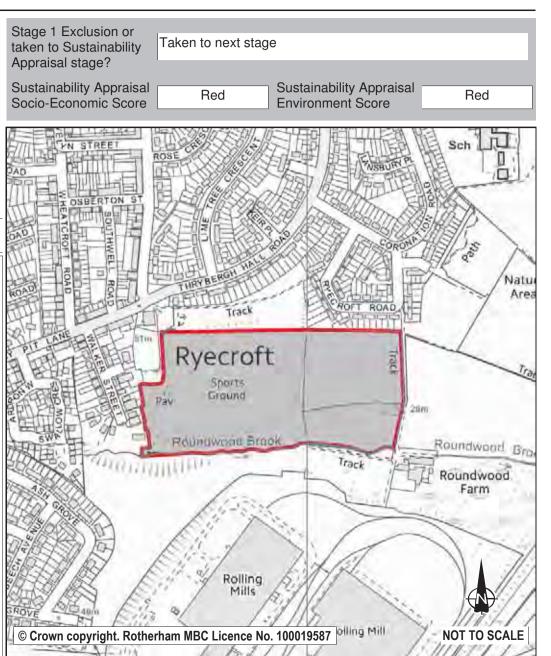
LDF0110 Ref: EAST OF BRECKS LANE, R/O BELCOURT ROAD Name: Address: BRECKS **ROTHERHAM** Town 2.95 Net Hectares: 2.37 Hectares: 95 Dwellings: **Employment Land** 0.00 Residential Development Site Development Site? ✓ Site Allocation:

It is proposed that this site be allocated as a residential development site in recognition of its positive attributes such as its proximity to services, its relationship to the existing built settlement, with the constraining influences of development (defined by Belcourt Road to the south, Brecks Lane to the west, properties on Brecks Crescent to the east- which also help define the building line) establishing a strong green belt boundary, and it meeting the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy). Whilst it is acknowledged that there are identified constraints including its landscape sensitivity and required improvements to Brecks Lane, it is anticipated that these will be suitably mitigated within any future resolutions to grant planning permission. Landscape Character Assessment Studies will be needed to assess and manage the impact of potential new development on the Area of High Landscape Value and the impact of potential new development on natural landscape features such as hedgerows. This site is currently allocated as green belt. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process. the results of which are included within the Integrated Impact Assessment.



Ref:	LDF0111		
Name:	EXTENDED AREA	OF RYECROFT SPORTS GROUND	
Address:	RAWMARSH		
Town	ROTHERHAM		
Hectares:	6.55	Net Hectares:	4.59
Dwellings:	138	Employment Land	0.00
Developm	ent Site? Site A	Allocation: No - retain existing allocation	

The site is currently predominantly allocated as Green Belt with its western half used as sports pitches and eastern half grassed. It would be undesirable to lose the recreational space as the Greenspace Audit assesses the pitches as being of high value. Additional land would be required to enable construction of an appropriate access. However representations have been received from England and Lyle on behalf of one of the landowners in this area, promoting a major urban extension at Rawmarsh North, on land to the south and east (LDF0692 and LDF0693) and proposing the allocation of this site and adjacent sites. The development of these three sites for residential development and social, community and green infrastrucuture (including the management of the candidate local wildlife site ID201 Kilnhurst Flash) may enable any issues regarding future development to be overcome. It is considered appropriate, given that the Council's preferred site allocations for Rotherham Urban Area meet the need identified within Core Strategy Policy CS1, to retain the existing green belt and greenspace allocations on this site.



Ref:	LDF0113			Stage 1 Exclusion or	Site now fully devel	Janad	
Name:	MATTHEWMANS S	BUZUKI		taken to Sustainability Appraisal stage?	Site now fully devel	Тореа	
Address:	LAND OFF FITZWI	LLIAM ROAD MATTHEWMANS SUZU	IKI	Sustainability Appraisal Socio-Economic Score		Sustainability Appraisa Environment Score	al
Town	ROTHERHAM			SH D		11111 July 1	1-24
Hectares:	0.54	Net Hectares:	0.27		111111	and O	IL JEE
Dwellings:	0	Employment Land	0.00	<b>国</b>	All ho	will fill	W. W. M.
Developme	ent Site? Site A	Illocation: n/a			2 margary		YYTHIN
This site is a new superm	allocated as a local on arket. It is proposed	centre and has been redeveloped to produce that the site remains allocated as a loc	ovide a cal centre.	1 3.	3 []	J CTI ARMS	144
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				© Crown copyright. Roth	erham MBC Licence No.	. 100019587	NOT TO SCALE

Ref:	LDF0114			
Name:	LAND OFF BRECK	S CRESC	ENT AND GIBBING GR	EAVE ROAD
Address:	BRECKS			
Town	ROTHERHAM			
Hectares:	1.60		Net Hectares:	0.70
Dwellings:	28		Employment Land	0.00
Developm	ent Site? Site A	llocation:	Greenspace	
,			nt, Toll Bar Road and G	0

This site, with access from Brecks Crescent, Toll Bar Road and Gibbing Greaves Road, slopes down towards Brecks Plantation. The Brecks Community Centre appears to be unused but is to be retained for community uses at this stage. It is proposed to change the allocation of this land currently allocated residential in the adopted Unitary Development Plan, to Urban Greenspace. This decision reflects the extent of the deciduous woodland designated by Natural England and the Local Wildlife Site ID63 Listerdale Wood. It recognises the potential impact any new development would have on Listerdale Woodland.

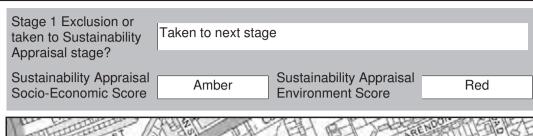




Ref:	LDF0115	Stage 1 Exclusion or	
Name:	STEEL MILLS SHAKESPEARE ROAD	taken to Sustainability Appraisal stage?  Taken to next stage	
Address:	LAND OFF FITZWILLIAM ROAD / SHAKESPEARE RD / ADJACENT TO EASTWOOD TRADING ESTATE	Sustainability Appraisal Socio-Economic Score  Green  Sustainability Appraisal Environment Score	Red
Town	ROTHEHRAM		
Hectares:	1.64 Net Hectares:		1
Dwellings	Employment Land 1.64		7
Developm	nent Site? Site Allocation: No - retain existing allocation		E D
Industrial E Review (EL current em Whilst notir site and it is expressed alternative	allocated for industry and business and part of the Eastwood state. It is part of a site surveyed in the 2010 Employment Land LR55) which scored highly (3) with a recommendation to retain the ployment allocation.  In the adjacent housing there is an existing employment use of this is understood that the current owners of the steel rolling mills have the view that they do not want to relocate and redevelop the site for uses. It is therefore proposed that the site remain allocated for displacements use.	The state of the s	OT TO SCALE

Ref:	LDF0116		
Name:	DONCASTER ROA	AD, RIDGE ROAD	
Address:	CLIFTON		
Town	ROTHERHAM		
Hectares:	2.41	Net Hectares:	2.05
Dwellings:	40	Employment Land	0.00
Developm	ent Site? Site A	Allocation: Residential	
		T	

This site is allocated for business use. The area is characterised by large villas set in extensive grounds, fronting onto Clifton Park. There are no major constraints to development, although the area is designated as a Conservation Area. In the 2010 Employment Land Review the site (ELR78) scored moderately (2) with a recommendation to consider re-allocation to other uses. This reflects the fact that in line with national planning policy new office uses should be directed in the first instance to the town centre, and that in recent years there have been a number of conversions back to residential use. Residential and B1 uses can co-exist together and therefore it is proposed that the site is reallocated to residential use.

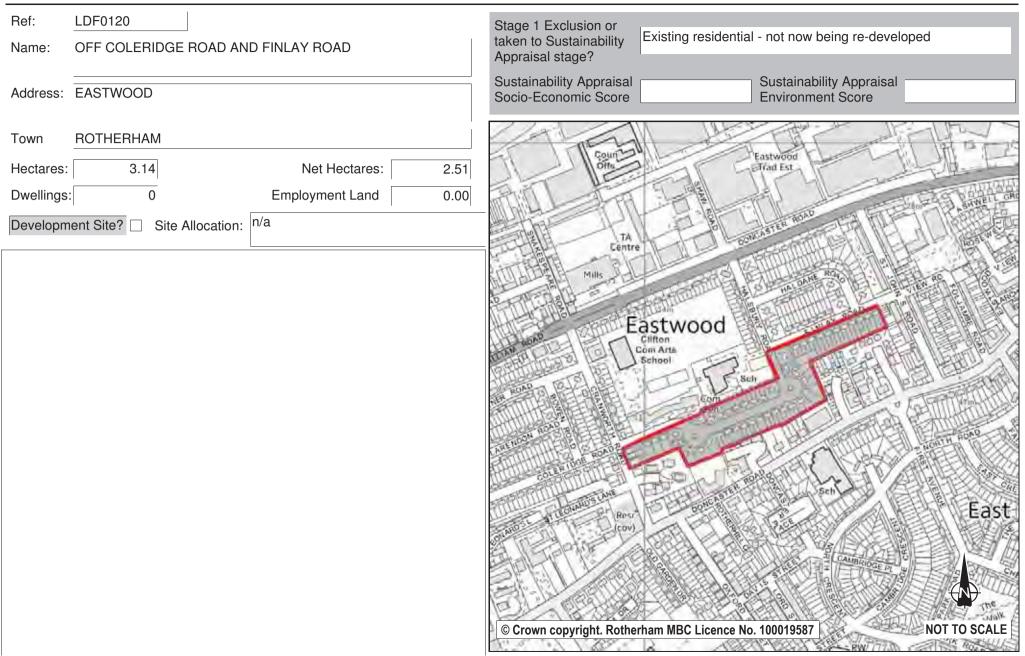




Ref:	LDF0117			Stage 1 Exclusion or			
Name:	CLAY PIT KILNHURST			taken to Sustainability Appraisal stage?	Taken to next stag	ge	
Address:	CLAY PIT AT KILNHURS	T OFF WENTWORTH ROAD		Sustainability Appraisal Socio-Economic Score	Red	Sustainability Appraisal Environment Score	Amber
Town	RAWMARSH						割///
Hectares:	8.04	Net Hectares:	5.63	THE PROPERTY OF THE PARTY OF TH	THE FERMINA	SAND SAND	到
Dwellings	: 225	Employment Land	0.00		Y OROVE TO SEE		
Developm	nent Site? Site Allocati	on: No			Class & Co		
works requesting set		vehicle access and not well related	to	© Crown copyright. Rothe		o. 100019587	Sports Ground WHEATLEY ROA  WHEATLEY ROA  ROT TO SCALE

Ref: Name:	LDF0118  SITE OFF COLERIE CLARENDON ROA	DGE ROAD, BOWDEN ROAD AND		Stage 1 Exclusion or taken to Sustainability Appraisal stage?	Existing residential - not now being re-develop	oed
Address:	EASTWOOD			Sustainability Appraisal Socio-Economic Score	Sustainability Appraisal Environment Score	
Town	ROTHERHAM			TE ROAD	THE PARTY OF THE P	1
Hectares:	5.32	Net Hectares:	3.72	TOWER PER TOON	Mills	
Dwellings	0	Employment Land	0.00		THEL TO THE TOTAL THE	
Developm	ent Site? Site Al	location: n/a			Eagle Spill Eagle	stwood
				School  School  Crown copyright. Rothe	Resr (cov)	NOT TO SCALE

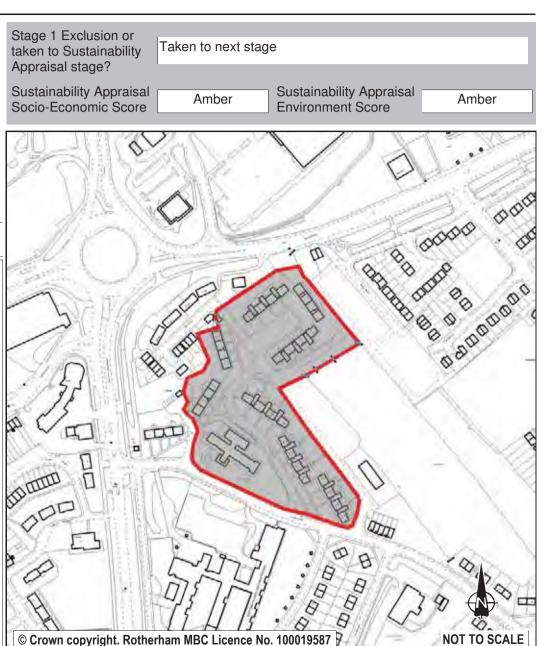
Ref: LDF0119  Name: OFF HALISBURY ROAD	Stage 1 Exclusion or taken to Sustainability Appraisal stage?  Existing residential - not now being re-developed
Address: EASTWOOD	Sustainability Appraisal Socio-Economic Score  Sustainability Appraisal Environment Score
Town ROTHERHAM  Hectares: 0.39 Net Hectares: 0.31  Dwellings: 0 Employment Land 0.00  Development Site? Site Allocation: n/a	
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Ref: LDF0121  Name: THE WALK, OFF CHESTNUT AVENUE	Stage 1 Exclusion or taken to Sustainability  Retained Urban Greenspace
Address: EAST DENE	Appraisal stage?  Sustainability Appraisal Socio-Economic Score  Sustainability Appraisal Environment Score
Town ROTHERHAM  Hectares: 0.54 Net Hectares: Dwellings: 0 Employment Land 0.00  Development Site? Site Allocation: 10/14	
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Ref:	LDF0122				
Name:	SITE OFF LADY O	AK ROAD			
Address:	DALTON				
Town	ROTHERHAM				
Hectares:	2.52		Net Hectares:		2.01
Dwellings:	26		Employment Land		0.00
Developm	ent Site? Site A	Allocation:	No - retain existing allo	cation	
Tala alka	! al al		at he then I have been Meyles	4 Danser	-1

This site was considered for redevelopment in the Housing Market Renewal Masterplan proposals. There are existing occupied dwellings within the site, and it is highly unlikely in the current climate that redevelopment of this site will occur. Given the current density of development there will not be a significant net increase in housing numbers should any development take place in the future. Taking account of these arguments the existing residential allocation should be maintained but the site is not promoted as a development site. Any completions on site will be monitored.



AD

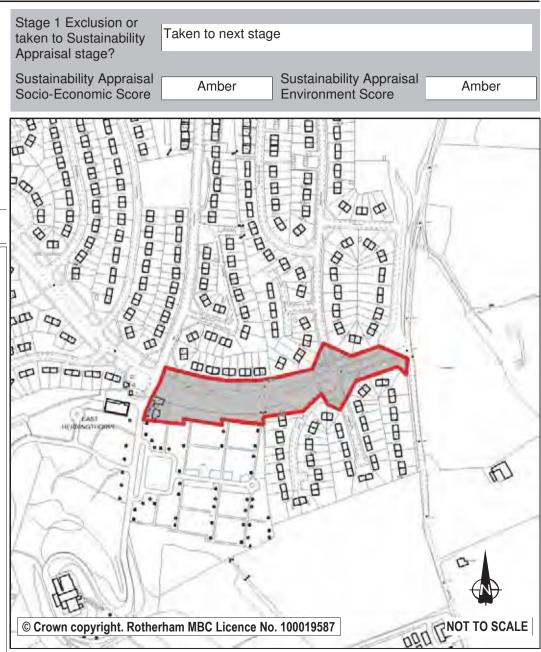
Ref:	LDF0123			Stage 1 Exclusion or	Existing residential - not now being re-developed	
Name:	LAND OFF FARNS	SWORTH ROAD		taken to Sustainability Appraisal stage?	Existing residential - not now being re-developed	
Address:	EAST HERRINGTH	HORPE		Sustainability Appraisal Socio-Economic Score	Sustainability Appraisal Environment Score	
Town	ROTHERHAM					Dalti
Hectares:	10.58	Net Hectares:	5.53			
Dwellings	: 0	Employment Land	0.00		是一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个	1
Developm	nent Site? Site A	Allocation: n/a			East Herringthorpe	M
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Ref:	LDF0124			Stage 1 Exclusion or
Name:	LAND OFF BRADSTONE F	ROAD		taken to Sustainability Appraisal stage?  Existing residential - not now being re-developed
Address:	EAST HERRINGTHORPE			Sustainability Appraisal Socio-Economic Score Sustainability Appraisal Environment Score
Town	ROTHERHAM			Dalton Australia
Hectares:	21.78	Net Hectares:	6.23	Physipale
Dwellings	0	Employment Land	0.00	Set of Carlot
Developm	ent Site?   Site Allocation	n: n/a		And Games  Last Harm  Datton Parvia  Figure  Last Herningthorpt  L
				© Crown copyright. Rotherham MBC Licence No. 100019587 NOT TO SCALE
				© Crown copyright. Rotherham MBC Licence No. 100019587

Ref: Name:	LDF0125  LAND OFF DONCASTER I	ROAD,		Stage 1 Exclusion or taken to Sustainability Appraisal stage?  Landscaped Area + Quality Bus Corridor
Address:	DALTON			Sustainability Appraisal Socio-Economic Score  Sustainability Appraisal Environment Score
Town Hectares:		Net Hectares:		
Developm Developm	ent Site? Site Allocation	Employment Land	0.00	
				© Crown copyright. Rotherham MBC Licence No. 100019587

Ref:	LDF0126				
Name:	LAND OFF THE R	RIDGEWAY			
Address:	EAST HERRINGTI	HORPE			
Town	ROTHERHAM				
Hectares:	1.27		Net Hectares:		1.02
Dwellings:	41		Employment Land		0.00
Developm	ent Site? Site A	Allocation:	No - retain existing allo	cation	
t is conside	ered appropriate to r	etain the si	te's existing residential	allocatio	n

It is considered appropriate to retain the site's existing residential allocation recognising that the site functions as incidental greenspace forming a landscaped area on the approach to the crematorium which is high quality and high value according to the Greenspace Audit.



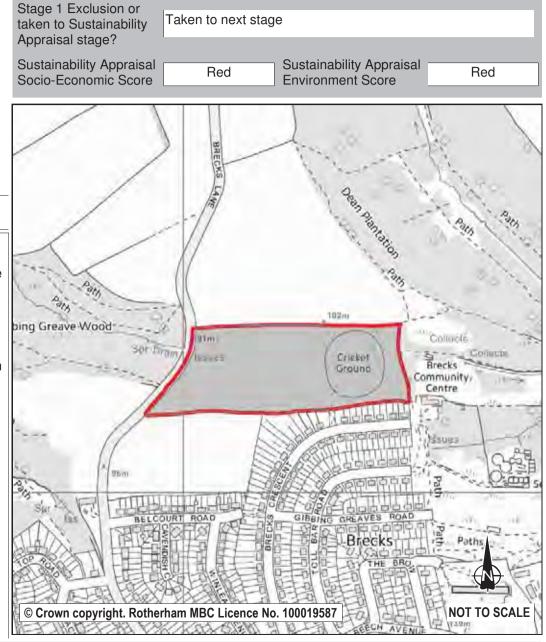
Ref:	LDF0127			Stage 1 Exclusion or
Name:	LISTER STREET/	CLIFTON GROVE		taken to Sustainability Appraisal stage?  Back Gardens - existing residential allocation
Address:	CLIFTON			Sustainability Appraisal Socio-Economic Score  Sustainability Appraisal Environment Score
Town	ROTHERHAM			
Hectares:	0.65	Net Hectares:	0.52	o a state of the s
Dwellings	: 16	Employment Land	0.00	· ASTER MAN .
Developm	nent Site?   Site A	Allocation: n/a		
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				© Crown copyright. Rotherham MBC Licence No. 100019587

Ref:	LDF0128			Stage 1 Exclusion or	T-11		
Name:	OFF LONGFELLOW D	PRIVE		taken to Sustainability Appraisal stage?	Taken to next stag	e -	
Address:	HERRINGTHORPE			Sustainability Appraisal Socio-Economic Score	Red	Sustainability Appraisal Environment Score	Green
Town	ROTHERHAM				1	AA	Cal montain
Hectares:	0.37	Net Hectares:	0.37		100		
Dwellings	: 15	Employment Land	0.00	//	The Cont		1 Dr
Developm	ent Site? Site Alloc	eation: No			1	mm	7
ecognising are also sig	that the site functions an ificant which prejudice	In the site's existing residential all as incidental greenspace. Access against development. It is not property as the site is too small (<0.4h	difficulties oposed to	© Crown copyright. Rothe	rham MBC Licence No	0. 100019587	NOT TO SCALE

Ref:	LDF0129		
Name:	FORMER CRICKET GF	ROUND OFF BRECKS LANE	
Address:	BRECKS		
Town	ROTHERHAM		
Hectares:	4.85	Net Hectares:	3.40
Dwellings:	136	Employment Land	0.00
Developm	ent Site? Site Alloca	Safeguarded land for re	sidential

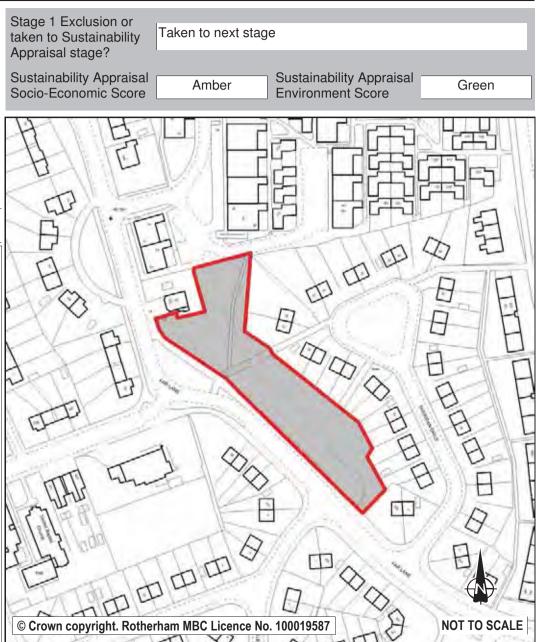
This site is currently allocated as green belt. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish its potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment. The best performing sites when assessed against these criteria and based on current knowledge of constraints have been recommended for allocation for future development, subject to reaching the targets set out for each settlement grouping within the Core Strategy. As part of this process, consideration has also been given to designating Safeguarded Land.

In accordance with Central Government advice and policy CS5 of the Core Strategy, Safeguarded Land is removed from the Green Belt and set aside to be considered for the next Local Plan. The purpose of Safeguarded Land is to ensure that having reviewed the Green Belt boundary as part of this Local Plan we do not have to do so again before the end of the Plan period or immediately after. During this plan period (2013-2028) the land set aside as Safeguarded Land is not allocated for development nor will it be released.



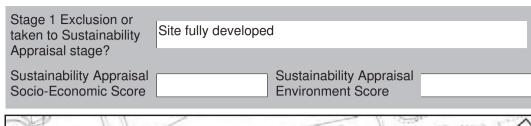
Ref:	LDF0130		
Name:	OFF FAR LANE		
Address:	EAST DENE		
Town	ROTHERHAM		
Hectares:	0.41	Net Hectares:	0.33
Dwellings	: 13	Employment Land	0.00
Developm	ent Site? ✓ Site Allocation:	Residential Development Site	

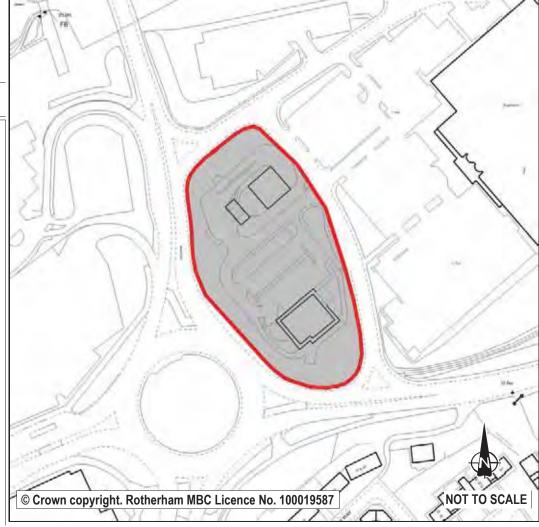
It is proposed that this site be allocated as a residential development site in recognition of its positive attributes, such as its relationship to the existing built settlement, its accessibility & it being a low quality, low value amenity greenspace (as established within the Greenspace Audit) and it meeting the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy). No significant constraints to development have been identified. This site is currently allocated as residential. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.



Ref:	LDF0131					
Name:	MCDONALDS AND PFS AT ASDA					
Address:	ASDA SUPERMARKET DONCASTER ROAD					
7100.0001						
Town	ROTHERHAM					
Hectares:	0.86	Net Hectares:				
Dwellings:	0	Employment Land	0.00			
Development Site?   Site Allocation:   n/a						
The site forms part of a wider retail outlet, designated a local centre in the Initary Development Plan, however it has very limited linkages with the rest of his area. The 2011 Retail and Leisure Study did not consider that a 'local centre'						

The site forms part of a wider retail outlet, designated a local centre in the Unitary Development Plan, however it has very limited linkages with the rest of this area. The 2011 Retail and Leisure Study did not consider that a 'local centre' designation is appropriate, since the Asda superstore clearly performs much more than a local function (paragraph 9.86). For the same reason, the Asda (and McDonalds and petrol filling station) in isolation would not merit such a designation. The eastern part of the existing centre has been identified for retention as a local centre, however in view of the above appraisal this site is identified for B1 business use, which is considered appropriate should any redevelopment come forward in future.





Ref: LDF0134

Name: LAND TO NORTH WEST OF DONCASTER ROAD DALTON

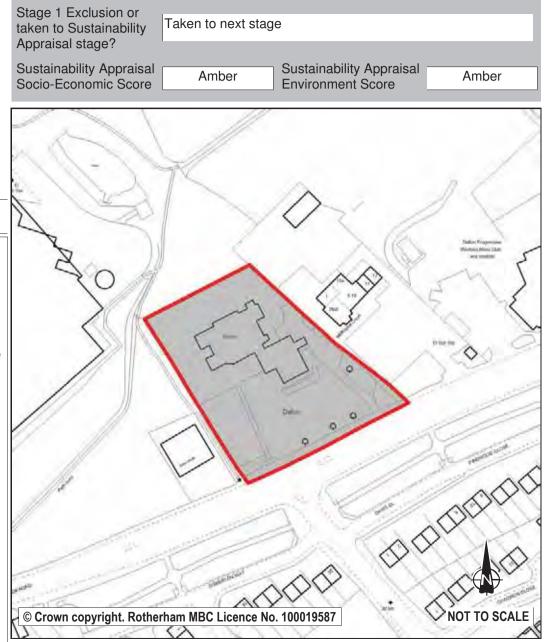
Address: LAND TO NORTH WEST OF DONCASTER ROAD DALTON

Town ROTHERHAM

Hectares:0.63Net Hectares:0.50Dwellings:38Employment Land0.00

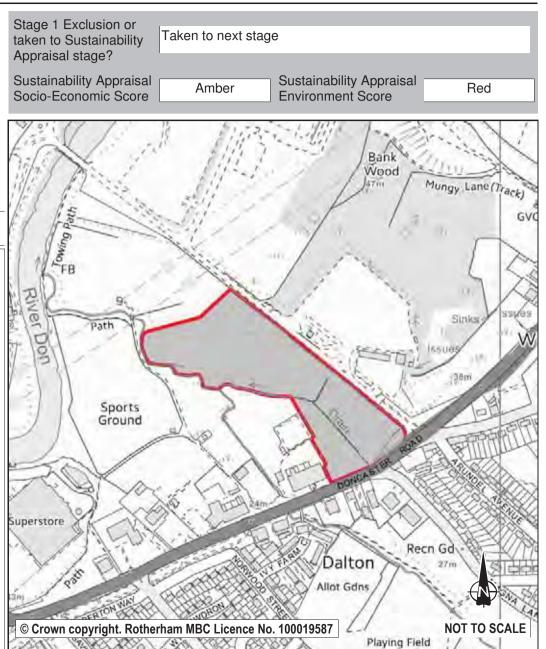
Development Site? ✓ Site Allocation: Residential Development Site

It is proposed that this site be allocated as a residential development site in recognition of its positive attributes, such as its relationship to the existing built settlement, its accessibility and it meeting the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy). No significant constraints to development have been identified. The current allocation of the site is Community Facility - Education. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.



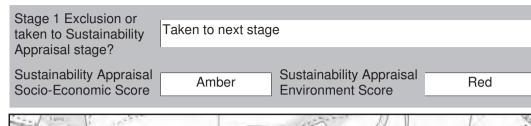
Ref:	LDF0136					
Name:	URBAN GREENSF	PACE ADJACENT TO SILVERWOO	OD CENTRE			
Address:	LAND TO WEST OF DONCASTER ROAD DALTON					
Town	ROTHERHAM		·			
Hectares:	3.98	Net Hectares:	3.19			
Dwellings:	128	Employment Land	0.00			
Development Site?   Site Allocation:   No						

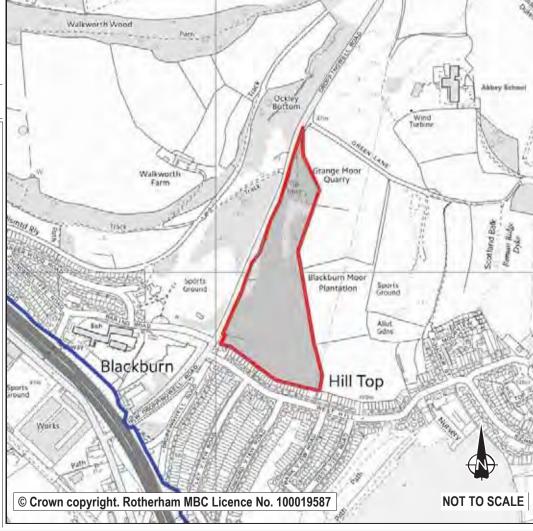
There are major reservations regarding the development of this site given its majority designation as Urban Greenspace with retail on the frontage. The Urban Greenspace is recognised as being of High Value in the Greenspace Audit. Assessment reveals surface water flooding issues on site, assessment score amber. It is therefore considered appropriate to re-allocate the undeveloped area of the existing UDP retail allocation to Urban Greenspace to reflect the broader function of the site.



Ref:	LDF0137					
Name:	LAND ADJACENT	WEST HIL	L AND DROPPIN	IGWEI	LL RD	
Address:	BLACKBURN MOO	OR				
Town	ROTHERHAM					
Hectares:	6.72		Net Hect	ares:		4.70
Dwellings:	188		Employment L	and		0.00
Developm	ent Site? Site	Allocation:	No - retain existir	ng allo	cation	

The site is not well located in terms of access to services and employment, there are also major topographical issues and known ecological and geodiversity (RIGS) value on part of the site (in particular LDF0137 covers all but a small part of RIGS R12 Grange Moor Quarry). Development would result in incoherent urban form. Propose to maintain the existing Green Belt allocation.





Ref:	LDF0138	Stage 1 Exclusion or
Name:	LAND ADJACENT WEST HILL, HILL TOP	taken to Sustainability Appraisal stage?  Taken to next stage
Address:	WEST HILL, HILL TOP	Sustainability Appraisal Socio-Economic Score Red Environment Score Amber
Town	ROTHERHAM	
Hectares:	3.19 Net Hectares: 2.55	
Dwellings	102 Employment Land 0.00	
Developm	ent Site?   Site Allocation: No - retain existing allocation	_ / - // //////////////////////////////
are significa	at. It is located within 250m of a scheduled ancient monument, there and views in and out of site; there are geodiversity concerns with RIGS: R102 Blackburn Moor.	© Crown copyright. Rotherham MBC Licence No. 100019587

Ref:	LDF0139	Stage 1 Exclusion or
Name:	LAND ADJACENT MEADOWHALL ROAD AND RICHMOND PARK AVE	taken to Sustainability Appraisal stage?  Taken to next stage
Address:	ROMAN RIDGE, MEADOWHALL RD, KIMBERWORTH	Sustainability Appraisal Socio-Economic Score  Amber Sustainability Appraisal Environment Score  Red
Town	ROTHERHAM	de de la
Hectares:	1.97 Net Hectares: 1.58	B DEED B CO DEED TO THE BUT DE STATE OF THE
Dwellings	Employment Land 0.00	de de la
Developm	ent Site?   Site Allocation:   No - retain existing allocation	
mpact new	residential development in this location could have upon the SAM.	© Crown copyright. Rotherham MBC Licence No. 100019587

Ref:	LDF0140	Stage 1 Exclusion or	
Name:	LAND EAST OF MEADOWHALL RD	taken to Sustainability Appraisal stage?  Taken to next stage	
Address:	MEADOWHALL RD, KIMBERWORTH	Sustainability Appraisal Socio-Economic Score  Amber Sustainability Appraisal Environment Score	Amber
Town	ROTHERHAM		DA B
Hectares	2.58 Net Hectares: 2.06	A BUDDED TO THE BUDDE STORE OF THE STORE OF	80
Dwellings	Employment Land 0.00	A BORDE TOTAL DE CAR OF S	B B B Q
Developn	nent Site?   Site Allocation: No		
developme Treatment assessmer	on from Yorkshire Water to the allocation of this site for residential ent given its proximity to the Blackburn Meadows Waste Water Works. The site is within a 400 metre cordon sanitaire. The site in tidentifies further constraints including topography, and proximity to ad ancient monument. Retain within Green Belt.		B THE THE

Ref:	LDF0141	Stage 1 Exclusion or
Name:	LAND ADJOINING MEADOWHALL RD AND CLEMENT ST	taken to Sustainability Appraisal stage?  Taken to next stage
Address:	MEADOWHALL RD, KIMBERWORTH	Sustainability Appraisal Socio-Economic Score  Amber Sustainability Appraisal Environment Score  Amber Amber
Town	ROTHERHAM	
Hectares:	1.73 Net Hectares: 1.37	ADD B B B B B B B B B B B B B B B B B B
Dwellings	Employment Land 0.00	
Developm	ent Site? Site Allocation: No - retain existing allocation	
	e existing Residential allocation. Frontage built - remainder of site anning permission RB2011/0773 granted for 28 apartments on .	© Crown copyright. Rotherham MBC Licence No. 100019587

Ref: Name:	LDF0142  LAND BETWEEN MEADOW	HALL RD AND SOUTH ST		Stage 1 Exclusion or taken to Sustainability	Developed + remainder retained as Urban Greenspace
	MEADOWHALL RD, KIMBEF			Appraisal stage? Sustainability Appraisal Socio-Economic Score	Sustainability Appraisal Environment Score
Town	ROTHERHAM				
Hectares:	1.09	Net Hectares:	0.00	S	DB B B
Dwellings	. 0	Employment Land	0.00	BIHL	BA B ST
Developm	ent Site? Site Allocation:	n/a		- K	Control of the state of the sta
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					erham MBC Licence No. 100019587
				© Crown copyright. Rothe	erham MBC Licence No. 100019587

Ref: Name:	LAND SOUTH OF	JUNCTION OF CHURCH ST AND HIGH ST	Stage 1 Exclusion or taken to Sustainability Appraisal stage?	17 units built	
Address:	CHURCH ST, KIM	BERWORTH	Sustainability Appraisal Socio-Economic Score	Sustainability Appraisal Environment Score	
Town	ROTHERHAM				/
Hectares:	0.49	Net Hectares: 0.39		O'E AN	OF THE
Dwellings:	16	Employment Land 0.00			3 6
Developm	ent Site? Site A	Allocation: n/a		Sattle S	
			3/1/2		
			(3)	Company of the compan	
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			A B	KIMBERWORTH	
			· B	Pergret	
			© Crown copyright. Rother	erham MBC Licence No. 100019587	NOT TO SCALE

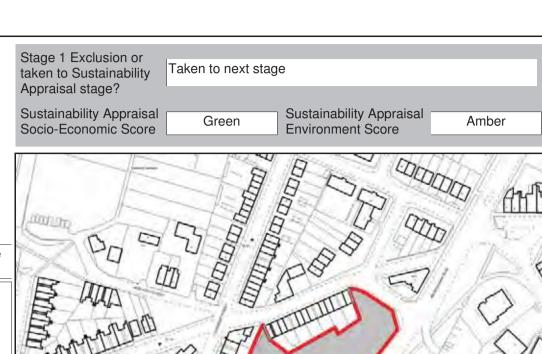
Ref:	LDF0144			Stage 1 Exclusion or
Name:	LAND ADJOINING E SCHOOL	EWERS RD AND KIMBERWORTH PRI	MARY	taken to Sustainability Appraisal stage?  Developed (school) and playing field + remainder retained as Lirban Greenspace (sliver of open space)
Address:	EWERS RD, KIMBE	:RWORTH		Sustainability Appraisal Socio-Economic Score  Sustainability Appraisal Environment Score
Town	ROTHERHAM			
Hectares:	0.62	Net Hectares:	0.49	A B D D 75
Dwellings	:: 0	Employment Land	0.00	
Developm	nent Site?   Site All	llocation: n/a		
				© Crown copyright. Rotherham MBC Licence No. 100019587 NOT TO SCALE

Ref: Name:	LDF0145  LAND NORTHEAST (	OF DEEPDALE RD		Stage 1 Exclusion or taken to Sustainability	Retained Urban Greenspace
	DEEPDALE RD, KIME			Appraisal stage? Sustainability Appraisal Socio-Economic Score	Sustainability Appraisal Environment Score
Town	ROTHERHAM				
Hectares: Dwellings:		Net Hectares: Employment Land	0.00	\$ 57	
	I .	cation: n/a	0.00		
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				Bandana Bana Bana Bana Bana Bana Bana Ba	
				District Control of the Control of t	rham MBC Licence No. 100019587 NOT TO SCALE

Ref: Name:	LDF0146 SHREWSBURY TERRACE	<u> </u>		Stage 1 Exclusion or taken to Sustainability 31 units built
	KIMBERWORTH			Appraisal stage?  Sustainability Appraisal Socio-Economic Score  Sustainability Appraisal Environment Score
Town	ROTHERHAM			TOTAL ANTICOLOR TOTAL
Hectares:	0.77	Net Hectares:	0.62	NATON STATE OF THE PARTY OF THE
Dwellings	: 31	Employment Land	0.00	
Developm	ent Site? Site Allocation	n: n/a		
				图 3 日 图
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				© Crown copyright. Rotherham MBC Licence No. 100019587

Ref:	LDF0147		
Name:	LAND BETWEEN N	MEADOW BANK RD AND CLAF	REMONT ST
Address:	KIMBERWORTH		
Town	ROTHERHAM		
Hectares:	0.82	Net Hectares	s: 0.65
Dwellings:	26	Employment Land	0.00
Developm	ent Site?   Site A	llocation: No - retain existing u and residential alloca	

Maintain the existing allocation as Urban Greenspace and Residential. The site is currently low quality/high value green space, there may be scope to redevelop some of the site but this performs a buffer function to heavy industry to south of Meadowbank Road.



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**NOT TO SCALE** 

Ref:	LDF0148			
Name:	IVANHOE WORKS	, KIMBER	WORTH RD	
Address:	KIMBERWORTH RD ,MASBROUGH			
Town	ROTHERHAM			
Hectares:	4.39		Net Hectares:	3.07
Dwellings:	0		Employment Land	4.39
Developm	ent Site? Site A	Ilocation:	No - Change mixed use light industrial.	allocation to

This site is occupied by a number of employment uses. In the 2010 Employment Land Review this site (ELR89) scored moderately (2) with a recommendation to change to an employment allocation. There is a risk of ground contamination due to historical and present industrial uses which, if more sensitive uses were developed within the area, will have to be dealt with. The site is adjacent to an Air Quality Management Area to the west. There are several bus services, and within good walking and cycling distance to local schools and facilities. If redevelopment of this area were proposed it would need to relocate existing businesses. Any redevelopment would need to ensure the continued viability and amenity of existing and future users in the area.

Having regard to the above it is proposed that the site changes its mixed use allocation to light industrial.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score

Amber

Sustainability Appraisal Environment Score

Amber

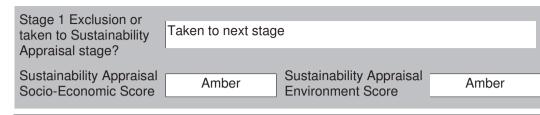
Amber



Ref:	LDF0149				
Name:	LAND ADJOINING WORTLEY RD AND GARDEN ST, MASBROUGH				
Address:	WORTLEY RD, MASBROUGH				
Town	ROTHERHAM				
Hectares:	2.82		Net Hectares:		
Dwellings:	0		Employment Land	2.82	
Developm	ent Site? Site A	Illocation:	No - change existing all industrial	ocation to light	

This site is occupied by a number of employment uses. There is a risk of ground contamination due to historical and present industrial uses which, if more sensitive uses were developed within the area, will have to be dealt with. The site is adjacent to an Air Quality Management Area to the west. There are several bus services, and within good walking and cycling distance to local schools and facilities. If redevelopment of this area were proposed it would need to relocate existing businesses. Any redevelopment would need to ensure the continued amenity and viability of existing and future users in the area.

Having regard to the above it is proposed that the site changes its mixed use allocation to light industrial.

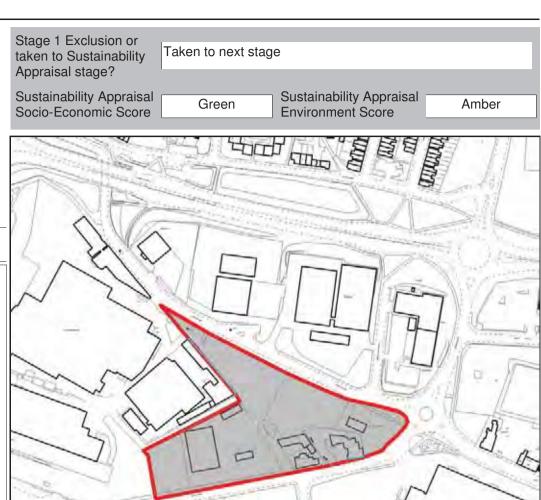




Ref:	LDF0150	ı		
Name:	LAND ADJOINING MIDLAND RD AND WORTLEY RD			
Address:	MIDLAND RD, MA	SBROUGH	ł	
Town	ROTHERHAM			
Hectares:	1.58		Net Hectares:	0.80
Dwellings:	20		Employment Land	0.78
Developm	ent Site? Site A	Allocation:	No - Change allocation industrial	to light

This site is occupied by a number of employment uses. There is a risk of ground contamination due to historical and present industrial uses which, if more sensitive uses were developed within the area, will have to be dealt with. Assessment reveals surface water flooding issues on site, assessment score amber. There are several bus services, and within good walking and cycling distance to local schools and facilities. If redevelopment of this area were proposed it would need to relocate existing businesses. Any redevelopment would need to ensure the continued viability and amenity of existing and future users in the area.

Having regard to the above it is proposed that the site changes its mixed use allocation to light industrial.



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NOT TO SCALE

Ref:	LDF0151			
Name:	LAND BETWEEN KIMBERWORTH RD AND MIDLAND RD			
Address:	MIDLAND RD, MA	SBROUGH	1	
Town	ROTHERHAM			
Hectares:	3.78		Net Hectares:	3.02
Dwellings:	0		Employment Land	3.78
Developm	ent Site? Site A	Allocation:	No - Change allocation industrial	to light

The site remains operational as a bus depot. There is a risk of ground contamination due to historical and present industrial uses which, if more sensitive uses were developed within the area, will have to be dealt with. Assessment reveals surface water flooding issues on site, assessment score amber. There are several bus services, and within good walking and cycling distance to local schools and facilities. If redevelopment of this area were proposed it would need to relocate the existing business. Any redevelopment would need to ensure the continued viability and amenity of existing and future users in the area.

Having regard to the above it is proposed that the site changes its mixed use allocation to light industrial.

Stage 1 Exclusion or taken to Sustainability
Appraisal stage?

Sustainability Appraisal Socio-Economic Score

Taken to next stage

Sustainability Appraisal Environment Score

Amber

Amber

Amber



Ref: LDF0152

Name: LAND ADJOINING FERHAM RD AND BELMONT ST

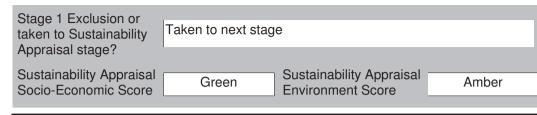
Address: BELMONT ST, HOLMES

Town ROTHERHAM

Hectares:0.35Net Hectares:0.35Dwellings:10Employment Land0.00

Development Site? ✓ Site Allocation: Residential Development Site

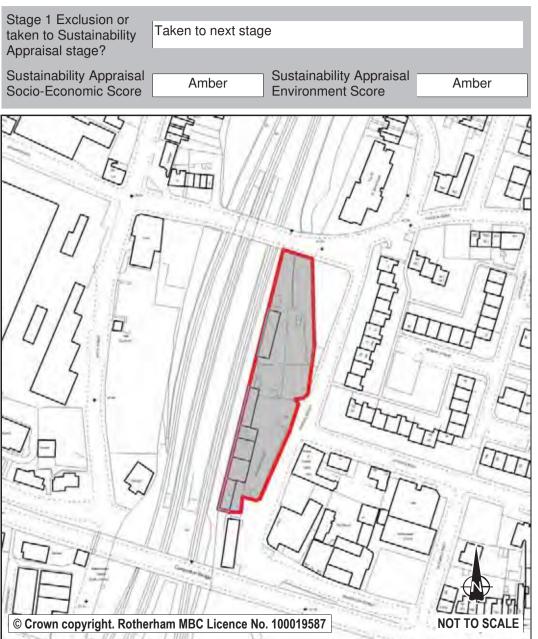
It is proposed that this site be allocated as a residential development site in recognition of its positive attributes (it being a Vacant, former school and scoring well in the Stage 3 Site Prioritisation stage) and it meeting the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy). It is anticipated that constraints will be suitably mitigated within any future resolutions to grant planning permission. This site is currently allocated as community facilities. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.





LDF0153				
OLD MASBROUGH TRAIN STATION				
PRINCES STREET, MASBROUGH				
ROTHERHAM				
0.41		Net Hectares:	0.33	
13		Employment Land	0.41	
ent Site? Site A	Illocation:	No - retain existing mixe allocation	ed use	
	OLD MASBROUGH PRINCES STREET  ROTHERHAM  0.41  13	OLD MASBROUGH TRAIN S PRINCES STREET, MASBRO ROTHERHAM  0.41	OLD MASBROUGH TRAIN STATION  PRINCES STREET, MASBROUGH  ROTHERHAM  0.41 Net Hectares:  13 Employment Land  ent Site?  Site Allocation: No - retain existing mixe	

This site is currently within a mixed use allocation. It is proposed that the site remains within a mixed use allocation - MU07 - see Sites and Policies document and background paper for further details on the menu of appropriate uses.



Ref:	LDF0154				
Name:	LAND BETWEEN CENTENARY WAY, NEW WORTLEY RD AND MASBROUGH ST				
Address:	CENTENARY WAY, MASBROUGH				
Town	ROTHERHAM				
Hectares:	2.44		Net Hectares:		1.70
Dwellings:	68		Employment Land		0.00
Developm	ent Site? Site A	Ilocation:	No - retain existing alloc	cation	
laintain the	avioting Urban Gra	0000000/[	Punipaga Han/Panidantia	l allooati	000

Maintain the existing Urban Greenspace/Business Use/Residential allocations as in the adopted UDP. The green space is recorded as high quality, high value urban greenspace in the Greenspace Audit and it forms a strong landscaped buffer between a major highway and existing residential development at Masbrough.

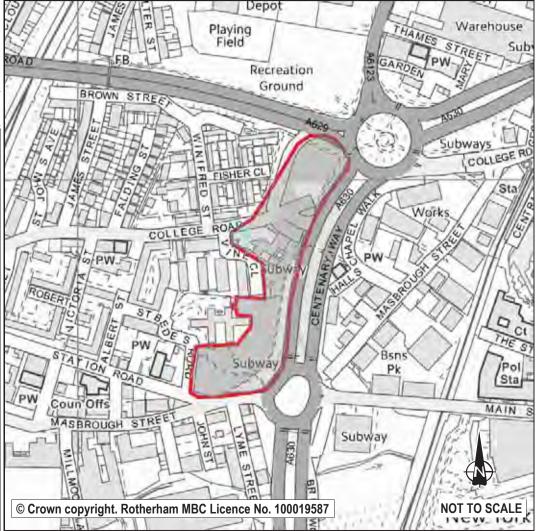
Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score

Taken to next stage

Sustainability Appraisal Environment Score

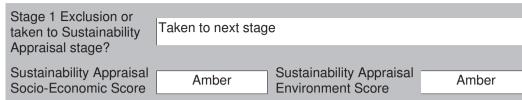
Red



Ref:	LDF0155		Stage 1 Exclusion or
Name:	CLOUGH HILL, LAND BETW LA.	EEN AVONDALE RD AND HENLEY	talaan ta Quatalaahiika. Taken to next stage
Address:	HENLEY LANE, THORN HIL	L	Sustainability Appraisal Socio-Economic Score  Green  Sustainability Appraisal Environment Score  Amber
Town	ROTHERHAM		B B B
Hectares:	0.88	Net Hectares: 0.70	A A LI
Dwellings:	28	Employment Land 0.00	DE HOLL
Developm	ent Site?   Site Allocation:	No - retain existing allocation	
			© Crown copyright. Rotherham MBC Licence No. 100019587

LDF0156 Ref: LAND BETWEEN FENTON RD AND HENLEY LANE Name: Address: FENTON RD **ROTHERHAM** Town 2.96 Net Hectares: 2.37 Hectares: 71 Dwellings: **Employment Land** 0.00 Residential Development Site Development Site? ✓ Site Allocation:

It is proposed to allocate this site as a residential development site in recognition of its positive attributes: its proximity to Rotherham Urban Area and existing services; and being within a popular residential area. There are a number of identified constraints to developing this site relating to the sites proximity to an SSSI, and Regionally Important Geological Site, and a Local Wildlife Site and access. Natural England has issued detailed advice regarding minimisation of impact on the adjacent SSSI. Mitigation for local site impact considerations includes provision of a buffer zone, documentation of temporary exposures. management considerations. It is anticipated that these will be suitably mitigated within any future resolutions to grant planning permission. This site is currently allocated as Residential/Urban Greenspace. Planning permission RB2012/1409 was granted on 19/06/2013 for 90 dwellings. During its appraisal. a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.





Ref: LDF0158

Name: LAND NORTHWEST OF MUNSBROUGH LANE

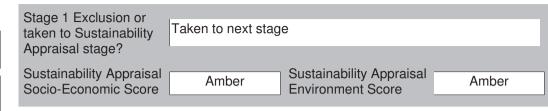
Address: MUNSBROUGH LANE, MUNSBROUGH

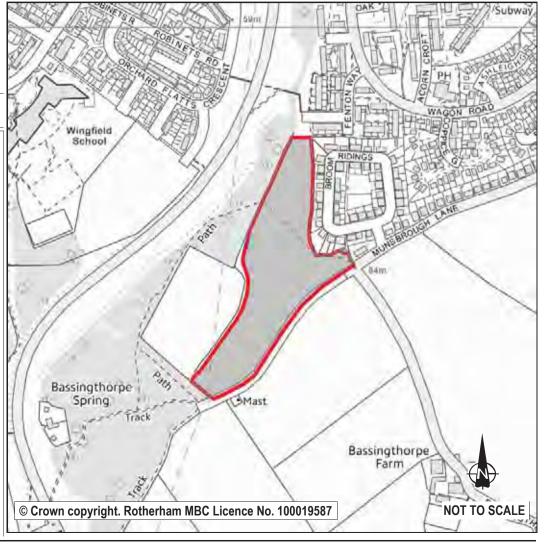
Town ROTHERHAM

Hectares:3.46Net Hectares:3.80Dwellings:100Employment Land0.00

Development Site? ✓ Site Allocation: Residential Development Site

This site is currently allocated as residential and it is proposed to retain the allocation of this site as a residential site in recognition of its positive attributes: its proximity to Rotherham Urban Area and existing services; it is a popular residential area and it meets the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy). There are a number of identified constraints to developing this site relating to the site's proximity to a Local Wildlife Site and ancient woodland. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.





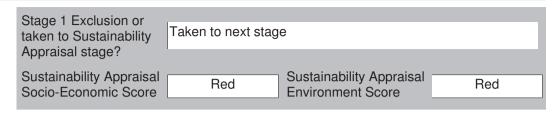
Ref:	LDF0163		
Name:	LAND SOUTH OF CINDER BRIDGE	GREASBROUGH LA, NORTHEAST OF RD	
Address:	CINDER BRIDGE	RD, GREASBROUGH	
Town	ROTHERHAM		
Hectares:	46.03	Net Hectares:	32.22
Dwellings:	1289	Employment Land	0.00

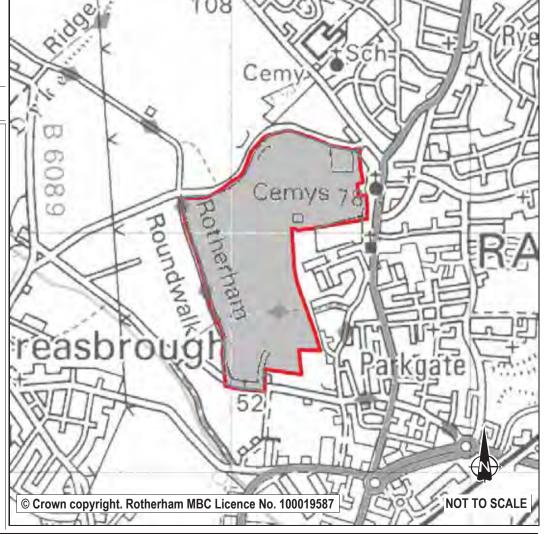
Development Site? 

Site Allocation: No - retain existing Green Belt

allocation

The site's reallocation is not being advocated as development would result in substantial development within an open countryside setting. Furthermore, Haugh Road to the north of this site follows a ridge line and as such the development of any sites to the south of this road will be highly visible from a wide area including, as English Heritage identify, the Grade II\* Registered Parks and Gardens at Wentworth Woodhouse. The site's immediate proximity to LSW75: New Stubbin Colliery and its steeply sloping nature, further justifies retention of the site's Green Belt allocation. As noted above, English Heritage observe that this site lies in close proximity to the Grade II\* Registered Park and Garden of Wentworth Woodhouse on a hillside which is prominent from the designed landscape. Consequently, they would support it remaining in the Green Belt. Assessment reveals surface water flooding issues on site, assessment score amber. This site does not form part of the Strategic Allocation in the adopted Core Strategy.





Ref: Name:	LAND SOUTH OF ELM GROVE	Stage 1 Exclusion or taken to Sustainability Appraisal stage?  Retained Urban Greenspace
Address:	MUNSBROUGH	Sustainability Appraisal Socio-Economic Score  Sustainability Appraisal Environment Score
Town Hectares:	ROTHERHAM  0.49 Net Hectares: 0.00	
Developm	ent Site? Site Allocation: N/a	© Crown copyright. Rotherham MBC Licence No. 100019587  NOT TO SCALE

Ref: LDF0167  Name: MUNSDALE	Stage 1 Exclusion or taken to Sustainability Appraisal stage?  34 units built
Address: WAGON RD, MUNSBROUGH	Sustainability Appraisal Socio-Economic Score  Sustainability Appraisal Environment Score
Town ROTHERHAM	as for \$
Hectares: 0.70 Net Hectares: 0.45	
Dwellings: 0 Employment Land 0.00	
Development Site?   Site Allocation:   n/a	
	7/200
	7000 5 5 00000
	© Crown copyright. Rotherham MBC Licence No. 100019587 NOT TO SCALE

Ref:	LDF0168			Stage 1 Exclusion or		
Name:	LAND AT JUNCTION OF PA	ARK VIEW AND FENTON RD		taken to Sustainability Appraisal stage?	Retained Urban Greenspace	
Address:	PARK VIEW, MUNSBROUG	6H		Sustainability Appraisal Socio-Economic Score	Sustainability Appra Environment Score	aisal
Town	ROTHERHAM				12	
Hectares:	0.91	Net Hectares:	0.00	/		,
Dwellings:	0	Employment Land	0.00	/	20	1
Developm	ent Site?   Site Allocation:	n/a		II.		Western Trans
				© Crown copyright. Rothe	PODD 5000 5000 5000 5000 5000 5000 5000 5	ENOT TO SCALE

Ref:	LDF0169			Stage 1 Exclusion or
Name:	LAND BETWEEN GR	RAYSON RD AND COACH RD		taken to Sustainability Appraisal stage?  Retained Urban Greenspace
Address:	GRAYSON RD, GRE	ASBROUGH		Sustainability Appraisal Socio-Economic Score  Sustainability Appraisal Environment Score
Town	ROTHERHAM			
Hectares:	2.13	Net Hectares:	1.71	
Dwellings	. 0	Employment Land	0.00	
Developm	ent Site?   Site Alle	ocation: n/a		
				© Crown copyright. Rotherham MBC Licence No. 100019587

Ref: LDF0170

Name: LAND BETWEEN GRAYSON RD AND CHURCH ST

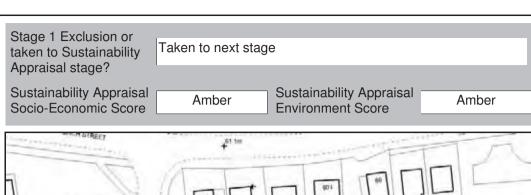
Address: GRAYSON RD, GREASBROUGH

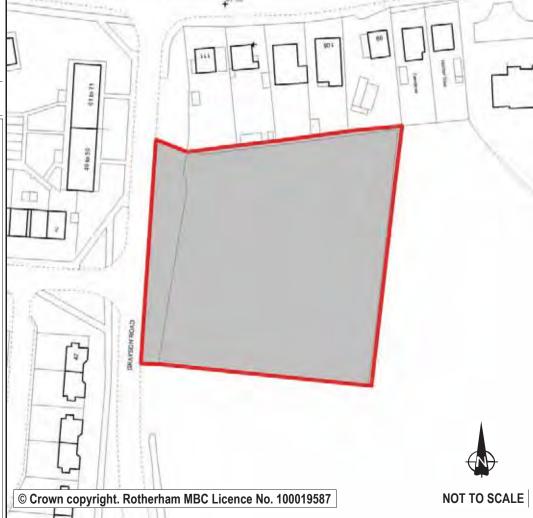
Town ROTHERHAM

Hectares:0.58Net Hectares:0.46Dwellings:18Employment Land0.00

Development Site? ✓ Site Allocation: Residential Development Site

This site is a depot for RMBC and is not used as Urban Greenspace. Future development of this site for residential purposes will need to be sensitively designed to limit the impact of any future development on the surrounding Urban Greenspace.

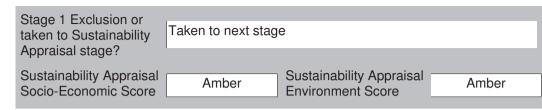




Ref:	LDF0172			Stage 1 Exclusion or
Name:	BARKER'S PARK,	KIMBERWORTH PARK		taken to Sustainability Appraisal stage?  Retained Urban Greenspace
Address:	REDSCOPE RD, K	(IMBERWORTH PK		Sustainability Appraisal Socio-Economic Score  Sustainability Appraisal Environment Score
Town	ROTHERHAM			
Hectares:	1.06	Net Hectares:	0.00	
Dwellings	0	Employment Land	0.00	₽ 8 * ♦
Developm	ent Site? Site A	Allocation: n/a		
				Day, Aldred Barrell Ba
				A CONTRACTOR OF A CONTRACTOR O
				© Crown copyright. Rotherham MBC Licence No. 100019587 NOT TO SCALE
				NOT TO SCALE

Ref:	LDF0173			
Name:	LAND EAST OF SIMMONI	ΓΕ RD, WEST OF FENTO	N RD	
Address:	SIMMONITE RD, KIMBERV	WORTH PARK		
Town	ROTHERHAM			
Hectares:	0.61	Net Hectares:	0.48	
Dwellings:	19	Employment Land	0.00	
Development Site?   Site Allocation:   No - retain existing allocation				
Retain existing allocation as Urban Greenspace. This insidental greenspace is				

Retain existing allocation as Urban Greenspace. This insidental greenspace is part of a continuous swaithe of greenspace that runs along the western side of Fenton Road. These green swaithes are characteristic of the area. Landscape sensitivity to development is high.



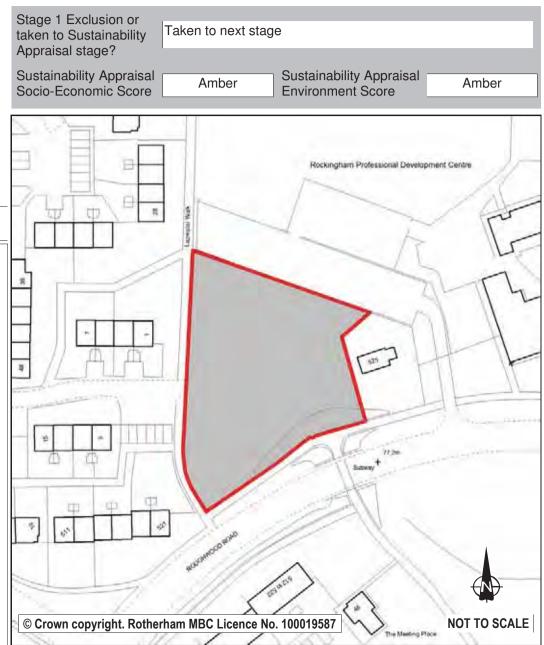


Ref:	LDF0174		1	Stage 1 Exclusion or taken to Sustainability	Retained Urban Greenspace
Name:	LAND SOUTH OF WINGFIEI	LD RD AND ROUGHWOOD R	D	Appraisal stage?	
Address:	WINGFIELD RD, WINGFIELD			Sustainability Appraisal Socio-Economic Score	Sustainability Appraisal Environment Score
Town	ROTHERHAM				
Hectares:	5.74	Net Hectares:	4.02	1// 1/	
Dwellings:	: 0	Employment Land	0.00	102m	<b>尼市岩</b>
Developm	nent Site? Site Allocation:	n/a			PW BEM SEM
					PW.
				ROUGHWOOD ROAD	WINGE
					WINGFIELD ROAD
				chool	Path.
				JEWITI ON K	mberworth Park
				TO SOLO VIEW	Playing Field
					Am NOODIAN AM
					Drain Drain
				THE HOLD ST	Track S
				© Crown copyright. Rothe	erham MBC Licence No. 100019587 NOT TO SCALE

	LDF0175  LAND NORTH OF JEWITT	RD, KIMBERWORTH PARK	Stage 1 Exclusion or taken to Sustainability Appraisal stage?  Retained Urban Greenspace
Address:	JEWITT RD, KIMBERWOR	TH PARK	Sustainability Appraisal Socio-Economic Score  Sustainability Appraisal Environment Score
Town	ROTHERHAM		
Hectares:	2.05	Net Hectares: 1.64	
Dwellings:	0	Employment Land 0.00	
Developm	ent Site? Site Allocation:	· III/a	
			© Crown copyright. Rotherham MBC Licence No. 100019587 NOT TO SCALE

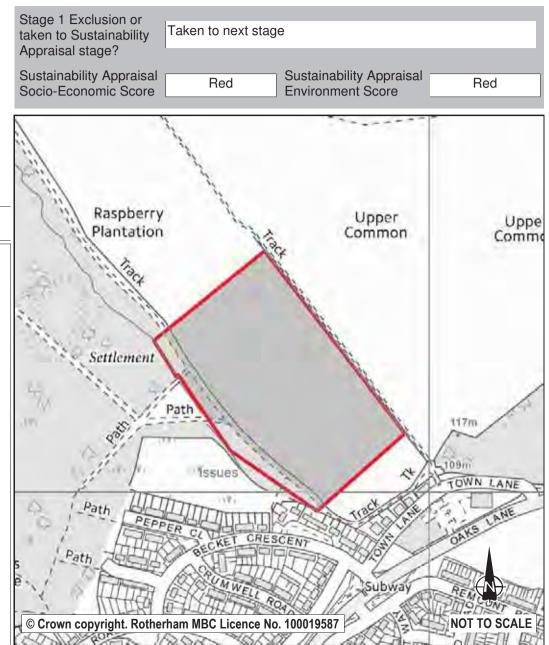
LDF0176 Ref: LAND WEST OF ROCKINGHAM JUNIOR SCHOOL Name: Address: ROUGHWOOD RD, WINGFIELD **ROTHERHAM** Town 0.32 Net Hectares: 0.32 Hectares: 13 Dwellings: **Employment Land** 0.00 Development Site? Site Allocation: Residential, too small for a development site

This site is currently allocated as residential and it is proposed that this site be retained as a residential site in recognition of its positive attributes (being well located next to an existing residential area and school, there is alternative access to greenspace within 280m) and it meeting the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy). Whilst it is acknowledged that there are identified constraints (including loss of Urban Greenspace) and surface water flooding issues on site, assessment score amber; however it is anticipated that constraints will be suitably mitigated within any future resolutions to grant planning permission. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment



Ref:	LDF0178				
Name:	LAND ADJACENT	SCHOLES COPPICE			
Address:	BECKET CRESCE	NT, KIMBERWORTH PARK			
Town	ROTHERHAM				
Hectares:	5.10	Net Hectares:	3.57		
Dwellings:	143	Employment Land	0.00		
Development Site?   Site Allocation:   No - retain existing allocation					
Agintain the existing Green Bolt allocation. Development in this locality would					

Maintain the existing Green Belt allocation. Development in this locality would have a significant impact on features of environmental and historic interest and there is no apparent means of vehicular access. Overall a poorly performing site. Considerations of impact of any potential development on landscape; intrusion into open countryside; impact on Wentworth Woodhouse Grade 2\* listed Historic Park and Gardens. Within 250m of a Scheduled Ancient Monument (SAM).

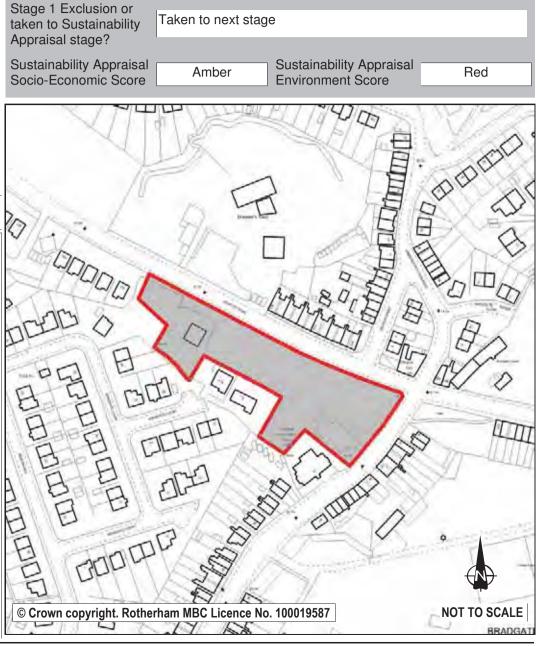


Ref: Name:	LDF0179  LAND BETWEEN DEVONSHIRE ST AND SARAH ST, HOLMES	Stage 1 Exclusion or taken to Sustainability Appraisal stage?  Retained as Community Facilities / playing fields for primary school
Address:	SARAH ST, HOLMES	Sustainability Appraisal Socio-Economic Score Environment Score
Town	ROTHERHAM	
Hectares:	0.55 Net Hectares: 0.44	
Dwellings	Employment Land 0.00	
Developm	nent Site?   Site Allocation:   n/a	Description of the second of t
		© Crown copyright. Rotherham MBC Licence No. 100019587  NOT TO SCALE

Ref: Name:	LAND SOUTH OF DEEPDALE RD, KIMBERWORTH	Stage 1 Exclusion or taken to Sustainability  Approinal stage  Taken to next stage
Address:	DEEPDALE RD, KIMBERWORTH	Appraisal stage?  Sustainability Appraisal Socio-Economic Score  Amber Sustainability Appraisal Environment Score  Green
Town Hectares: Dwellings		Man / 77977
t is propos	ent Site? Site Allocation: No - retain existing allocation  ed to maintain the existing residential allocation. However, the site is seed as back gardens and unlikely to become available it is also too exate in isolation as a development site. Any completions on site will ed.	© Crown copyright. Rotherham MBC Licence No. 100019587  NOT TO SCALE

Ref:	LDF0181			
Name:	LAND BEHIND BR	ADGATE (	CLUB	
Address:	BRADGATE LA, BI	RADGATE		
Town	ROTHERHAM			
Hectares:	0.59		Net Hectares:	0.47
Dwellings:	15		Employment Land	0.00
Developm	ent Site? Site A	Allocation:	Residential Developmen	nt Site

This site is currently allocated as Urban Greenspace but it is proposed that this site be allocated as a residential development site in recognition of its positive attributes (including its location within a residential area, and it meeting the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy). This site is currently allocated in the UDP as Urban Greenspace. Although it is well maintained with some planting it has been assessed as low quality / low value in the Greenspace Audit. Assessment reveals surface water flooding issues on site, assessment score amber; there is a risk of surface water runoff from the highway in times of heavy rainfall. Layout, floor, and gound levels need carfeul consideration. As such it is proposed that the site is allocated for residential use in the future. There are no major accessibility problems although access from the A629 should be avoided. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.



Ref:	LDF0183			Stage 1 Exclusion or
Name:	LAND R/O 32, 52 A	ND 54 FERNLEIGH DRIVE		taken to Sustainability Appraisal stage?  Taken to next stage
Address:	BRINSWORTH			Sustainability Appraisal Socio-Economic Score  Amber  Sustainability Appraisal Environment Score  Amber
Town	ROTHERHAM			
Hectares:	0.44	Net Hectares:	0.35	
Dwellings:	14	Employment Land	0.00	
Developm	ent Site? Site A	Illocation: No		
ecognising	that the site function	etain the site's existing residential allocated as incidental greenspace, forming a ral to the settlement form of the surround		© Crown copyright. Rotherham MBC Licence No. 100019587  NOT TO SCALE

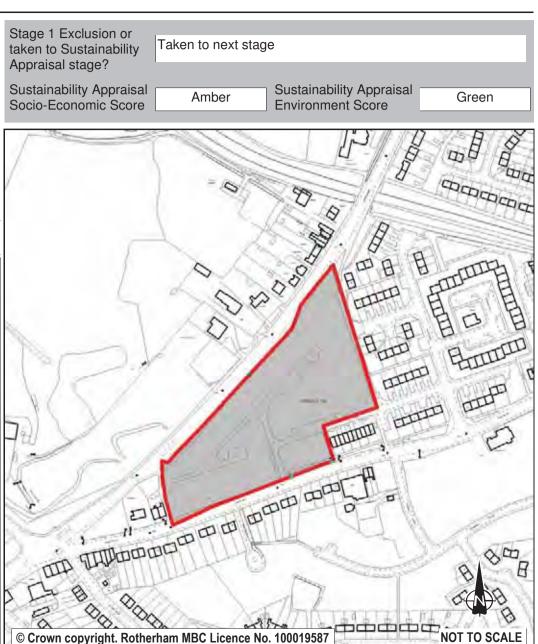
Ref:	LDF0184				
Name:	THRYBERGH PARISH PLAYING FIELDS				
Address:	THRYBERGH PARISH PLAYING FIELDS OFF HOLLINGS LANE, THRYBERGH				
Town	ROTHERHAM				
Hectares:	4.21		Net Hectares:	2.94	
Dwellings:	118		Employment Land	0.00	
Developm	ent Site? Site A	Allocation:	No - retain existing Green Bell allocation	t	

The site is in a very prominent position on the top of a gentle hill. The site is in a predominantly rural setting on land allocated as Green Belt. It is adjacent to the Area of High Landscape Value and is visually prominent within the wider landscape. This site has been tipped with industrial waste in the past and could be contaminated. Release of this land would be encroachment onto open countryside and would detrimentally impact on the current settlement form, the AHLV and on the open countryside. Retain as Green Belt.



Ref: LDF0185 WHINNEY HILL SITE A Name: Address: WHINNEY HILL OFF DONCASTER ROAD THRYBERGH Town **THRYBERGH** 2.08 Net Hectares: 1.66 Hectares: 66 Dwellings: **Employment Land** 0.00 Residential Development Site Development Site? ✓ Site Allocation:

This site is allocated for residential use. The site was previously cleared of older terraced properties and has been left vacant and grassed over for many years a planning application has been submitted for residential development but has not been determined. The greenspace has been assessed as low quality / low value. A transport improvement scheme to create a quality bus corridor has been undertaken in the locality. Whilst consideration in the future will need to be given to ensuring that the area has sufficient greenspace provision, this former housing site has no constraints to development and is in an accessible location. It is therefore proposed that the site remains allocated for residential use.



Ref:	LDF0186		St	tage 1 Exclusion or	lau cu i	
Name:	WOOD STREET AND SCHOOL	OL STREET		ken to Sustainability ppraisal stage?	Site now fully developed	
Address:	WHINNEY HILL SITE B, WOO STREET THRYBERGH	OD STREET AND SCHOOL	Su	ustainability Appraisal ocio-Economic Score	Sustainability Appraisal Environment Score	
Town	ROTHERHAM			417	HILL	Tal Tal
Hectares:	0.42	Net Hectares: 0.3	34			
Dwellings	: 28	Employment Land 0.0	00			
Developm	nent Site?   Site Allocation:	n/a	//			740
				77		44/
			T	TIT	P	
			12	1	HHA	1
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				G Crown copyright. Rothe	rham MBC Licence No. 100019587	NOT TO SCALE

Ref:	LDF0188	Stage 1 Exclusion or
Name:	MOUSEHOLE LANE	taken to Sustainability Appraisal stage?  Taken to next stage
Address	LAND TO SOUTH OF MOUSEHOLE LANE, DALTON	Sustainability Appraisal Socio-Economic Score  Amber Sustainability Appraisal Environment Score  Red
Town	ROTHERHAM	
Hectares	: 0.97 Net Hectares: 0.78	
Dwelling	s: Employment Land 0.00	
Develop	ment Site?   Site Allocation: No - retain existing allocation	TO THE PARTY OF TH
location. I and would	gh Landscape Value and the landscape is particularly sensitive in this Release of this land would be encroachment onto open countryside detrimentally impact on the current settlement form and on the wider stryside. Retain as Green Belt.	

Ref:	LDF0189 MILBURN HOUSE	1	Stage 1 Exclusion or taken to Sustainability	Site remote from settlement	
Name:	WILDURIN HOUSE		Appraisal stage?		
Address:	OLD PUB SITE HOLLING'S LANE	E, THRYBERGH	Sustainability Appraisal Socio-Economic Score	Sustainability Appraisal Environment Score	
Town	ROTHERHAM		The state of the s		
Hectares:	0.41	Net Hectares:	/ // /		
Dwellings:	0 E	Employment Land 0.00	1)(		
Developm	ent Site? Site Allocation: n/a				
			© Crown copyright. Rothe	rham MBC Licence No. 100019587	OT TO SCALE

	a 200aa		
Ref:	LDF0190		Stage 1 Exclusion or
Name:	ALLOTMENT GAP	RDENS NORTH OF HOLLING'S LANE / AND YARD	taken to Sustainability Appraisal stage?  Retained Urban Greenspace (allotments)
Address:	ALLOTMENT GAR THRYBERGH	RDENS NORTH OF HOLLING'S LANE,	Sustainability Appraisal Socio-Economic Score  Sustainability Appraisal Environment Score
Town	ROTHERHAM		
Hectares:	2.82	Net Hectares:	Playing Fields
Dwellings	0	Employment Land 0.00	Thrybergh The The Three Towns The Three Th
Developm	ent Site?  Site	Allocation: n/a	Playing Fields  Playing Field  Playing Field  Playing Field  Round Wood
			© Crown copyright. Rotherham MBC Licence No. 100019587

Ref:	LDF0191		Stage 1 Exclusion or
Name:	THRYBERGH CO	MPREHENSIVE SCHOOL PLAYING FIELDS	taken to Sustainability Appraisal stage?  Retained as Community Facilities / playing fields for school
Address:	THRYBERGH CO OFF PARK LANE	MPREHENSIVE SCHOOL PLAYING FIELDS,	Sustainability Appraisal Socio-Economic Score  Sustainability Appraisal Environment Score
Town	ROTHERHAM		
Hectares:	5.84	Net Hectares:	3- 1000
Dwellings:	0	Employment Land 0.00	S Q
Developm	ent Site?  Site	Allocation: n/a	
			© Crown copyright. Rotherham MBC Licence No. 100019587

Ref: LDF0192

Name: LAND TO NORTH OF ST GERARD'S CATHOLIC PRIMARY

SCHOOL

Address: LAND TO NORTH OF ST GERARD'S CATHOLIC PRIMARY

SCHOOL WEST OF DONCASTER ROAD, DALTON

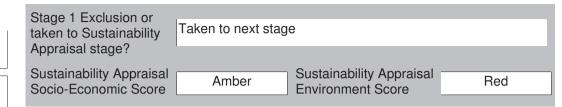
Town ROTHERHAM

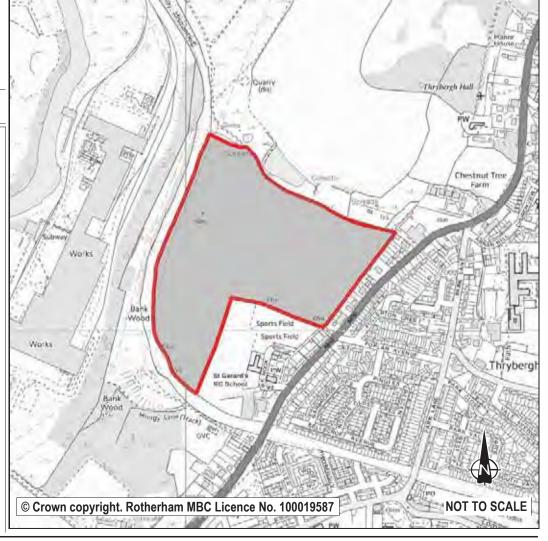
Hectares: 16.73 Net Hectares: 11.71

Dwellings: 351 Employment Land 0.00

Development Site? ✓ Site Allocation: Residential Development Site

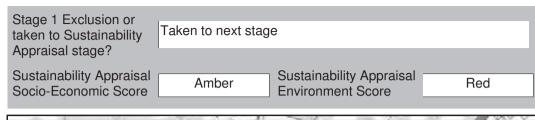
This site is currently allocated as Green Belt. It is proposed that this site be allocated as a residential development site in recognition of its positive attributes such as its relationship to the existing built settlement and it meeting the settlement's role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy). Whilst it is acknowledged that there are identified constraints including access and its proximity to a Local Wildlife Site (LWS79 Thrybergh Tip), it is anticipated that these will be suitably mitigated within any future resolutions to grant planning permission. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.

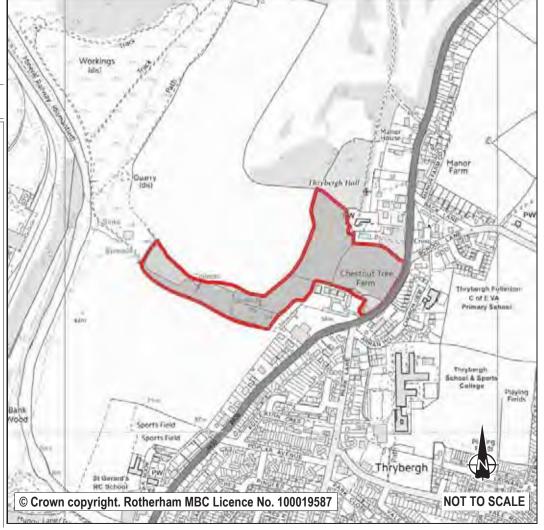




Ref:	LDF0193		
Name:	CHESTNUT TREE FARM O	FF DONCASTER ROAD	
Address:	CHESTNUT TREE FARM O THRYBERGH	FF DONCASTER ROAD	
Town	ROTHERHAM		
Hectares:	6.00	Net Hectares:	4.20
Dwellings:	126	Employment Land	0.00
Developm	ent Site? Site Allocation:	No - retain existing allocation	on

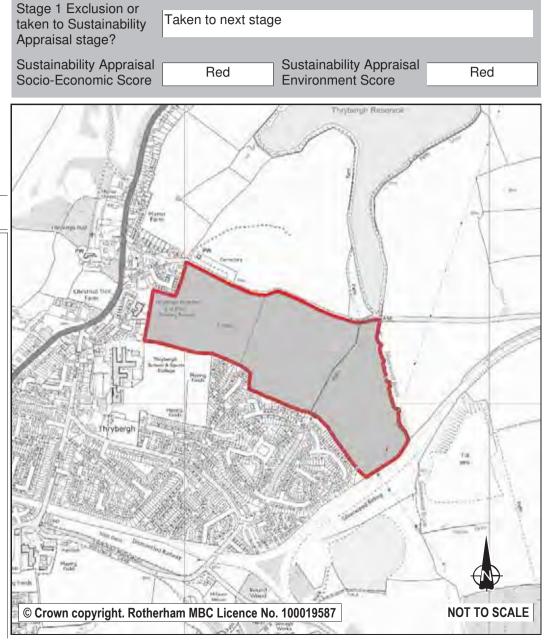
Release of this Green Belt land for future development would detrimentally impact on settlement form of Thrybergh and on the open countryside. Given the potential impact future development would have on: the trees, hedgerows, listed buildings and the local wildlife site (located within the site); and the noted surface water flooding issues on site, assessment score amber; release of this site for development is not supported. The adopted Unitary Development Plan paragraph 7.5.17 recognises that Thrybergh church and rectory and the adjacent meadow land to the south (Thrybergh Glebe Land) is afforded Green Belt status. The designation of a conservation area at Thrybergh is proposed. This would probably include the Church of St Leonard (Gradell\*) and its environs, Chestnut Tree Farm and the site of Thrybergh Hall; the Thrybergh Glebe land would also form a vital part of any conservation area. It is considered that development of this land would negatively impact on the setting of the Church and Rectory.





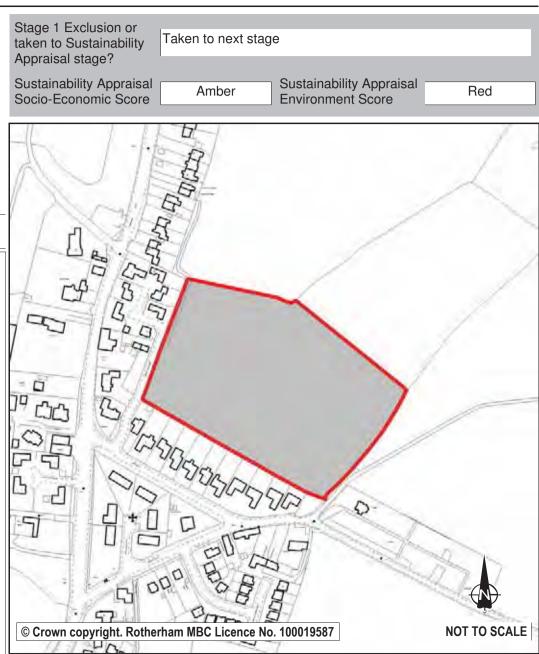
Ref:	LDF0194			
Name:	MARCH FLATTS F	IELD		
Address:	MARCH FLATTS F LANE THRYBERGI		ITH OF BACK LANE / TI	HRYBERGH
Town	ROTHERHAM			
Hectares:	26.12		Net Hectares:	18.28
Dwellings	549		Employment Land	0.00
Developm	ent Site? Site A	llocation:	No - retain existing Gree allocation	en Belt

Release of this Green Belt land for future development would detrimentally impact on the settlement form, on open countryside and on the setting of Thrybergh Country Park affecting its remoteness. There are severe concerns regarding the release of this site given it's potential impact on the country park and adjacent hedgerows. The Country Park has been designated using appropriate statutory legislation. The site is perceived to be remote from the existing settlement of Thrybergh. The site is within 250m of a listed building - there is concern regarding any potential future development on the heritage impact of the Grade II\* listed St Leonards Church. There is no realistic access into the site from March Flatts Road. School Lane and Thrybergh Lane are also unsuitable for significant increases in vehicular traffic. Significant accessibility issues envisaged. There is currently a strong Green Belt boundary and it is proposed that this site be retained as Green Belt.



Ref:	LDF0195				
Name:	MANOR FARM COURT				
Address:	MANOR FARM COURT EXTENSION INTO FIELDS, THRYBERGH				
Town	THRYBERGH				
Hectares:	2.73		Net Hectares:	2.19	
Dwellings	: 66		Employment Land	0.00	
Developm	nent Site? Site A	Ilocation:	No - retain existing Gree allocation	en Belt	

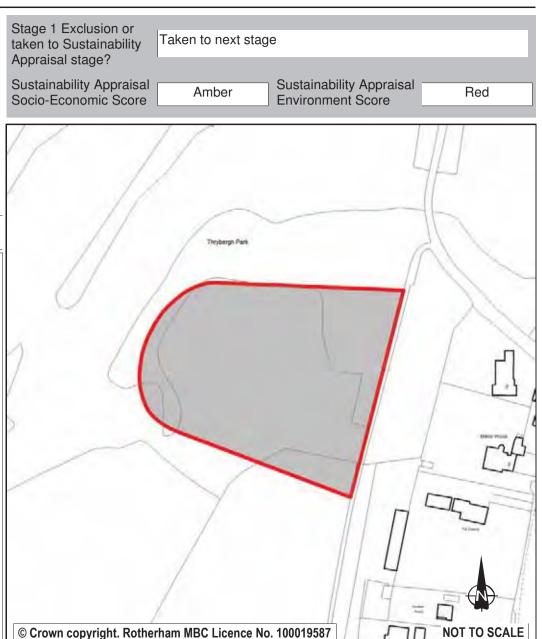
This site is allocated as Green Belt and within an Area of High Landscape Value. It is currently in agricultural use. This site is in a predominantly rural setting and any potential hard development in the future is likely to be highly visible from the adjacent Country Park. It is considered that the release of this Green Belt land for future development would be encroachment onto open countryside and would detrimentally impact on the settlement and on the setting of Thrybergh Country Park affecting its remoteness. The site is within 250m of alisted building and there is concern regarding any potential future development on the heritage impact of the Grade II\* listed St Leonards church. There is currently a strong Green Belt boundary and it is proposed that this site be retained as Green Belt.



Ref:	LDF0196		Stage 1 Exclusion or	I=	
Name:	THRYBERGH PRIMARY SCHOOL	PLAYING FIELD	taken to Sustainability Appraisal stage?	Retained as Community Facilities	/ playing fields for school
Address:	THRYBERGH PRIMARY SCHOOL OLDGATE LANE	. PLAYING FIELD. OFF	Sustainability Appraisal Socio-Economic Score	Sustainability Environment 9	Appraisal Gcore
Town	ROTHERHAM			The state of the s	
Hectares:	0.97	Net Hectares:		Strokarji Francy Scient	
Dwellings	0 E	mployment Land 0.00	-	اسا	
Developm	ent Site? Site Allocation: n/a		- Andrios		
			Non I		
			A WH	_	
			BHH		
			A	rham MBC Licence No. 100019587	NOT TO SCALE

Ref:	LDF0197				
Name:	FORMER CRICKET GROUI	ND, ROTHERHAM GOLF	CLUB		
Address:	Address: FORMER CRICKET GROUND, ROTHERHAM GOLF CLUB, R/O MANOR HOUSE DONCASTER ROAD				
Town	ROTHERHAM				
Hectares:	1.17	Net Hectares:	0.94		
Dwellings	: 28	Employment Land	0.00		
Development Site?   Site Allocation: No - retain existing Green Belt allocation					

This site is allocated as Green Belt, there is an Area of High Landscape Value to the north incorporating the golf course. This former cricket ground is informal grassland and woodland. Given the landscaping and tree cover in this locality, this site is remote from the main settlement of Thrybergh. The site is within 250m of the grade II\* listed St Leonards Church. The site is adjacent to the proposed Conservation Area. Access may also be a problem as additional land may be required to enable construction of a suitable access. Release of this Green Belt land for future development would detrimentally impact on settlement form and on the open countryside. The site is effectively isolated from the main facilities of Thrybergh by the A630. Retain current allocation as Green Belt.



Ref: LDF0198

Name: OLDGATE LANE SOUTH, THRYBERGH

Address: LAND TO SOUTH OF OLDGATE LANE, DALTON / EAST

HERRINGTHORPE MP HMR SITE NO.37

Town THRYBERGH

Hectares:0.80Net Hectares:0.64Dwellings:26Employment Land0.00

Development Site? ✓ Site Allocation: Residential Development Site

This site is allocated partly for residential and partly for business use. In the 2010 Employment Land Review the business site (ELR53) scored moderately (2) with a recommendation to consider re-allocation to alternative uses including employment. It is part of the wider Chesterhill redevelopment scheme and therefore it is proposed that the whole site is allocated for residential use and identified as a development site. Consideration will need to be given to the drainage of surface water through the site.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score

Taken to next stage

Sustainability Appraisal Environment Score

Green



Ref: LDF0199

Name: CHESTERHILL AVENUE (EAST), THRYBERGH

Address: DALTON / EAST HERRINGTHORPE HMR MP SITE NO.38

Town THRYBERGH

Hectares:1.73Net Hectares:1.38Dwellings:55Employment Land0.00

Development Site? ✓ Site Allocation: Residential Development Site

This site is allocated partly for residential and partly for business use. In the 2010 Employment Land Review the business site (ELR53) scored moderately (2) with a recommendation to consider re-allocation to alternative uses including employment. It is part of the wider Chesterhill redevelopment scheme and therefore it is proposed that the whole site is allocated for residential use and identified as a development site. Consideration will need to be given to the drainage of surface water through the site.

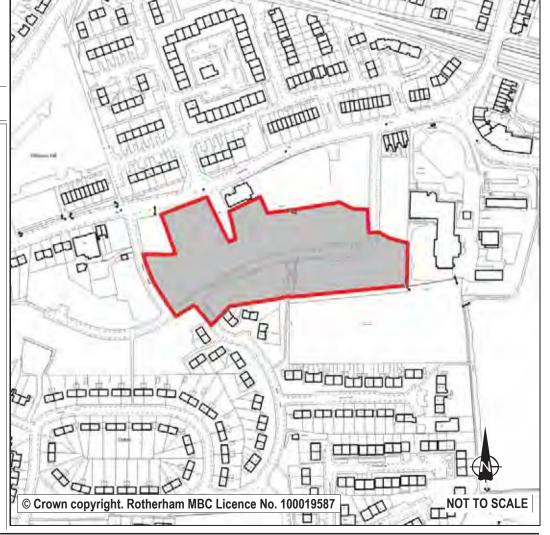
Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score

Taken to next stage

Sustainability Appraisal Sustainability Appraisal Environment Score

Green



Ref: LDF0200

Name: GLEBE CRESCENT / CHESTERHILL AVENUE

Address: DALTON / EAST HERRINGTHORPE HMR MP SITE NO.40

Town THRYBERGH

Hectares:2.08Net Hectares:1.66Dwellings:67Employment Land0.00

Development Site? ✓ Site Allocation: Residential Development Site

Re-development of this site should aim to retain the equivalent designated Urban Greenspace of 0.3 hectares within the new proposals. In preparing future planning applications consideration will need to be given to re-configuring this Urban Greenspace within the site boundary of H31, to enable an appropriate scheme to be delivered and to compensate for the loss of existing Green Space. The capacity of the site reflects a high density of development at 60 dwellings per hectare but the actual development site area has been reduced to reflect the need to retain urban greenspace within the site.

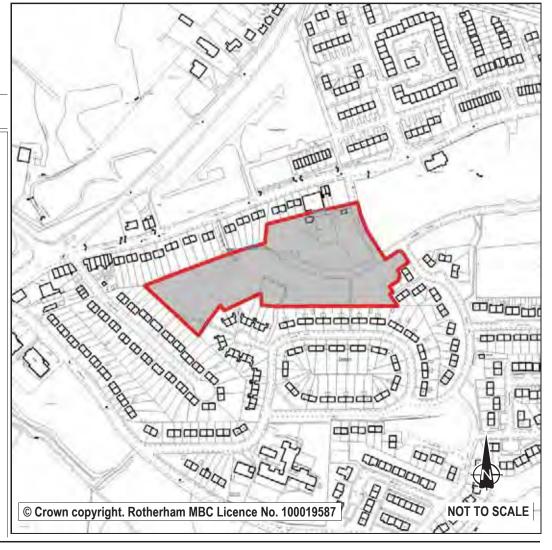
Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score

Taken to next stage

Sustainability Appraisal Environment Score

Amber Sustainability Appraisal Environment Score



Ref: LDF0201  Name: FOLJAMBE DRIVE / WILSON DRIVE	Stage 1 Exclusion or taken to Sustainability Appraisal stage?
Address: DALTON / EAST HERRINGTHORPE HMR MP SITE NO.42	Sustainability Appraisal Socio-Economic Score  Sustainability Appraisal Environment Score  Green
Town THRYBERGH  Hectares: 0.40 Net Hectares: 0.40  Dwellings: 12 Employment Land 0.00  Development Site? Site Allocation: No - retain residential allocation  Retain current residential allocation but site too small to identify as a development site. Re-development following recent demolition will yield a small number of new dwellings to be counted as windfalls when exact number known.	Dalton
idiliber of new dwellings to be counted as windialis when exact number known.	© Crown copyright. Rotherham MBC Licence No. 100019587  NOT TO SCALE

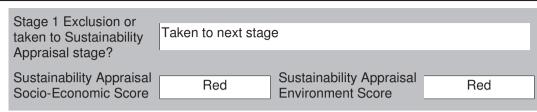
Ref:	LDF0202			Stage 1 Exclusion or
Name:	MEADOW CLOSE / W	ILSON DRIVE (TWO SITES)		taken to Sustainability Appraisal stage?  Taken to next stage
Address:	DALTON / EAST HERI	RINGTHORPE HMR MP SITE NO.4	3A	Sustainability Appraisal Socio-Economic Score  Amber Sustainability Appraisal Environment Score  Amber Amber Score
Town	THRYBERGH			<i>是</i>
Hectares:	0.35	Net Hectares:	0.34	
Dwellings	: 10	Employment Land	0.00	The second secon
Developm	ent Site?   Site Alloc	eation: No - retain existing communitation	ty use	The state of the s
		nity use for school playing field.		© Crown copyright. Rotherham MBC Licence No. 100019587  NOT TO SCALE

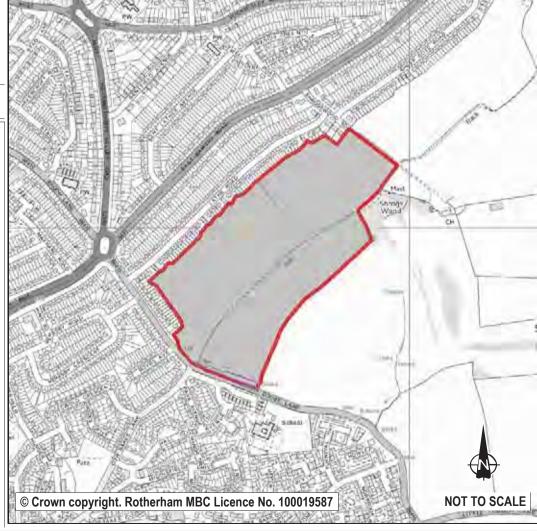
Ref: Name:	LDF0203  MEADOW CLOSE / WILSON DRIVE (TWO SITES)	Stage 1 Exclusion or taken to Sustainability  Taken to next stage
Address:	DALTON / EAST HERRINGTHORPE HMR MP SITE NO.43B	Appraisal stage?  Sustainability Appraisal Socio-Economic Score  Amber Sustainability Appraisal Environment Score  Green
Town	THRYBERGH	
Hectares:	0.20 Net Hectares: 0.20	
Dwellings	Employment Land 0.00	
Developm	nent Site?   Site Allocation: No	
following re	ent residential allocation - site too small to allocate but redevelopment cent demolition will yield a small number of new dwellings to be windfalls when exact number known.	© Crown copyright. Rotherham MBC Licence No. 100019587  NOT TO SCALE

Ref:	LDF0228			
			T	Stage 1 Exclusion or taken to Sustainability Taken to next stage
Name:	MASBOROUGH SIDINGS			Appraisal stage?
Address:	OFF SHEFFIELD ROAD, T	EMPLEBOROUGH		Sustainability Appraisal Sustainability Appraisal Environment Score Amber Amber
Town	ROTHERHAM			
Hectares:	9.88	Net Hectares:		ennine to la
Dwellings:	0	Employment Land	9.88	6-= 1/1/1/ Y
Developm	ent Site? Site Allocation	n: No		agna
ccess with emains allo otential to	in an industrial part of Rothe ocated for industrial and busi	railway sidings, enjoys both erham. It is proposed that the iness use. It is also identifieds and is therefore also identified and is therefore also identified and is the refore also identified and in the refore also identified and its reformation and in the refore also identified and its reformation an	site d as having	Steel Works  Canklo  Crown copyright. Rotherham MBC Licence No. 100019587  NOT TO SCALE

Ref:	LDF0233			
Name:	OFF LATHE ROAD	)/ WORRY	GOOSE LANE	
Address:	WHISTON			
Town	ROTHERHAM			
Hectares:	20.02		Net Hectares:	14.02
Dwellings:	500		Employment Land	0.00
Developm	ent Site? 🗸 Site A	Allocation:	Residential Developmen	nt Site

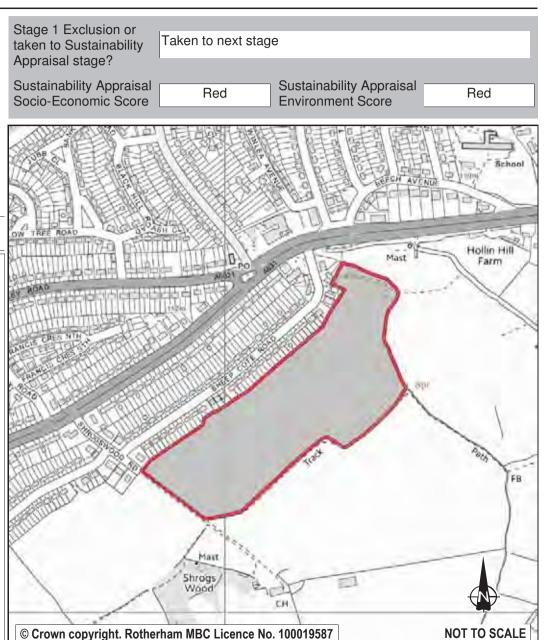
This site is currently allocated as Green Belt. It is proposed that this site be allocated as a residential development site in recognition of its positive attributes: its proximity to Rotherham Urban Area and close to existing services and facilities; it is a popular residential area and it meets the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy). Whilst it is acknowledged that there are identified constraints including Public Rights of Way: Area of High Landscape Value(AHLV) and landscape sensitivity including hedgerow considerations: it is anticipated that these will be suitably mitigated within any future resolutions to grant planning permission. There are opportunities to fund the management, protection and enhancement of a Green Infrastructure Corridor and possible additional habitat and greenspace creation as part of any potential future development. The preparation of a detailed Masterplan incorporating suitable design measures will be essential. Landscape Character Assessment Studies will be needed to assess and manage the impact of potential new development on the Area of High Landscape Value and the impact of potential new development on natural landscape features such as hedgerows. To the south of the site is a candidate Regionally Important Geological site and consideration will need to be given to this in any future proposals. The boundary of the Area of High Landscape Value will be redrawn to be excluded from the development site. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.





Ref: LDF0237 OFF SHROGSWOOD ROAD Name: Address: WHISTON **ROTHERHAM** Town 8.86 Net Hectares: 6.20 Hectares: Dwellings: 248 **Employment Land** 0.00 Residential Development Site Development Site? ✓ Site Allocation:

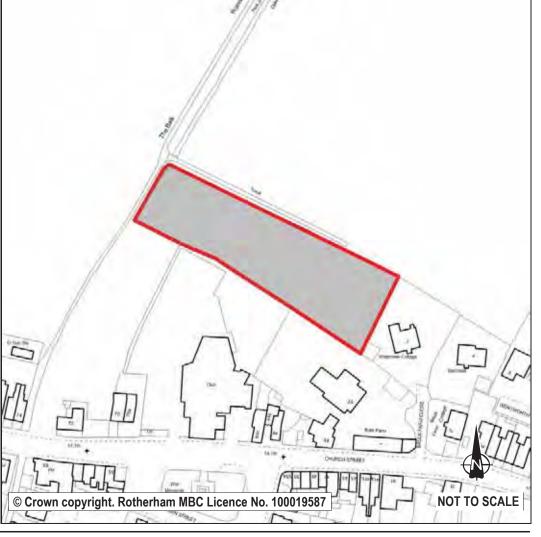
This site is currently allocated as Green Belt. It is proposed that this site be allocated as a residential development site in recognition of its positive attributes: its proximity to Rotherham Urban Area and close to existing services and facilities; it is a popular residential area and it meets the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy). Whilst it is acknowledged that there are identified constraints including Public Rights of Way: Area of High Landscape Value AHLV and landscape sensitivity including hedgerow considerations; it is anticipated that these will be suitably mitigated within any future resolutions to grant planning permission. There are opportunities to fund the management, protection and enhancement of a Green Infrastructure Corridor and possible additional habitat and greenspace creation as part of any potential future development. The preparation of a detailed Masterplan incorporating suitable design measures will be essential. Landscape Character Assessment Studies will be needed to assess and manage the impact of potential new development on the Area of High Landscape Value and the impact of potential new development on natural landscape features such as hedgerows. The boundary of the Area of High Landscape Value will be redrawn to be excluded from the development site. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.



Ref:	LDF0314						
Name:	LAND BEHIND GREASBROUGH CLUB						
Address:	CHURCH ST, GRE	EASBROUGH					
Town	ROTHERHAM						
Hectares:	0.34	Net Hectares:	0.34				
Dwellings:	10	Employment Land	0.00				
Developm	Development Site?   Site Allocation:   No						

It is propsoed to retain the existing residential designation – but this site is not considered a potential development site allocation as there is no suitable means of vehicular access without additional land. Any completions on site will be monitored. There are concerns on site deliverability; to north-east and north-west the Green Belt is designated as Area of High Landscape Value. In close proximity to Wentworth Woodhouse Grade II\* Scheduled Parks and Garden. If re-development of the site proceeds these issues and contraints will need to be dealt with.

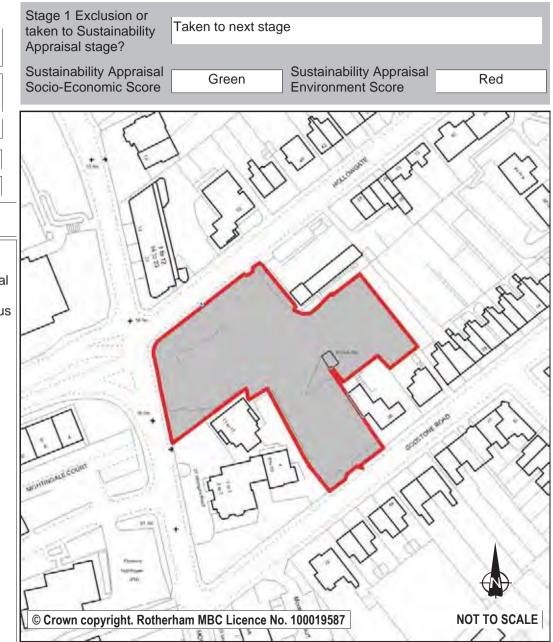




Ref:	LDF0521		1	Stage 1 Exclusion or taken to Sustainability	ot attached to settlement	
Name:	WALKWORTH FARM,			Appraisal stage?		
Address:	OFF DROPPINGWELL RO	DAD,		Sustainability Appraisal Socio-Economic Score	Sustainability A Environment So	ppraisal core
Town	BLACKBURN			16 100	463	
Hectares:	29.81	Net Hectares:	0.00	11 500	The state of the s	Dronning
Dwellings:	0	Employment Land	0.00	(( //20		Dropping Well
Developm	ent Site?   Site Allocatio	n: n/a		CHE	350.	109
				11-7	P 3	_ 365
				Thunder	cliffe	
				( Grange		
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				© Crown copyright. Rotherha	m MBC Licence No. 100019587	NOT TO SCALE

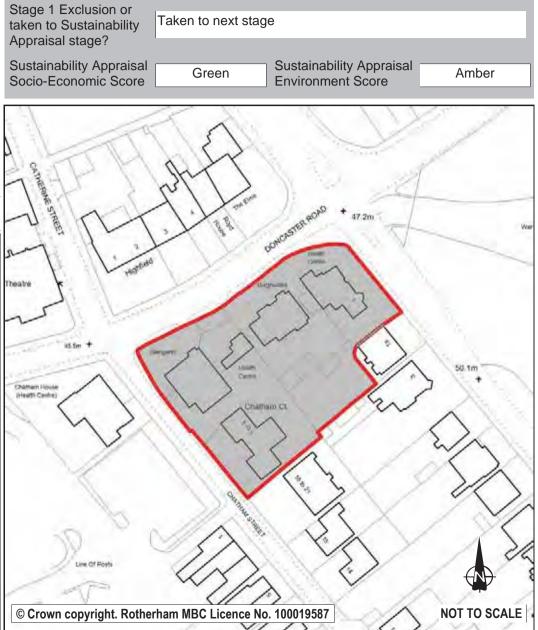
Ref:	LDF0563				
Name:	LAND OFF GODS	TONE RO	AD		
Address:	GODSTONE STRI	EET			
Town	ROTHERHAM				
Hectares:	0.43		Net Hectares:		0.32
Dwellings:	26		Employment Land		0.00
Developm	ent Site?  Site	Allocation:	Residential Developme	nt Site	
-					

The site is allocated for mixed use in the Unitary Development Plan but previously had permission for development for 60 dwellings, which has now lapsed. In view of the previous permission and its appropriateness for residential development it is proposed to allocate this land as a residential development site. Within a Conservation Area and Tree Preservation Orders on site. Previous grant of permission proposed to retain the north and west facades.



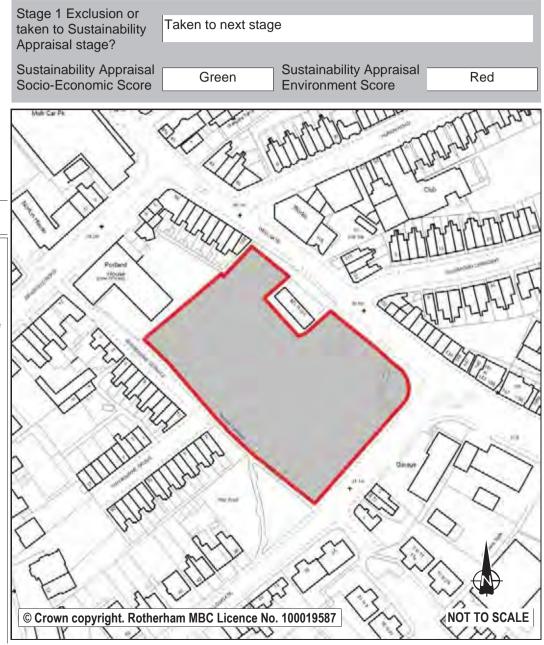
Ref:	LDF0564				
Name:	LAND OFF CHATH	IAM STRE	ET		
Address: CHATHAM STREET					
Town	ROTHERHAM				
Hectares:	0.34		Net Hectares:	0.34	
Dwellings:	14		Employment Land	0.00	
Development Site?   Site Allocation:  No amend allocation to mixed use (MU13))					

This site is allocated for business use in the Unitary Development Plan. The site is outside of Rotherham town centre, which is the preferred location for B1 office uses (in line with national planning policy). The site consists of former residential properties converted to business uses. The site is considered suitable for a range of uses alongside the adjacent former Doncaster Gate hospital site. It is therefore proposed that the site be allocated for mixed use - MU13 - the menu of acceptable uses is set out in the Sites and Policies document and accompanying mixed use areas background paper.



Ref:	LDF0565		
Name:	LAND AT THE JUI	NCTION OF WELLGATE AND HOL	LOWGATE
Address:	WELLGATE		
Town	ROTHERHAM		
Hectares:	0.65	Net Hectares:	0.65
Dwellings	128	Employment Land	0.00
Developm	nent Site? Site	Allocation: Residential Developmen	nt Site

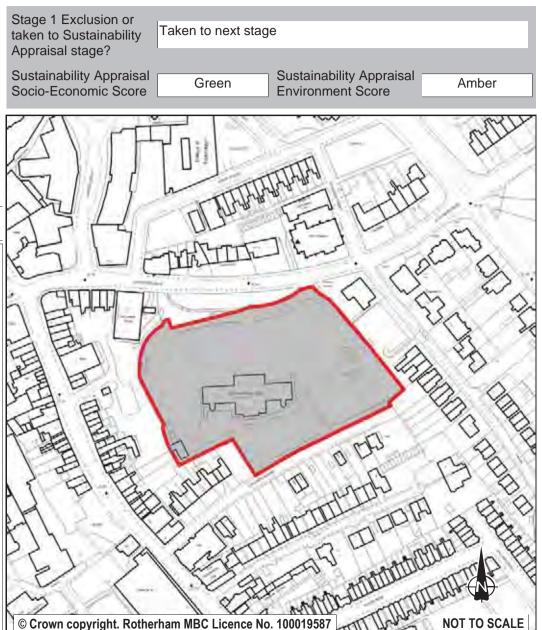
This site is allocated for mixed use in the Unitary Development Plan. Although vacant the site previously had permission for housing and retail development. The site is close to Rotherham town centre and adjacent to a Grade 2 Listed Building - Wellgate Hall. Whilst acknowledging that the site is within an Air Quality Management Area it is proposed that the site is allocated as a residential development site which would contribute towards the town centre's Renaissance aspirations in meeting housing requirements in a sustainable urban location. In the Surface Water Flood Assessment the site is rated amber, the eastern corner is known to be at risk of flooding and Wellgate is known to flood. Floor and ground levels need careful consideration in any drainage attenuation scheme.



Ref:	LDF0566			
Name:	DONCASTER GAT	E HOSPITA	<b>AL</b>	
Address:	DONCASTER GAT	E		
Town	ROTHERHAM			
Hectares:	1.47		Net Hectares:	1.18
Dwellings:	47		Employment Land	0.00
Developm	ent Site? Site A	Illocation: N	lo amend allocation to	mixed use
The fermes	Damasatar Cata IIa	مالم منامه: مم	antad for Community	

The former Doncaster Gate Hospital, is allocated for Community Facilities in the Unitary Development Plan and most recently used by the Council for civic offices, but has now been demolished; however part of the site continues in use as a medical centre / GP services and these facilities are to remain on site. The site is suitable for other community facilities, given its location near to the town centre. It is also suitable for residential development which would contribute towards the Renaissance aspirations for the town centre in meeting housing requirements in a sustainable urban location.

The site is considered suitable for a range of uses and therefore it is proposed that the site be allocated for mixed use - MU13 - the menu of acceptable uses is set out in the Sites and Policies document and accompanying mixed use areas background paper.



Ref:	LDF0567	Stage 1 Exclusion or
Name:	LAND OFF ALBION ROAD	taken to Sustainability Appraisal stage?  Taken to next stage
Address:	ALBION ROAD	Sustainability Appraisal Green Sustainability Appraisal Environment Score Red
Town	ROTHERHAM	
Hectares:	0.45 Net Hectares: 0.36	with a for
Dwellings	Employment Land 0.00	MAN SERVICE STATES
Developm	nent Site?   Site Allocation: No	
greenspac within 250r developme	allocated for residential use and is currently an area of parking and e. Although the site is within an Air Quality Management Area, and n of a listed building there are no other significant constraints to ant and it is proposed that the site remain allocated for residential but not promoted as a development site. Any completions on site will ed.	© Crown copyright. Rotherham MBC Licence No. 100019587  NOT TO SCALE

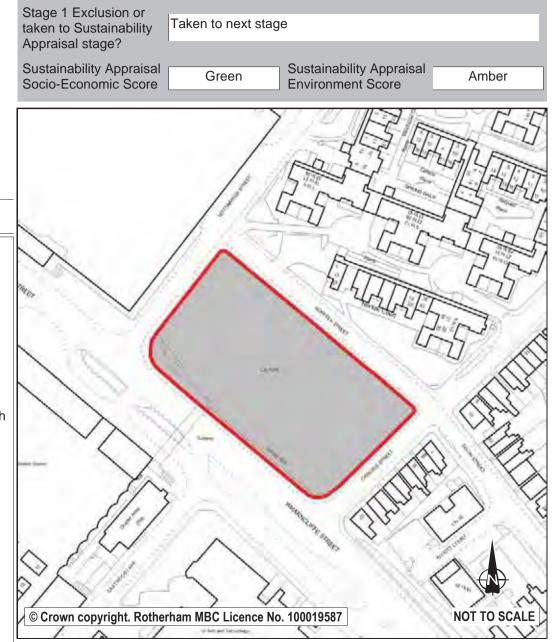
Б (	L DEGEOO	
Ref:	LDF0568	Stage 1 Exclusion or taken to Sustainability Taken to next stage
Name:	CIVIC THEATRE	Appraisal stage?
Address:	CATHERINE STREET	Sustainability Appraisal Socio-Economic Score  Green  Sustainability Appraisal Environment Score  Amber
Town	ROTHERHAM	St Ann's Hill
Hectares:	0.17 Net Hectares: 0.17	12
Dwellings	7 Employment Land 0.00	TREET TILL
Developm	ent Site?   Site Allocation: No Mixed use allocation MU12	
uitable for se allocati	the college to the north. The site continues to be in use and remains a mix of uses. It is proposed that the site remains part of a mixed on - MU12 - see Sites and Policies document and background paper letails on the menu of appropriate uses.	Cliffon Court  Cliffon Court  Cliffon Court  Chatham House (Health Centre)  © Crown copyright. Rotherham MBC Licence No. 100019587  NOT TO SCALE

Ref:	LDF0569			Stage 1 Exclusion or	Takan ta navt ata		
Name:	LAND OFF DONCASTER RO	DAD		taken to Sustainability Appraisal stage?	Taken to next sta	ge	
Address:	DONCASTER ROAD			Sustainability Appraisal Socio-Economic Score	Green	Sustainability Appraisal Environment Score	Amber
Town	ROTHERHAM					11/1	111
Hectares:	0.15	Net Hectares:	0.15		Car Park	11	111
Dwellings:	6	Employment Land	0.00	71 000	330,300		1
Developm	ent Site?	No - mixed use allocation MU12	2	12			11
urther deta	ils on the menu of appropriate	uses.		College of Technology Technology Civic Theatre  Civic Theatre  Chatham H  © Crown copyright. Rother	45.5m +	Glengarth Glengarth	Burghwallis  Health Centre  NOT TO SCALE Chatham Ct

Ref:	LDF0570				
Name:	DRUMMOND STR	EET CAR	PARK		
Address:	NOTTINGHAM STI	REET			
Town	ROTHERHAM				
Hectares:	0.55		Net Hectares:		0.00
Dwellings:	0		Employment Land		0.00
Developm	ent Site? ✓ Site A	Illocation:	Retail Development Site	е	
Dwellings:	0	Allocation:	Employment Land	e	

This site is allocated for a mix of uses in the UDP, and also as a development site (E69). It was reviewed as part of the 2010 Employment Land Review (ELR36) and scored highly (3) with a recommendation to retain as a development site.

The site is suitable for a mix of uses, however given its proximity to Rotherham Interchange and the need to accommodate future floorspace for town centre uses, it is proposed to re-allocate the site for retail or other town centre uses as part of an extension to Rotherham town centre and identify it as a development site. This is in conjunction with an extension of the boundary to include the former civic area at Walker Place which has been redeveloped by Tesco. Any future redevelopment would need to ensure that the site was well integrated with the existing town centre and had regard to the amenity of neighbouring residential areas. The site is currently a strategically important car park for the town centre, and any future redevelopment would require the Council to consider the implications for parking provision; however the adjacent tesco is expected to reduce demand for short stay parking.



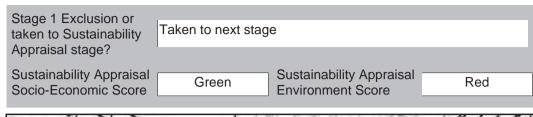
Ref:	LDF0571			Stage 1 Exclusion or
Name:	CIVIC OFFICES			taken to Sustainability Appraisal stage?  Taken to next stage
Address:	DRUMMOND STREET			Sustainability Appraisal Socio-Economic Score Amber Sustainability Appraisal Environment Score Amber
Town	ROTHERHAM			A-11 67 63 DE 1
Hectares:	2.37	Net Hectares:	0.00	HI THE STATE OF STATE
Dwellings	. 0	Employment Land	0.00	11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Developm	ent Site?   Site Allocation	on: No		
oublic trans station has site is alloc	port interchanges. Constru been completed and these	of the allocated town centre and peticuction of a Tesco store and petice are now trading. It is proposed ain town centre uses by its inclusion of a Tesco store and petice are now trading. It is proposed ain town centre uses by its inclusion.	ol filling d that the	© Crown copyright. Rotherham MBC Licence No. 100019587

Ref:	LDF0572	Stage 1 Exclusion or
Name:	SITE OF FORMER CRINOLINE HOUSE	taken to Sustainability Appraisal stage?
Address:	CRINOLINE BRIDGE	Sustainability Appraisal Socio-Economic Score Amber Sustainability Appraisal Environment Score Amber
Town	ROTHERHAM	Y A RESIDE
Hectares	0.33 Net Hectares: 0.00	/ M/ AA
Dwellings	Employment Land 0.00	
Developn	nent Site?   Site Allocation: No	
town centr store and p access into The site fo centre bou	rly used as Council offices. The site is on the edge of the allocated e and close to public transport interchange. Construction of a Tesco petrol filling station is complete and this site forms part of the highway of the Tesco Store.  The part of the wider Tesco redevelopment and is within the town indary. This is considered to remain the most appropriate allocation it is context. It is therefore proposed to retain the site within Rotherhame.	© Crown copyright. Rotherham MBC Licence No. 100019587  NOT TO SCALE

Ref:	LDF0573	
Name:	FORGE ISLAND	
Address:	OFF MARKET STR	REET
Town	ROTHERHAM	
Hectares:	1.75	Net Hectares: 0.00
Dwellings:	0	Employment Land 1.75
Developm	ent Site? Site A	Allocation: No

This site is allocated for retail use as part of Rotherham town centre. It was previously in use as a Tesco supermarket and car park, however the store is now vacant following the relocation of Tesco to their new premises on the former civic office site. The car park is currently in use as a public car park.

The site is close to a number of listed buildings and a Scheduled Ancient Monument. The site is within Flood Zone 3 and would benefit from the Rotherham Flood Alleviation Scheme along the river. The Council's longer term aspirations for the site are for office use as part of a 'public sector hub', drawing on the proximity of the adjacent Police Station and Council offices. The site also remains suitable for built leisure and associated uses (such as a cinema). The site is close to the bus and train stations and its current allocation would allow development of a range of town centre uses including those mentioned above. It is therefore proposed that the site remain within the town centre boundary but it is not identified as a retail development site.





Ref:	LDF0574		
Name:	GUEST AND CHRI YORK - RIVERSID	IMES AND ADJACENT LAND AT NEW DE	
Address:	DON STREET		
Town	ROTHERHAM		
Hectares:	8.10	Net Hectares:	0.00
Dwellings:	0	Employment Land	2.30
Developm	ent Site? Site A	Allocation: No	
This site is	allocated for industry	ry and business in the Unitary Developm	nent Plan,

This site is allocated for industry and business in the Unitary Development Plan, with a small area allocated for mixed use and for Urban Greenspace. The majority of the site is occupied by the New York Stadium and the Council's civic offices. There are a number of constraints to development: with the site being within flood zone 2 (and parts being within zone 3a as well) and the presence of a listed building.

In recognition of the civic and community uses on site it is proposed that the site is allocated for mixed use - MU09 - see Sites and Policies document and background paper for further details on the menu of appropriate uses.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score

Taken to next stage

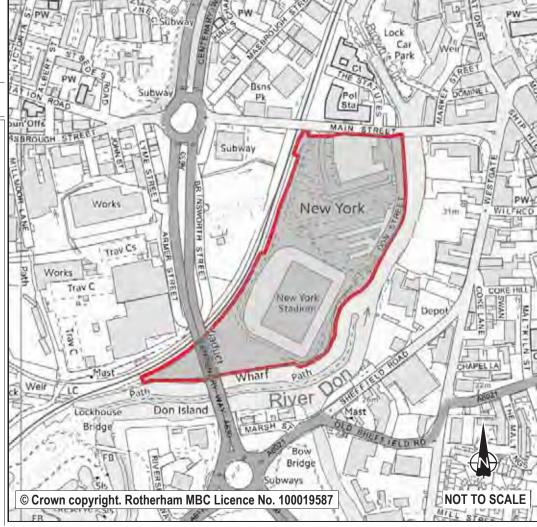
Sustainability Appraisal Environment Score

Red

Red

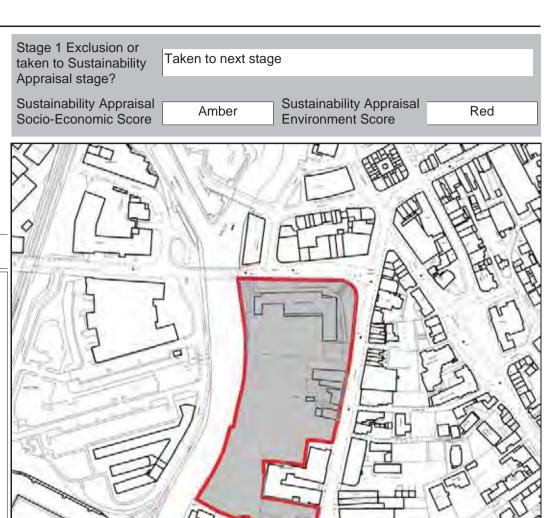
Red

Red



Ref:	LDF0575			
Name:	LAND TO WEST C	F WESTG	ATE	
Address:	WESTGATE			
Ta	DOTLIEDIJAM			
Town	ROTHERHAM			
Hectares:	2.25		Net Hectares:	1.78
Dwellings:	143		Employment Land	
Developm	ent Site? Site A	Allocation:	Residential Developmen	nt Site
			1	

This site is currently allocated as Mixed-Use (MU21) in the Unitary Development Plan. It is proposed that this site be allocated as a residential development site in recognition of its positive attributes such as its relationship to the existing built settlement, being previously developed and it meeting the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy). Whilst it is acknowledged that there are identified constraints including the site's proximity to a Grade 1 Listed Building (Rotherham Minster), it is anticipated that these will be suitably mitigated within any future resolutions to grant planning permission. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.

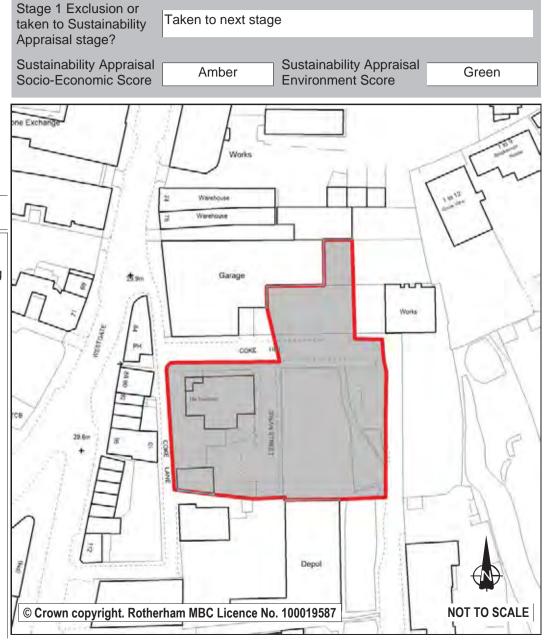


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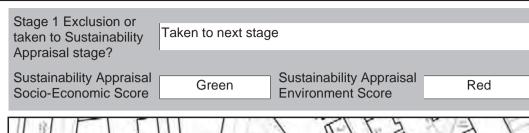
Ref:	LDF0576		
Name:	LAND OFF COKE HILL		
Address:	COKE HILL		
Town	ROTHERHAM		
Hectares:	0.41	Net Hectares:	0.32
Dwellings:	13	Employment Land	0.00
Developm	ent Site?   Site Allocation	No - mixed use allocation	on MU10
his site is	allocated for mixed use in the	e Unitary Development Pla	an and

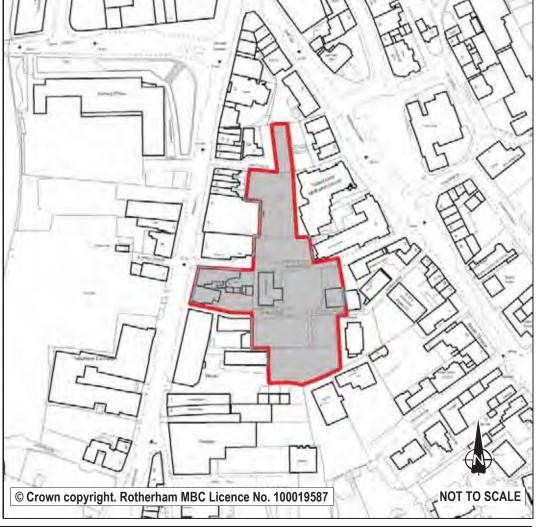
This site is allocated for mixed use in the Unitary Development Plan and includes a mix of existing uses and vacant land. The site continues to be in use and remains suitable for a mix of uses. Transportation rate the site amber, noting that access improvements required which will necessitate the use of additional land. Including residential in any future mixed use menu would contribute towards the Renaissance aspirations and meeting housing requirements in a sustainable urban location. It is proposed that the site remains part of a mixed use allocation - MU10 - see Sites and Policies document and background paper for further details on the menu of appropriate uses.



Ref:	LDF0577							
Name:	LAND EITHER SIDE OF WILFRED STREET							
Address:	WILFRED STREET							
Town	ROTHERHAM							
Hectares:	0.65		Net Hectares:	0.52				
Dwellings:	21		Employment Land	0.00				
Developm	ent Site? Site A	Allocation:	No - retain mixed use a	llocation MU10				

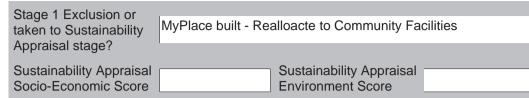
This site is allocated for mixed use in the Unitary Development Plan and includes a range of existing uses. The site is close to Rotherham town centre, within the Conservation Area and adjacent to a listed building. Transportation note that some highway improvements are required. The site remains suitable for a mix of uses, including housing. Including residential in any future mixed use menu would contribute towards the town centre's Renaissance aspirations and meeting housing requirements in a sustainable urban location. It is proposed that the site remains part of a mixed use allocation- MU10 - see Sites and Policies document and background paper for further details on the menu of appropriate uses.





Ref:	LDF0578		
Name:	LAND OFF ST ANI	IE'S ROAD	
Address:	ST ANNE'S ROAD		
Town	ROTHERHAM		
Hectares:	0.35	Net Hed	etares: 0.00
Dwellings	0	Employment	Land 0.00
Developm	ent Site? Site A	llocation: No re-allocate to	Community Facilities
This site is	allocated as Urban (	Greenspace in the adopted	UDP. However the

This site is allocated as Urban Greenspace in the adopted UDP. However the site has now been developed to provide the MyPlace youth facility on site. It is therefore proposed to re-allocate site to Community Facilities to reflect the development of this facility.





LDF0579			
LAND OFF BRINSV	WORTH S	TREET	
BRINSWORTH ST	REET		
ROTHERHAM			
0.89		Net Hectares:	0.00
0		Employment Land	0.89
ent Site? Site A	llocation:	No mixed use allocation	n MU09
	BRINSWORTH STI  ROTHERHAM  0.89  0	BRINSWORTH STREET  ROTHERHAM  0.89  0	BRINSWORTH STREET  ROTHERHAM  0.89  Net Hectares:  Employment Land

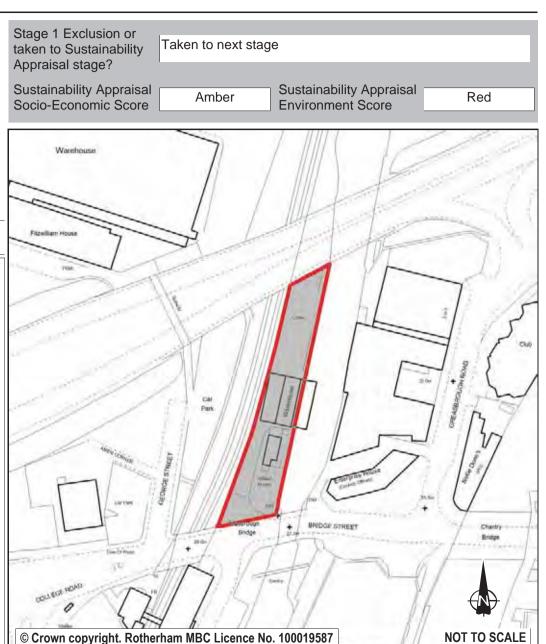
This site is allocated for a mix of uses, including business use. In the 2010 Employment Land Review the site (ELR57) scored moderately (2) with a recommendation that the site retain its employment use allocation.

There a number of constraints to development. The site is within flood zone 3 and has very poor access, and the site is adjacent to Centenary Way and the railway line. A previous application for commercial development was refused due to substandard access ie. entry to dual carriageway via Armer Street. Any new development will need to overcome these constraints. It is proposed that the site remains part of a mixed use allocation - MU09 - see Sites and Policies document and background paper for further details on the menu of appropriate uses.



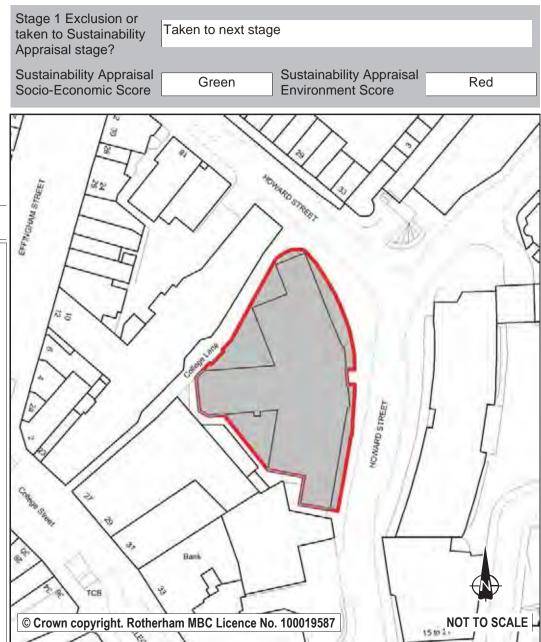
Ref:	LDF0580			
Name:	LAND OFF COLLE	GE ROAD		
Address:	COLLEGE ROAD			
Town	ROTHERHAM			
Hectares:	0.15		Net Hectares:	0.00
Dwellings:	0		Employment Land	0.05
Developm	ent Site? Site A	Allocation:	No retain mixed use allo	ocation MU08

This site is allocated for mixed use. It is a small linear site bounded by transport infrastructure: to the north is Centenary Way and to the south is College Road. To the west is the railway line and to the east is the Sheffield and South Yorkshire Navigation Canal. It is also within floodzone 3a, is within 250m of a Scheduled Ancient Monument and a Listed Building. It remains suitable for a mix of uses, but despite its proximity to the town centre, and the site's context, it is not considered suitable for housing. It is proposed that the site remains part of a mixed use allocation - MU08 - see Sites and Policies document and background paper for further details on the menu of appropriate uses.



Ref:	LDF0581		
Name:	LAND OFF HOWARD STRE	EET	
Address:	HOWARD STREET		
Town	ROTHERHAM		
Hectares:	0.18	Net Hectares:	0.18
Dwellings	72	Employment Land	0.00
Developm	nent Site? Site Allocation:	No	

This site is allocated for retail use and is within Rotherham town centre and the Conservation Area), close to listed buildings. The college have vacated the building and planning permission has been granted for conversion to residential use (72 new units). In the 2010 Employment Land Review the site (ELR150) scored highly 3. Given the grant of permission for residential use, consideration has been given to changing the site allocation to residential use. However given the adjacent allocations it is considered that the site would most appropriately be retained within the town centre boundary, rather than creating a small pocket of land allocated for residential use. Residential use is acceptable within town centres. It is therefore proposed that the site remains within the Rotherham town centre boundary.



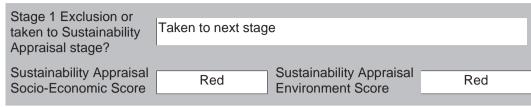
Ref:	LDF0582			Stage 1 Exclusion or	Takan ta nast eta		
Name:	COLLEGE BUILDINGS			taken to Sustainability Appraisal stage?	Taken to next stag	ge F	
Address:	PERCY STREET			Sustainability Appraisal Socio-Economic Score	Green	Sustainability Appraisal Environment Score	Amber
Town	ROTHERHAM				1.1	W. WALAUT	12 1 32
Hectares:	1.45	Net Hectares:	0.00	の目 》	1	B.	S IIII
Dwellings	0	Employment Land	0.00	J K K		A 2.	10% 夏月
Developm	ent Site?   Site Allocation:	No		7/17	- '		图影
campus. Pe	allocated as community facilitermission has been granted for oposed that the site remains a	or improved college facilitie	s and as	© Crown copyright. Rother	rham MBC Licence N		NOT TO SCALE

	a 200a ia 0.10 . ia	
Ref:	LDF0589	Stage 1 Exclusion or taken to Sustainability Taken to next stage
Name:	LAND OFF GREASBROUGH ROAD	taken to Sustainability Appraisal stage?
Address:	GREASBROUGH ROAD	Sustainability Appraisal Socio-Economic Score  Amber Sustainability Appraisal Environment Score  Red
Town	ROTHERHAM	
Hectares:	0.82 Net Hectares: 0.00	
Dwellings	0 Employment Land 0.40	
Developm	ent Site?   Site Allocation: No	
he site is o proposed the mixed use	ban greenspace. There are no constraints to development, although lose to a scheduled ancient monument and listed building. It is not the site is identified partly for urban greenspace and partly as a allocation - MU08 - see Sites and Policies document and a paper for further details on the menu of appropriate uses.	© Crown copyright. Rotherham MBC Licence No. 100019587 NOT TO SCALE

Ref:	LDF0590			Stage 1 Exclusion or
Name:	1 - 21 DONCASTER GATE			taken to Sustainability Appraisal stage?  Site fully developed - flats.
Address:	DONCASTER GATE			Sustainability Appraisal Socio-Economic Score  Sustainability Appraisal Environment Score
Town	ROTHERHAM			27
Hectares	0.07	Net Hectares:	0.05	32.7m
Dwellings	20	Employment Land	0.00	I the state of the
Developr	nent Site?   Site Allocation:	n/a		DONCASTER GATE
allocations	nendment of the Rotherham to	win centre boundary and near	ру іапо	1 to 12 14 to 21 The Cinema House  Sta

Ref:	LDF0591					
Name:	LAND OFF MAGNA	A LANE/ DALTON LANE				
Address:	DALTON					
Town	ROTHERHAM					
Hectares:	6.69	Net Hectares:	4.68			
Dwellings:	187	Employment Land	0.00			
Development Site?   Site Allocation:   No						
71. V						

This site is currently within the Green Belt. Transportation rate the site red acknowledging that significant accessibility problems are envisaged regarding the existing road network. In isolation development of this site would not connect well to the existing settlement form, with a strong Green Belt boundary at Magna Lane being breached. Consideration has also been given to the release of site LDF0078 from the Green Belt however the concluding remarks for this adjacent site make clear that LDF0078 is not favoured for release from the Green Belt: "This site abutts the Dalton Parva Conservation Area and is currently within the Green Belt. Transportation rate the site red acknowledging that significant accessibility problems are envisaged regarding the existing road network." In addition the site's high landscape sensitivity and the adjacent archaeological interest of regional significance, further justify retention of the site's Green Belt allocation.





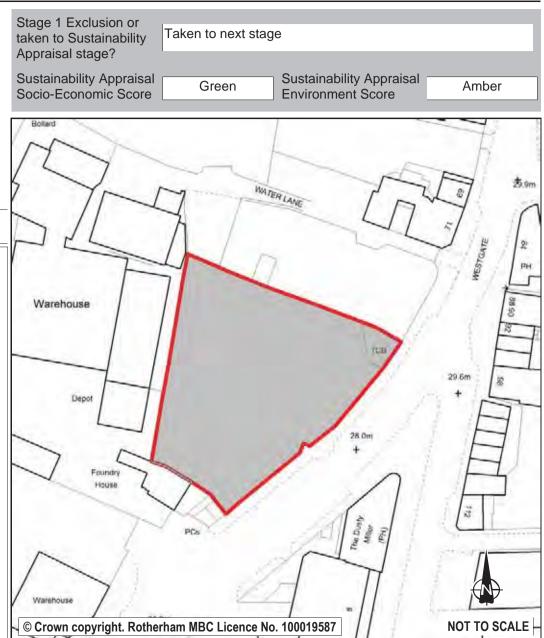
Ref:	LDF0592			Stage 1 Exclusion or		
Name:	LAND WITHIN CURTI	ILAGE 42 WHISTON VALE		taken to Sustainability Appraisal stage?	Taken to next stage	
Address:	WHISTON			Sustainability Appraisal Socio-Economic Score	Red Sustainability Environment	
Town	ROTHERHAM			V 1		
Hectares:	0.12	Net Hectares:	0.13	\ / _		
Dwellings	4	Employment Land	0.00	1		Allotment Gardens
Developm	ent Site? Site Alloc	cation: No		1		
nappropria access cou	te. Transportation rate ld be achieved without	nents, specifically residential, would lead the site red noting that no suitable madditional land/demolition. Taking accenspace allocation should be retain	neans of ecount of ned.	Path (um)  Track  Allotment Ga		A2  NOT TO SCALE

	a 200a ia 0.10 . ia		
Ref: Name:	LAND OFF SHEFFIELD ROAD	Stage 1 Exclusion or taken to Sustainability Appraisal stage?	
Address:	SHEFFIELD ROAD	Sustainability Appraisal Socio-Economic Score  Amber Sustainability Appraisal Environment Score	Red
Town	ROTHERHAM		17
Hectares	0.40 Net Hectares: 0.40	Warehouse	
Dwellings	: 16 Employment Land 0.00		
Developn	nent Site?   Site Allocation: No		
The site re residential establish with site is r	the only constraint to development is its location within flood zone 3. It is mains suitable for a mix of uses. For the wider mixed use area use may be acceptable, however further work will be required to hether this would be acceptable in this location. It is proposed that etained as part of a mixed use allocation - MU10 - see Sites and cument and background paper for further details on the menu of e uses.	© Crown copyright. Rotherham MBC Licence No. 100019587	T TO SCALE

Ref:	LDF0594				Stage 1 Exclusion or	Taken to next stag	70	
Name:	LAND ADJACENT	TO MARK	ET STREET		taken to Sustainability Appraisal stage?	Taken to next stag	<del>,                                    </del>	
Address:	MARKET STREET				Sustainability Appraisal Socio-Economic Score	Amber	Sustainability Appraisal Environment Score	Red
Town	ROTHERHAM				7 \$ 0	1	3 Marie Street	0-16
Hectares:	0.41		Net Hectares:	0.41	7 51	4	1	A Comment
Dwellings:	0		Employment Land	0.00	13/	ngest.	- CH	0 1
Developm	ent Site? Site A	Illocation:	No		A3/			MPIL
entre uses o developm	. Although it is withinent and no obvious	n the Cons reason to	and is suitable for retail aservation Area, there are change the allocation. It own centre boundary.	no constraints	© Crown copyright. Rothe	Sorting Office	Marepoa Phambars 33.5ml	NOT TO SCALE

Ref:	LDF0595					
Name:	LAND TO THE WEST OF WESTGATE					
Address:	WEST GATE					
Town	ROTHERHAM					
Hectares:	0.27		Net Hectares:	0.27		
Dwellings:	11		Employment Land	0.00		
Developm	ent Site?   Site A	llocation:	No - retain as a mixed ι MU10	use allocation -		

This site is allocated for mixed use in the Unitary Development Plan and is currently used as a car park. The only constraint to development is its location within flood zone 2. The site remains suitable for a mix of uses. For the wider mixed use area residential use may be acceptable, however further work will be required to establish whether residential would be acceptable in this location. It is proposed that the site remains part of a mixed use allocation - MU10 - see Sites and Policies document and background paper for further details on the menu of appropriate uses.



Address:  Town THRYBERGH  Hectares: 30.83 Net Hectares: 0.00  Dwellings: 0 Employment Land 0.00   Development Site? Site Allocation: n/a  Sustainability Appraisal Socio-Economic Score Environment Score  Town THRYBERGH  Hectares: 30.83 Net Hectares: 0.00  Development Site? Site Allocation: n/a  Thrybeagh Reference of Course o	Ref: Name:	LDF0596  LAND WEST OF T	HRYBERGH PARK GOLF COURSE	Stage 1 Exclusion or taken to Sustainability Appraisal stage?	Remote from existing settlemen	nt
Hectares: 30.83 Net Hectares: 0.00  Dwellings: 0 Employment Land 0.00  Development Site? Site Allocation: n/a  Thrybeigh Rark  Retherbair Golf Course  Retherbair Golf Course  Thrybeigh Rark	Address:			Sustainability Appraisal	Sustainabili Environmer	ty Appraisal
Thrybergh Park  Rotherham Colf Course  Transported Market Course  The steep	Hectares:	30.83		/ ////	A STATE OF THE STA	
© Crown copyright. Rotherham MBC Licence No. 100019587	Developm	ent Site? Site A	Allocation: n/a	© Crown copyright. Rother	erham MBC Licence No. 100019587	Thrybergh Park  Rotherham Golf Course  Fully Bush Wood  Manuar  Manuar

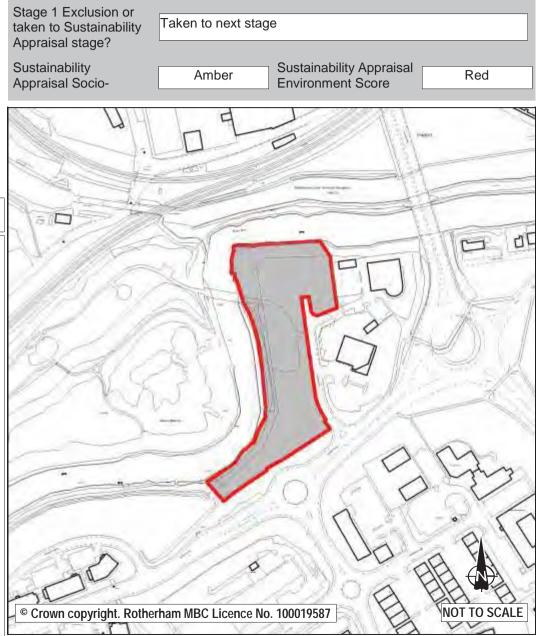
Ref:	LDF0597	Stage 1 Exclusion or
Name:	120 MOORGATE ROAD	taken to Sustainability Appraisal stage?
Address:	MOORGATE	Sustainability Appraisal Socio-Economic Score  Amber  Sustainability Appraisal Environment Score  Green
Town	ROTHERHAM	
Hectares:	1.25 Net Hectares: 0.00	DOM DO DO DO DO DO
Dwellings	Employment Land 1.25	0 0 0
Developn	nent Site?   Site Allocation: No	
employmer good public quality sett	6) scored highly (3) with a recommendation to retain the current not use. It is in use by the NHS as office accommodation and is on a cotransport route. It provides employment opportunities in a high ing near to Rotherham General Hospital and is therefore proposed to as a business use allocation.	© Crown copyright. Rotherham MBC Licence No. 100019587 NOT TO SCALE

Ref:	LDF0602				
Name:	PHOENIX BUSINE	SS PARK			
Address:	SHEFFIELD ROAD	), TEMPLE	BOROUGH		
Town	ROTHERHAM				
Hectares:	1.39		Net Hectares:	0.00	
Dwellings	0		Employment Land	1.39	
Development Site   ✓ Site Allocation: Employment Development Site					

This site comprises land allocated for employment use in the UDP and identified as development sites E27 and E29. It consists of land remaining to be developed alongside the River Don which was reviewed as part of the 2010 Employment Land Review (sites ELR31 and ELR33). These sites scored highly (3) with a recommendation that they be retained as employment development sites. Land previously part of this site has now been removed following the grant of planning permission for a pub/restaurant.

A significant part of the Unitary Development Plan allocation E29 has been sacrificed as a wetland nature park to act as flood storage as part of the Flood Alleviation Scheme, and is a Local Nature Reserve. There are no physical constraints to development. Although the site is within flood zone 3a business and industrial uses are acceptable within such locations, and is rated red in the Surface Water Flood Assessment - although it is noted that the river is a potentially bigger problem. The site will also benefit from the Flood Alleviation Scheme, which is intended to enable development on sites such as this within the urban area and close to Rotherham town centre.

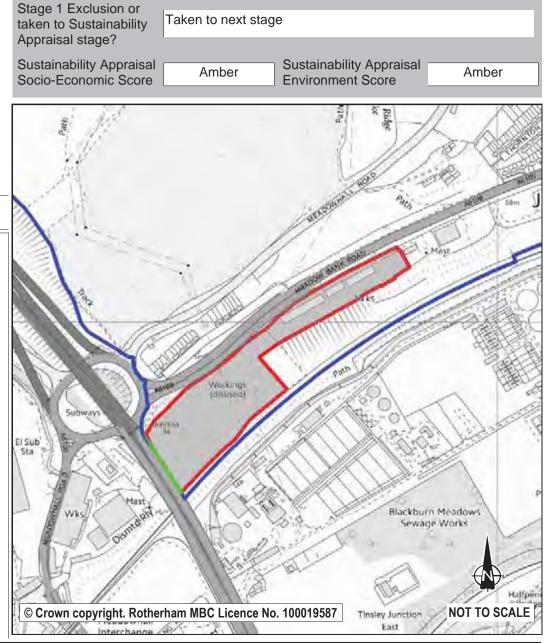
Although the site is remote from residential communities it is within a predominantly industrial area and has good public transport access, and is part of a key gateway between Rotherham and Sheffield. It is therefore proposed to retain the site's industrial and business use allocation and identification as a development site.



Ref:	LDF0603			
Name:	J34 NORTH, MEAD	OWBANK ROA	D	
Address:	MEADOWBANK RO	)AD		
Town	KIMBERWORTH			
Hectares:	5.01		Net Hectares:	0.00
Dwellings:	0	En	nployment Land	5.01
Developm	ent Site?  Site Al	location: Indus	stry and Business	

This site is allocated for mixed use in the Unitary Development Plan, and also identified as an employment development site (E81). It has planning permission for a mix of uses which has been technically implemented however no built development has come forward. The site was reviewed as part of the 2010 Employment Land Review (ELR38), where it scored moderately (2) with a recommendation to retain its current employment allocation, but not to identify it as a development site.

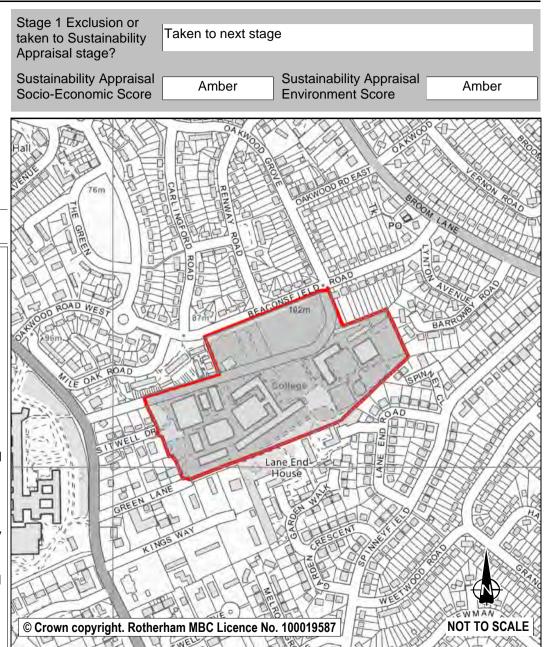
There are a number of constraints to development. Overhead power lines cross the site, and there are concerns that the land has not been reclaimed sufficiently well to guarantee its stability. Noise from the motorway will need to be considered and also any aromas arising from the activities of the Balckburn Meadows Sewage Treatment Works. There may be a need to further decontaminate the site. The site is currently in use for the storage of portacabins. Western tip of site in HS2 200m buffer zone. Within 250m of SAM. It is proposed that the site is allocated for industry and business but not identified as a development site given that there are current occupiers on site.



Ref:	LDF0608		
Name:	SWINDEN TECHNOLOGY	CENTRE	
Address:	BROOM		
Town	ROTHERHAM		
Hectares:	6.55	Net Hectares:	2.40
Dwellings	100	Employment Land	
Developm	ent Site?   Site Allocatio	n: Retain as a business ar industrial allocation	nd light

This site is allocated for business use. Since previous consultations, the site has been expanded to cover the whole of Tata's Swinden Technology Centre site which, in the 2010 Employment Land Review (site ELR77) scored highly (3) with a recommendation to retain the current employment land allocation.

Part of the site previously had planning permission for residential development however this has not come forward. The wider site provides a high quality environment for research and development / light industrial purposes and it is proposed to retain the allocation for business use. In response to the 2014 consultation the Council received representations indicating that Tata intend to relocate their existing operations away from this site and evidence was provided to demonstrate that the site is unlikely to be attractive for use by other occupiers for light industrial / research and development uses. The site is predominantly surrounded by residential uses and in light of the evidence submitted the Council considers that residential use on this site could be an appropriate alternative to employment uses. There is also potential to convert the listed building on site to residential use. If, in the future, approval is given to proposals for residential development, any scheme will need to be built to a high standard to reflect the presence of the grade 2 listed building. Ensuring that development appropriately respects the setting of the listed building may also constrain the capacity and layout for residential uses. The only other constraint to development is the existing vehicular access from Moorgate, this is substandard and it is considered that additional land will be required to enable appropriate vehicular access to the site.



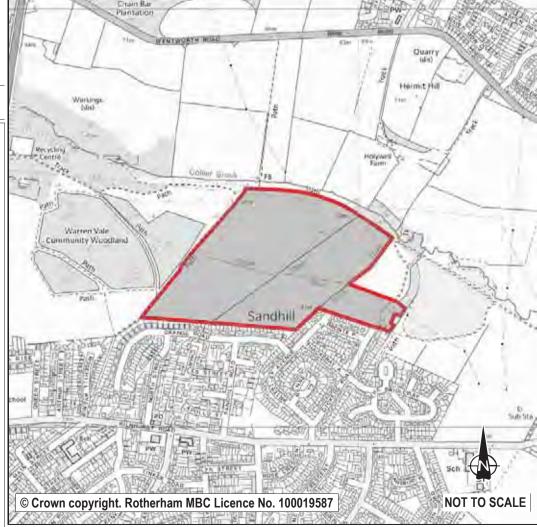
Nothern	an Local Flan : Oite Flan	
Ref: Name:	LDF0657  LAND AT KNOWLES SITE, FITZWILLIAM RD	Stage 1 Exclusion or taken to Sustainability Appraisal stage?  Taken to next stage
Address:	FITZWILLIAM RD	Sustainability Appraisal Socio-Economic Score  Green  Sustainability Appraisal Environment Score  Red
Town Hectares:	ROTHERHAM  1.27 Net Hectares: 0.00	1 / Land
Dwellings		7 1 1 1 1 1
This site is art of the 3) with a reconsiderate owever the alls within evelopme ousing, shows a sewage ousing with for storuildings, in	located within the Eastwood Industrial Estate which was surveyed as Employment Land Review 2010 (site ELR55). The site scored highly ecommendation to retain the current employment allocation. On has been given to the potential for residential development, estite falls within an air quality management area and part of the site 400m of the nearby sewage treatment works. Ideally further not which impacts on air quality, or sensitive uses such as acould not be promoted within such areas. Yorkshire Water have raised concerns regarding the location of sensitive development close treatment works. They recommend avoiding sensitive uses such as thin 400m. In 2012 planning permission was granted on part of the age, maintenance and distribution of portacabins and modular including the erection of an ancillary two storey office building. It is proposed to retain the site's industrial and business allocation.	
		© Crown copyright. Rotherham MBC Licence No. 100019587

Ref:	LDF0664			
Name:	LAND TO NORTH	OF GRAN	GE RD, RAWMARSH	
Address:	GRANGE RD, RAV	VMARSH		
Town	ROTHERHAM			
Hectares:	13.53		Net Hectares:	8.62
Dwellings:	345		Employment Land	0.00
Developm	ent Site? Site A	Allocation:	Safeguarded land for re	sidential

This site is currently allocated as Green Belt. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish its potential to accommodate future development. Specifically, the Surface Water Flood Assessment rated the site amber and noted an existing watercourse across the centre (west to east) and predicted flooding along the watercourse (centre south west to north east). The application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment. The best performing sites when assessed against these criteria and based on current knowledge of constraints have been recommended for allocation for future development, subject to reaching the targets set out for each settlement grouping within the Core Strategy. As part of this process, consideration has also been given to designating Safeguarded Land.

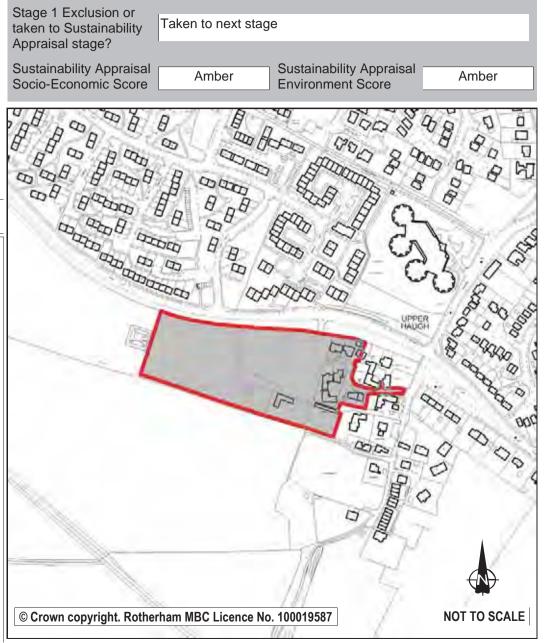
In accordance with Central Government advice and policy CS5 of the Core Strategy, Safeguarded Land is removed from the Green Belt and set aside to be considered for the next Local Plan. The purpose of Safeguarded Land is to ensure that having reviewed the Green Belt boundary as part of this Local Plan we do not have to do so again before the end of the Plan period or immediately after. During this plan period (2013-2028) the land set aside as Safeguarded Land is not allocated for development nor will it be released.





Ref:	LDF0685		
Name:	LAND AT ROCKIN HAUGH	GHAM HOUSE FARM, HAUGH RE	), UPPER
Address:	ROCKINGHAM HO RAWMARSH	DUSE FARM, HAUGH RD, UPPER	HAUGH,
Town	ROTHERHAM		
Hectares:	2.01	Net Hectares:	1.61
Dwellings:	48	Employment Land	0.00
Developm	ent Site? Site A	Allocation: No	

This site is separated from the main body of the existing built form of Upper Haugh by Haugh Road which acts as a strong, defenceable boundary to maintain the extent of the Green Belt in this locality. As such, reallocation may ultimately result in an isolated, incongruous tongue of development being formed which would be deterimental to the wider landscape and settlement. This is particularly significant as the views from the site extend towards to Wentworth. The location of the electricity pylon within the site boundary adds further credence to this stance. Haugh Road follows a ridge line and development of any sites to the south of this road will be highly visible from a wide area. Development of this site would be on top of the ridge and would be highly visible from the surrounding countryside and settlements in Rotherham. Haugh Road forms a strong Green Belt boundary with only minor development at Rockingham House Farm and the Chapel Walk area. Given these arguments, it is proposed to retain the existing green belt allocation. English Heritage observe that this site lies just over 1km from the Grade II\* Registered Park and Garden of Wentworth Woodhouse on a hillside which is prominent from the designed landscape. Consequently, they would support it remaining in the Green Belt.

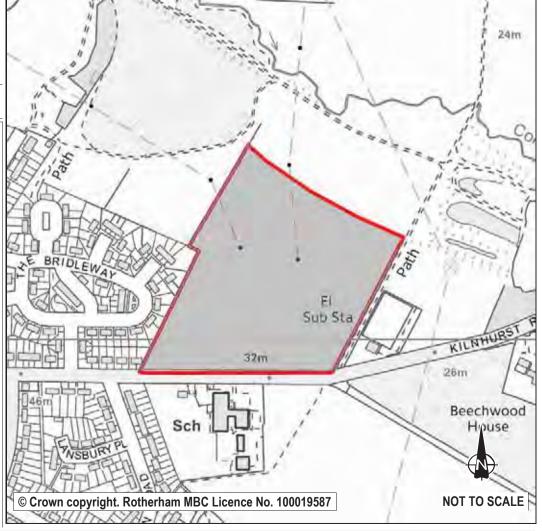


Ref:	LDF0690			Stage 1 Exclusion or			
Name:	LAND SOUTH OF H	IOLLINGS LANE		taken to Sustainability Appraisal stage?	Taken to next sta	ge	
Address:	THRYBERGH			Sustainability Appraisal Socio-Economic Score		Sustainability Appraisal Environment Score	Red
Town	ROTHERHAM			5	DODODO		A A
Hectares:	3.26	Net Hectares:	2.61			THE ST. A	
Dwellings	115	Employment Land	0.00			Part of	80 B 1
Developm	ent Site? Site All	location: No			-	Y S	APP
encroachmadjacent se The site is a sports field of vehicular	ent into open country: attlement form and on at a considerably lowe to the west. It is lowe access from the roac the site does not link	en Belt. Release of this land would side and would detrimentally imparted the AHLV. Her level than the allotments to the strain Hollings Lane and has no volumented. Site levels could make suitable to well with existing settlement and	north, and the risible means access	© Crown copyright. Roth	erham MBC Licence N	No. 100019587	NOT TO SCALE

LDF0691 Ref: LAND NORTH OF KILNHURST RD, RAWMARSH Name: Address: KILNHURST RD, RAWMARSH **ROTHERHAM** Town 4.63 Net Hectares: 3.24 Hectares: 97 Dwellings: **Employment Land** 0.00 Residential Development Site Development Site? ✓ Site Allocation:

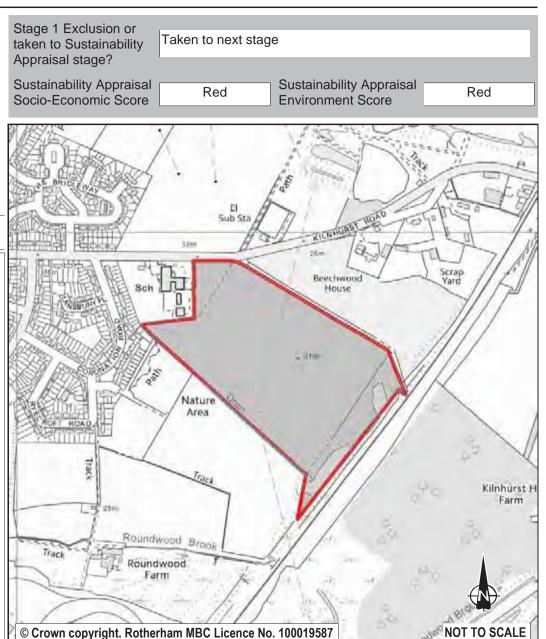
This site is currently allocated as Green Belt. It is proposed to allocate this site as a residential site in recognition of its positive attributes: being adjacent to a residential area to west and having a primary school to south. There are a number of identified constraints to developing this site including the buffering of Local Wildlife Site (LWS77 Collier Brook and Marsh) and the presence of significant hedgerows. It is anticipated that these will be suitably mitigated within any future resolutions to grant planning permission. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.





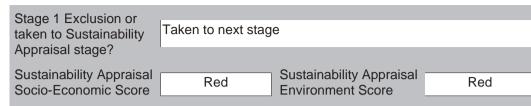
Ref:	LDF0692		
Name:	LAND SOUTH OF	KILNHURST RD, RAWMARSH	
Address:	KILNHURST RD, F	RAWMARSH	
Town	ROTHERHAM		
Hectares:	9.37	Net Hectares:	6.56
Dwellings:	262	Employment Land	0.00
Developm	ent Site? Site A	Allocation: No	

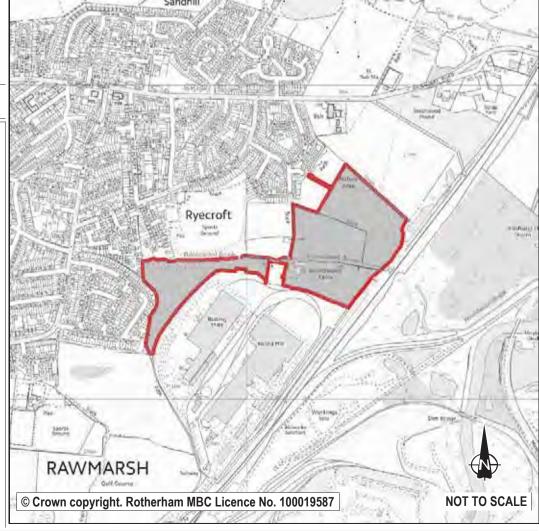
It is proposed to maintain the existing allocation as Green Belt given that the Council has met the target for new residential development within Rotherham Urban Area as detailed in policy CS1 of the Core Strategy. Currently this site is agricultural land and well vegetated scrub land. To the south east of the site, and included within it, is candidate Local Wildlife Site ID201 Kilnhurst Flash. The Surface Water Flood Assessment rates this site red and careful consideraiton would need to be given to any drainage attenuation measures. There are access issues into the site and the site is remote from many facilities other than the primary school. It does not link well to the existing settlement. However representations from consultants England and Lyle have been received on behalf of one of the landowners, promoting the allocation of this site and adjacent sites to the south LDF0693 and west LDF0111 as a major urban extension. The development of these three sites for residential development and social, community and green infrastructure (including the management of the candidate local wildlife site) may enable these issues to be overcome. It is considered appropriate, given that the Council's preferred site allocations for Rotherham Urban Area meet the need identified within Core Strategy Policy CS1, to retain the site's existing green belt allocation.



Ref:	LDF0693			
Name:	LAND NORTH OF RAWMARSH	ROUNDWO	OOD ROLLING MILLS,	
Address:	RYECROFT RD, R	AWMARSI	1	
Town	ROTHERHAM			
Hectares:	14.53		Net Hectares:	10.17
Dwellings:	305		Employment Land	0.00
Developm	ent Site? Site A	Allocation:	No	

It is proposed to maintain the existing allocations as Green Belt and Urban Greenspace given that the Council has met the target for new residential development within Rotherham Urban Area as detailed in policy CS1 of the Core Strategy. The site has significant access issues and is more remote from existing services and facilities and good public transport links, than other sites selected as preferred allocations. The majority of the site does not relate well to the existing built urban area. Part of the site is a candidate local wildlife site (to east) ID201 Kilnhurst Flash, and there are significant trees and hedgrows throughout the site. The Urban Greenspace element of the site is extremely steep and would be difficult to build on and it is suggested that if this were to come forward as a development site this element should be retained as Green Space. However representations from consultants England and Lyle have been received on behalf of one of the landowners, promoting the allocation of this site and adjacent sites to the north LDF0692 and west LDF0111 as a major urban extension. The development of these three sites for residential development and social, community and green infrastructure (including the management of the candidate local wildlife site) may enable these issues to be overcome. It is considered appropriate, given that the Council's preferred site allocations for Rotherham Urban Area meet the need identified within Core Strategy Policy CS1, to retain the sites' existing green belt and urban greenspace allocations.





Ref: LDF0747

Name: LAND ADJACENT TO MAGNA TEMPLEBOROUGH

Address: BESSEMER WAY / SHEFFIELD ROAD

Town ROTHERHAM

Hectares:2.09Net Hectares:0.00Dwellings:0Employment Land2.09

Development Site? ✓ Site Allocation: Employment Development Site

This site is allocated for industry and business use. Whilst planning permission for development has been granted, the land is currently vacant, comprising plots yet to developed as part of the Magna business park. In the 2010 Employment Land Review the site (ELR80) scored highly (3) with a recommendation that the site should remain allocated for industry and business, and should be identified as a development site. These plots are within the Sheffield City Region Enterprise Zone and are currently subject to a Local Development Order granting planning permission for a range of B1 and B2 uses.

There are no significant constraints to development, although part of the site is within flood zone 2 and it is noted that for future development a contribution to the Tinsley Link and the A1 bus service may be required. It is therefore proposed that the site remain allocated for business and industry, and is identified as a development site.

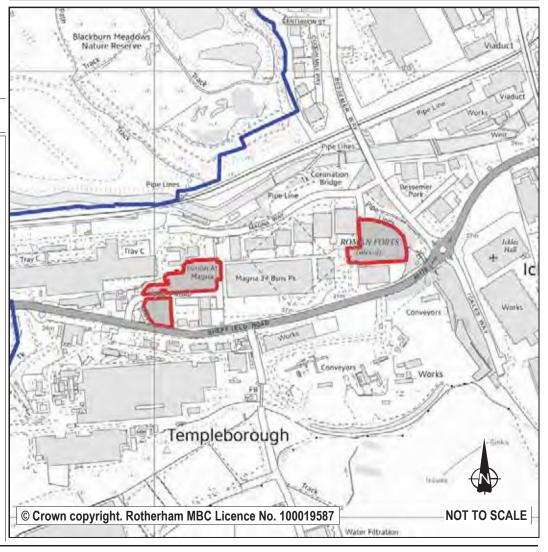
Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score

Taken to next stage

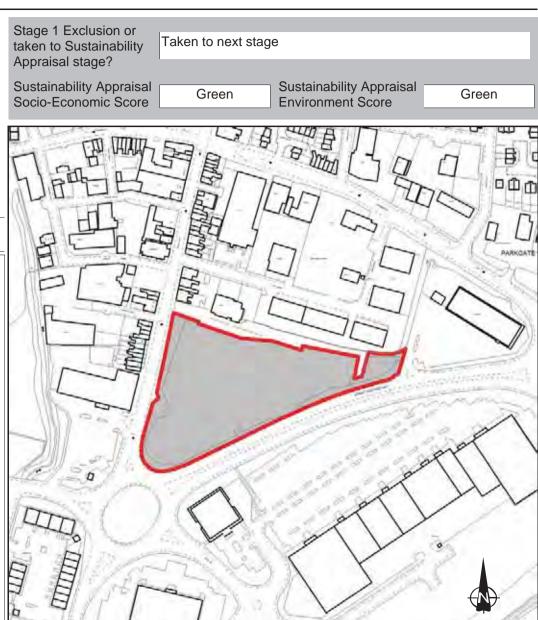
Sustainability Appraisal Environment Score

Amber Sustainability Appraisal Environment Score



Ref:	LDF0753			
Name:	FORMER CAR SH	OWROOM	I PARKGATE	
Address:	GREAT EASTERN	WAY		
Town	ROTHERHAM			
Hectares:	1.59		Net Hectares:	0.00
Dwellings:	0		Employment Land	0.00
Developm	ent Site? Site A	Allocation:	Retail	
This site is allocated for Mixed Use at present in the Unitary Development Plan,				

This site is allocated for Mixed Use at present in the Unitary Development Plan, and planning permission has been granted for the development of 5 retail units on this site; construction is underway on site. It is adjacent to Parkgate District Centre and therefore proposed that the site is included within the Parkgate District Centre Boundary for retail/town centre uses.



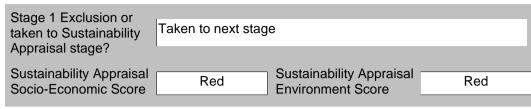
**NOT TO SCALE** 

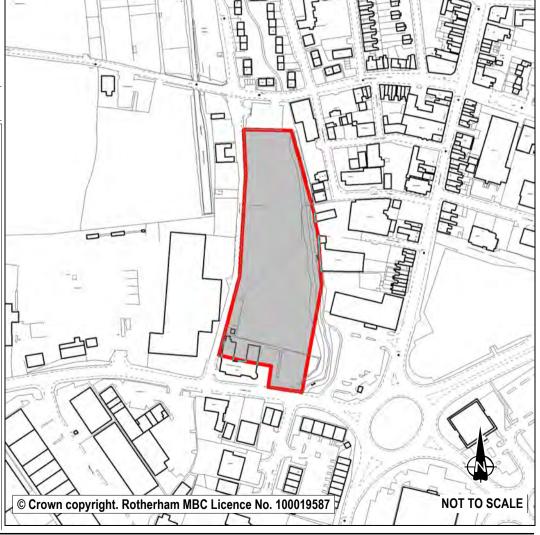
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Nothern	ani Locai i ian . Oite i ian				
Ref: Name:	LDF0755 FORMER DC COOK SITE	Stage 1 Exclusion or taken to Sustainability Appraisal stage?	Taken to next stage		
Address:	FITZWILLIAM ROAD	Sustainability Appraisal Socio-Economic Score		ability Appraisal ment Score	Red
Town	ROTHERHAM				4
Hectares:	1.00 Net Hectares: 0.00		1/ 1/		
Dwellings	Employment Land 1.00		1/ 3/1		
Developm	nent Site?   Site Allocation: Retain existing allocation		# 5		
he 2010 E recommendevelopment the Surfa attenuation. The site is adjacent to reflecting the permission t is not confirm the siven the si	allocated for industry and business. It is now a cleared, vacant site. In mployment Land Review the site [ELR165] scored highly [3] with a dation to retain the site's employment allocation and to identify as a not site.  Acce Water Flood Assessment the site scored red and drainage measures have been agreed in the grant of planning permission. On a key gateway into Rotherham and has a prominent location the roundabout. It forms part of the wider Eastwood trading estate, the predominantly industrial and business surroundings. Planning for retail use has been granted on this site (RB2014/0698); however usidered to meet the requirements for allocation as a local centre. Site's surroundings and out-of-centre location it is proposed that the sallocated for industry and business but is not a development site.		erham MBC Licence No. 1000195	Carages 87	NOT TO SCALE

Ref:	LDF0756			
Name:	RECREATION GR	OUND, SC	CHOOL LANE	
Address:	SCHOOL LANE, P	ARKGATE		
Town	ROTHERHAM			
Hectares:	1.79		Net Hectares:	0.00
Dwellings:	0		Employment Land	1.79
Developm	ent Site? Site A	Allocation:	Retain green space	

This site is allocated as Urban Greenspace and is in use as a recreation ground, although no formal pitch markings are evident. It lies adjacent to predominantly industrial and business uses to the south, east and west. Although it provides urban greenspace which was considered to be low quality but high value, it was previously proposed to change the site allocation to allow employment uses taking account of its location and surroundings. The site has been reconsidered in light of concerns about access from School Lane and also water/sewerage capacity, surface water flooding (sored red in the rating assessment) and the presence of protected species. It is concluded that the retention of the existing allocation for green space would be preferable. Part of the site to the south contains built development / car parking and therefore it is proposed to amend the green space boundary to exclude these developed areas.





Ref: LDF0761

Name: LAND TO EAST OF HARDING AVENUE (FORMERLY PART OF

LDF0049)

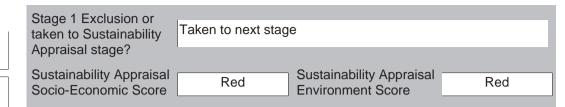
Address: UPPER HAUGH

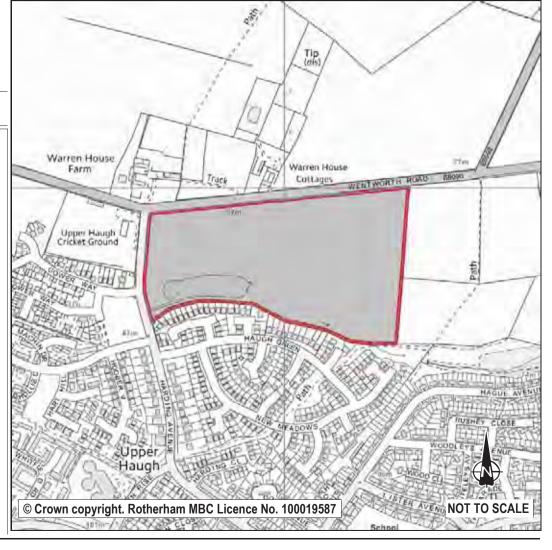
Town ROTHERHAM

Hectares:10.49Net Hectares:7.35Dwellings:291Employment Land0.00

Development Site? ✓ Site Allocation: Residential Development Site

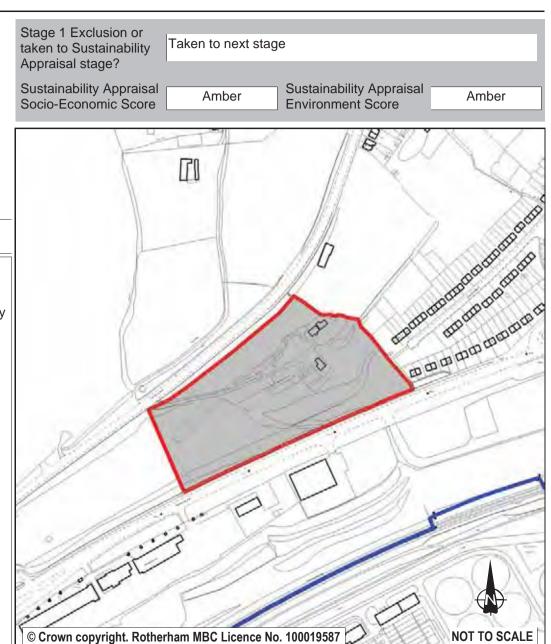
This site is currently allocated as Green Belt. It is proposed to allocate as a residential site in recognition of its positive attributes: its proximity to Rotherham Urban Area; it is a popular residential area and it meets the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy). Whilst it is acknowledged that there are identified constraints, including landscape sensitivity, and the need to ensure accessibility by non-car modes and the construction of new accesses to de-restricted roads; it is anticipated that these issues will be suitably mitigated within any future resolutions to grant planning permission. Consideration will need to be given to creating a strong structural landscape framework within which this development will sit. Opportunities to fund the management, protection and enhancement of a Green Infrastructure Corridor will require further exploration and a detailed Design Code will be essential. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process. the results of which are included within the Integrated Impact Assessment.





Ref:	LDF0770		
Name:	LAND SOUTH OF	MEADOWHALL RD	
Address:	MEADOWHALL RI	D, KIMBERWORTH	
Town	ROTHERHAM		
Hectares:	2.89	Net Hectares:	2.30
Dwellings:	69	Employment Land	0.00
Developm	ent Site? Site A	Allocation:	
an objection was received from Yorkshire Water to the allocation of this site for			

An objection was received from Yorkshire Water to the allocation of this site for residential development given its proximity to the Blackburn Meadows Waste Water Treatment Works. The site is within a 400 metre cordon sanitaire. The site assessment identifies further constraints including topography, and proximity to a scheduled ancient monument. Therefore it is proposed to retain within Green Belt.



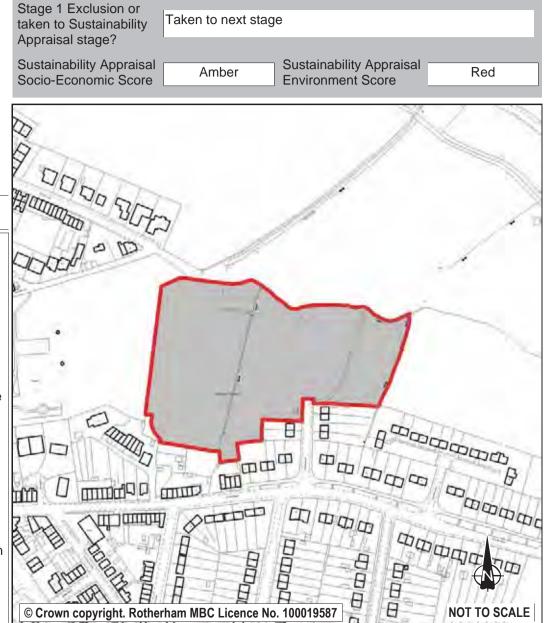
Ref: Name:	LDF0780  LAND OFF BRECKS	I ANE	l	Stage 1 Exclusion or taken to Sustainability  Not contiguous with built up area
ivaille.	LAND OF BREORS	LANL		Appraisal stage?
Address:	ADJ FAVELL ROAD,	EAST HERRINGTHORPE		Sustainability Appraisal Socio-Economic Score  Sustainability Appraisal Environment Score
Town	ROTHERHAM			
Hectares:	3.34	Net Hectares:	0.00	
Dwellings	: 0	Employment Land	0.00	
Developm	nent Site?   Site Allo	cation: n/a		10 00000000000000000000000000000000000
				EN SECRETAL AND THE A
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				© Crown copyright. Rotherham MBC Licence No. 100019587 NOT TO SCALE

Ref:	LDF0785	Stage 1 Exclusion or
Name:	LAND AT MOORHOUSE LANE	taken to Sustainability Appraisal stage?
Address:	WHISTON	Sustainability Appraisal Socio-Economic Score  Amber Sustainability Appraisal Environment Score  Red
Town	ROTHERHAM	Socio-Economic Score  Amber  Sustainability Appraisal Environment Score  Red  Red  Red  Red  Red  Red
Hectares	: 2.60 Net Hectares: 2.08	
Dwelling	Employment Land 0.00	B COLORD - BODO COLORD B
Develop	nent Site?   Site Allocation: No	
Area. Mov was possi event, still Conservat Conservat	res which could mitigate the harm to the character of this Conservation ing development away from the northern boundary (assuming that it ble) would still intrude on views from the churchyard and would, in any result in a radical change to the approach to the east of the ion Area. Because the harm to the special character and setting of the ion Area is incapable of being mitigated, the recommendation should as site is not allocated."	

Ref:	LDF0786	Stage 1 Exclusion or taken to Sustainability  Taken to next stage
Name:	LAND BETWEEN CHESTERTON/SHAW/FITZWILLIAM RD	Appraisal stage?
Address:	CHESTERTON ROAD, SHAW ROAD & FITZWILLIAM ROAD, EASTWOOD	Sustainability Appraisal Sustainability Appraisal Environment Score Red
Town	ROTHERHAM	The Harman
Hectares:	1.34 Net Hectares: 0.00	14 4 1
Dwellings:	Employment Land 1.34	
Developm	nent Site?   Site Allocation:   No	
part of the E 3) with a re he site is d mplemente developmente deally furth as housing, ndustrial es alternative of	located within the Eastwood Industrial Estate which was surveyed as Employment Land Review 2010 (site ELR55). The site scored highly ecommendation to retain the current employment allocation. Part of lerelict and a previous planning permission for a hotel was never ed. Consideration has been given to the potential for residential int, however the site falls within an air quality management area. Her development which impacts on air quality, or sensitive uses such a should not be promoted within such areas. Its location within the state raises issues of amenity when considering the potential for uses and it is considered that employment uses remain the most a given the site's context and location. It is therefore proposed to ite's industrial and business allocation.  DF0657	© Crown copyright. Rotherham MBC Licence No. 100019587

Ref:	LDF0793			
Name:	LAND NORT	H OF HAROLD	CROFT	
Address:	GREASBRO	JGH		
Town	ROTHERHAM	M		
Hectares:	2.20		Net Hectares:	1.21
Dwellings:	C	)	Employment Land	0.00
Developm	ent Site?	Site Allocation:	Residential Developme	ent Site

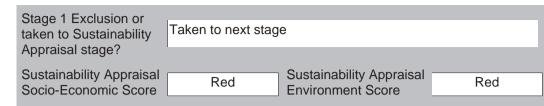
At the examination in public of the Core Strategy the Inspector was satisfied that the detailed evidence supporting the future development of Bassingthorpe Farm was sufficient that the site could be formalised as a strategic allocation. Site LDF0793 is designated Urban Greenspace in the adopted Unitary Development Plan and was excluded from the boundary of the Strategic Allocation identified on the Core Strategy Inset Map, as it was outside of the UDP designated Green Belt. This site is however part of the Bassingthorpe Farm new community and has been included within the Bassingthorpe Farm Concept Framework Report. Its potential and partial future development was justified through the evidence base documents prepared at that time to support the Core Strategy. The residential capacity likely on this site has been included within the Bassingthorpe Farm Strategic Allocation capacity. The Concept Framework Report is mindful of the active allotment usage on site and will consider carefully the need for any re-structuring of these allotments to enable development and access within the wider locality and compensatory provision for any loss of allotments.

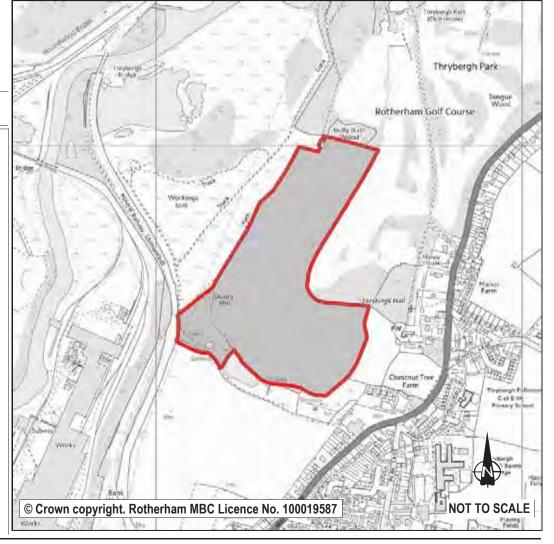


Ref: Name:	LDF0802 LAND SOUTH OF W	WEST BAWTRY ROAD		Stage 1 Exclusion or taken to Sustainability Appraisal stage?	Remote from settlement	
Address:				Sustainability Appraisal Socio-Economic Score	Sustainability Appra Environment Score	iisal
Town	WHISTON			9	相對於多數學	
Hectares:	6.55	Net Hectares:	0.00	1 3 27		
Dwellings	: 0	Employment Land	0.00	The same of the sa		
Developm	nent Site? Site Al	llocation: n/a		Hotel F Sure Club		
				Linderpess  Ith tartion	FBI	NOT TO SCALE
				© Crown copyright. Rothe	rham MBC Licence No. 100019587	NOT TO SCALE

Ref:	LDF0807		
Name:	LAND WEST OF DONCASTE	R ROAD	
Address:	WEST OF DONCASTER ROAGOLF CLUB, THRYBERGH	AD, SOUTH OF ROTHERH	IAM
Town	ROTHERHAM		
Hectares:	19.90	Net Hectares:	13.93
Dwellings	418	Employment Land	0.00
Developm	ent Site? Site Allocation:		

No apparent means of access(es) to the site unless assimilated with site LDF0192, there are potential capacity issues / delays re A630. The A630 is a high frequency bus route. Local Wildlife Site 79 Thrybergh Tip bounds the site on its north, south and western boundaries, ancient woodland and Natural England Deciduous Woodland are also found in this wider Local Wildlife site. There are also concerns that development in this locality will significantly impact upon the Listed Buildings at Thrybergh Church of St. Leonard (Listed Building Grade 2\*) and the trees covered by Tree Preservation Order. Retain as Green Belt.





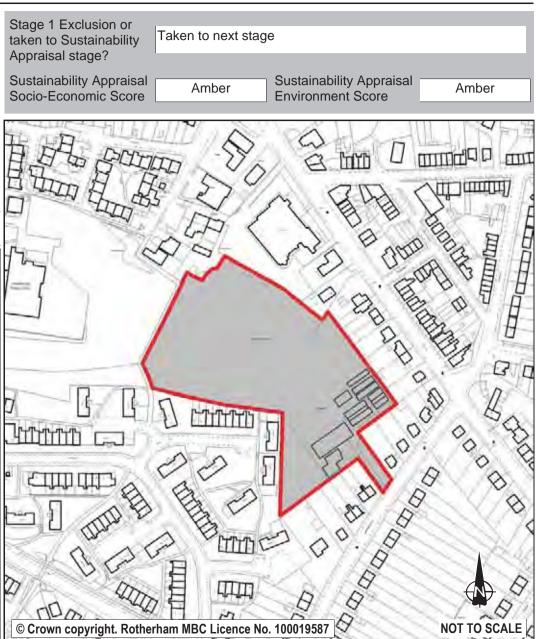
Ref:	LDF0820	Stage 1 Exclusion or
Name:	LAND TO NORTH OF MEADOWHALL ROAD J34 NORTH	taken to Sustainability Appraisal stage?  Taken to next stage
Address:	BLACKBURN / KIMBERWORTH	Sustainability Appraisal Socio-Economic Score  Amber Sustainability Appraisal Environment Score  Red
Town		Blackburn Hoor Plantation Richts  Rich
Hectares:	23.22 Net Hectares: 0.00	
Dwellings	Employment Land 23.22	Blackburn
Developm	ent Site?   Site Allocation:	Hill Top
ts Green B	nd the leachate of gases and other chemicals from the site. Retain elt allocation.	Workings  Sulfamore  Workings  Haal  Sulfamore  Workings  Workings  Workings  NOT TO SCALE

Ref:	LDF0821			Stage 1 Exclusion or
Name:	LAND OFF ROTHERWAY			taken to Sustainability Appraisal stage?  Flood storage area
Address:	ROTHERWAY / WEST BAW	TRY ROAD		Sustainability Appraisal Sustainability Appraisal Environment Score
Town	CANKLOW			1137 A A A A A A A A A A A A A A A A A A A
Hectares:	7.05	Net Hectares:	0.00	E H
Dwellings	:: 0	Employment Land	0.00	TAN ROAD
Developm	nent Site?   Site Allocation:	n/a		Hotel & Leisure Club
constraints	ut. Transportation Team rate to it is proposed to retain the site	ne site red. Given these signific	ant	Works Underpass  Brinsworth Switching Station

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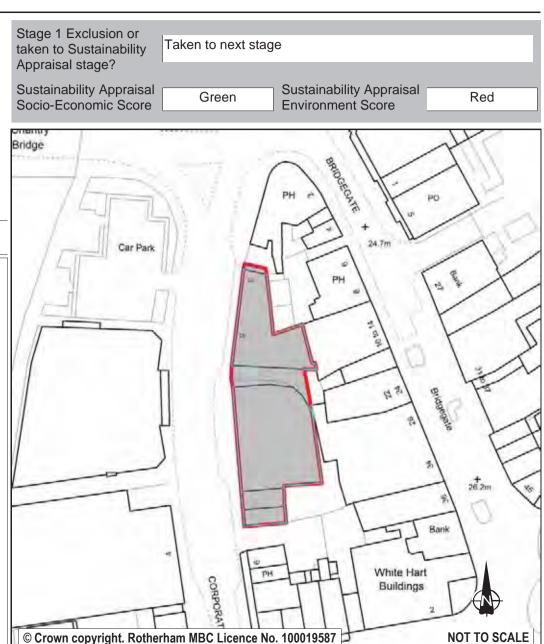
Ref:	LDF0822				
Name:	LAND OFF MUNSI	BROUGH I	_ANE		
Address:	FORMER CRICKE	T GROUN	D OFF MUNSBROUGH	LANE	
Town	GREASBROUGH				
Hectares:	1.79		Net Hectares:		1.43
Dwellings:	57		Employment Land		0.00
Developm	ent Site? Site A	Allocation:	Residential Developmen	nt Site	

This site is currently allocated as part urban greenspace/part residential. It is proposed that this site be allocated as a residential development site in recognition of its positive attributes such as its relationship to the existing built settlement, part of the site being previoulsy developed and it meeting the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy). No significant constraints to development have been identified. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.



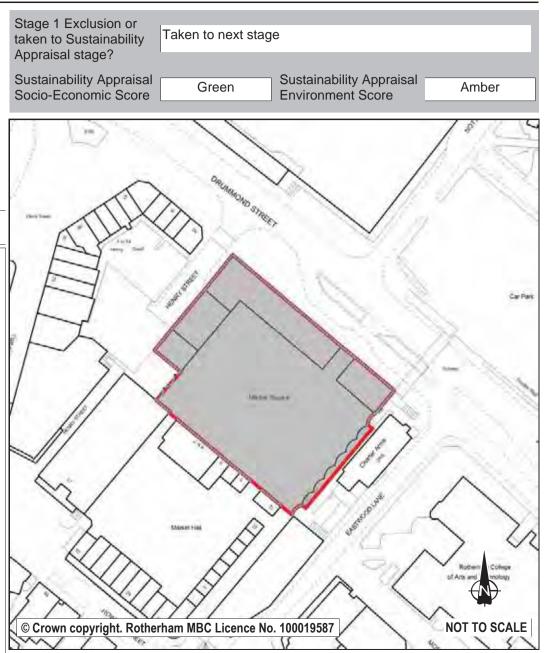
LDF0823 Ref: CORPORATION STREET, ROTHERHAM TOWN CENTRE Name: Address: 3-7 CORPORATION STREET Town **ROTHERHAM** 0.11 Net Hectares: 0.00 Hectares: Dwellings: 0 **Employment Land** 0.00 Retail Development Site Development Site? ✓ Site Allocation:

This site lies within Rotherham town centre and includes properties which have been vacant for a number of years following fire damage. The sites are detrimental to the quality of the town centre environment and redevelopment would improve the street scene and contribute towards the vitality and viability of the town centre. It is therefore proposed to identify the site as a retail development site. Surface water flooding assessment reveals some concerns regarding surface water flooding, which will require consideration as part of any future redevelopment.



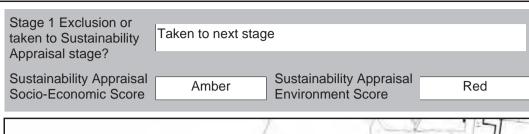
Ref:	LDF0824			
Name:	OUTDOOR MARK CENTRE	ETS COMI	PLEX, ROTHERHAM TO	OWN
Address:	MARKET SQUARE	E, DRUMN	OND STREET	
Town	ROTHERHAM			
Hectares:	0.49		Net Hectares:	0.00
Dwellings:	0		Employment Land	0.00
Developm	ent Site? Site A	Allocation:	Retail Development Site	Э
	10.1 0			1 20 1 41

This site is within the current Rotherham town centre boundary, and within the proposed new town centre boundary. The markets complex provides a mix of indoor and outdoor markets plus a number of individual units. The markets are an important asset in Rotherham town centre however the outdoor market is under-utilised and there is potential for these stalls to be relocated should a redevelopment opportunity come forward. The Council is currently investigating a number of potential options for the markets complex. Redevelopment of the outdoor area to include new retail units has the potential to enhance the vitality of the markets complex. The site is therefore proposed to be identified as a retail development site.



Ref:	LDF0826			
Name:	FOSTERS GARDE	N CENTR	E	
Address:	DONCASTER ROA	\D		
Town	THRYBERGH			
Hectares:	1.25		Net Hectares:	1.00
Dwellings:	40		Employment Land	0.00
Developm	ent Site? Site A	Illocation:	Residential Development Si	te

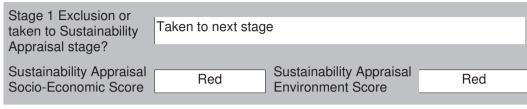
Part of this site is currently allocated as Green Belt. It is proposed that this site be allocated as a residential development site in recognition of its positive attributes such as its relationship to the existing built settlement and it meeting the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy). Whilst it is acknowledged that there are identified constraints including a red score for surface water flooding, and an identified high risk through the centre of the centre; this issue can be overcome through careful consideration of appropriate drainage attenuation measures. Also part of the site falls within a Local Wildlife Site (LWS79 Thrybergh Tip), it is anticipated that this constraint will be suitably mitigated within any future resolutions to grant planning permission. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process. the results of which are included within the Integrated Impact Assessment.





Ref:	LDF0112				
Name:	BARBOT HALL				
Address:	LAND TO EAST O		ILL NORTH OF BARBO	T HALL	
Town	ROTHERHAM				
Hectares:	28.50		Net Hectares:	19.95	
Dwellings:	0		Employment Land	0.00	
Development Site?   Site Allocation: No - re-allocate to a greenspace allocation					

At the examination in public of the Core Strategy the inspector was satisfied that the detailed evidence supporting the future development of Bassingthorpe Farm was sufficient that the site could be formalised as a strategic allocation.





Ref: LDF0157

Name: BASSINGTHORPE FARM LAND, NORTH EAST OF HENLEY

LANE

Address: NORTH EAST OF HENLEY LANE, BASSINGTHORPE

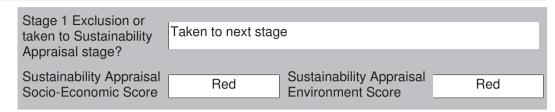
Town ROTHERHAM

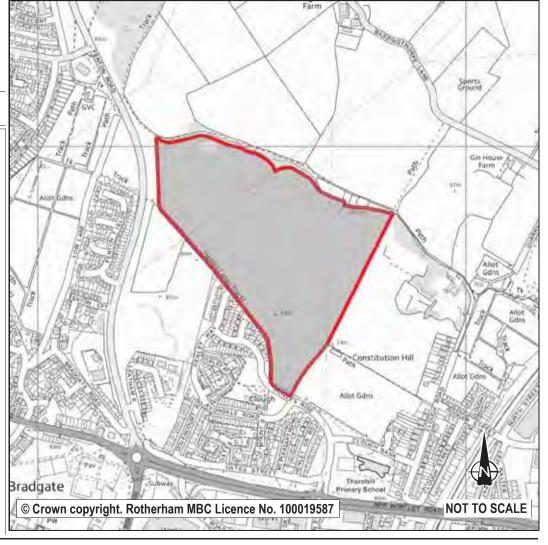
Hectares:16.62Net Hectares:11.64Dwellings:330Employment Land0.00

Development Site? ✓ Site Allocation:

Residential Development Site

At the examination in public of the Core Strategy the inspector was satisfied that the detailed evidence supporting the future development of Bassingthorpe Farm was sufficient that the site could be formalised as a strategic allocation.





Ref: LDF0159

Name: LAND SOUTH OF MUNSBROUGH LANE

Address: MUNSBROUGH

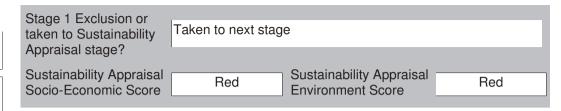
Town ROTHERHAM

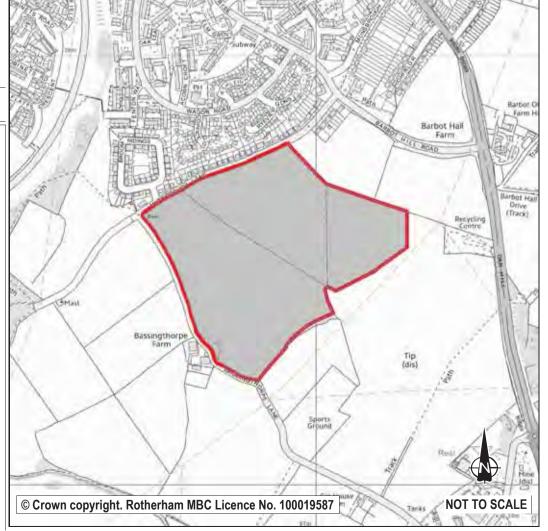
Hectares:18.60Net Hectares:13.02Dwellings:300Employment Land0.00

Development Site? Site Allocation: Residential

Residential Development Site

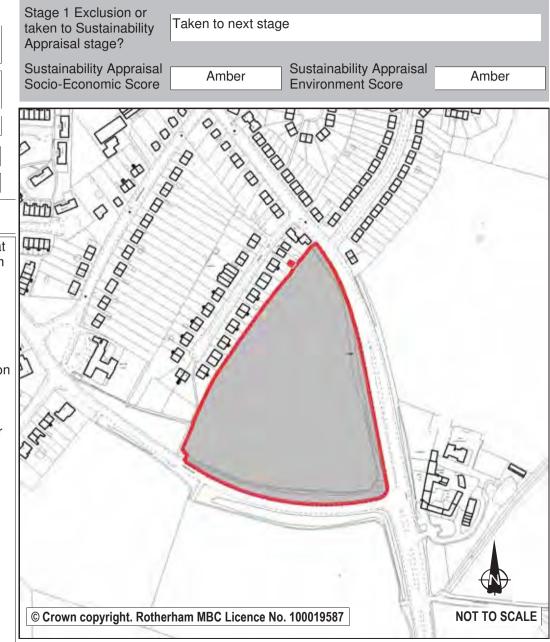
At the examination in public of the Core Strategy the inspector was satisfied that the detailed evidence supporting the future development of Bassingthorpe Farm was sufficient that the site could be formalised as a strategic allocation.





LDF0160 Ref: LAND NORTH OF BARBOT HILL RD Name: Address: BARBOT HILL RD, GREASBROUGH **ROTHERHAM** Town 3.21 Net Hectares: 2.57 Hectares: 80 Dwellings: **Employment Land** 0.00 Residential Development Site Development Site? ✓ Site Allocation:

At the examination in public of the Core Strategy the inspector was satisfied that the detailed evidence supporting the future development of Bassingthorpe Farm was sufficient that the site could be formalised as a strategic allocation.



Ref: LDF0161

Name: LAND BETWEEN CARR HILL AND SCROOBY LANE

Address: SCROOBY LANE, GREASBROUGH

Town ROTHERHAM

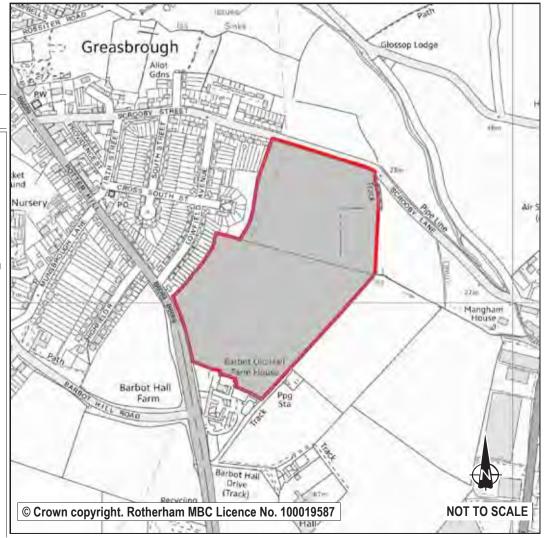
Hectares:11.64Net Hectares:8.15Dwellings:200Employment Land0.00

Development Site? ✓ Site Allocation: Reside

Residential Development Site

At the examination in public of the Core Strategy the inspector was satisfied that the detailed evidence supporting the future development of Bassingthorpe Farm was sufficient that the site could be formalised as a strategic allocation.





Ref: LDF0162

Name: LAND NORTH OF SCROOBY LANE GREASBROUGH

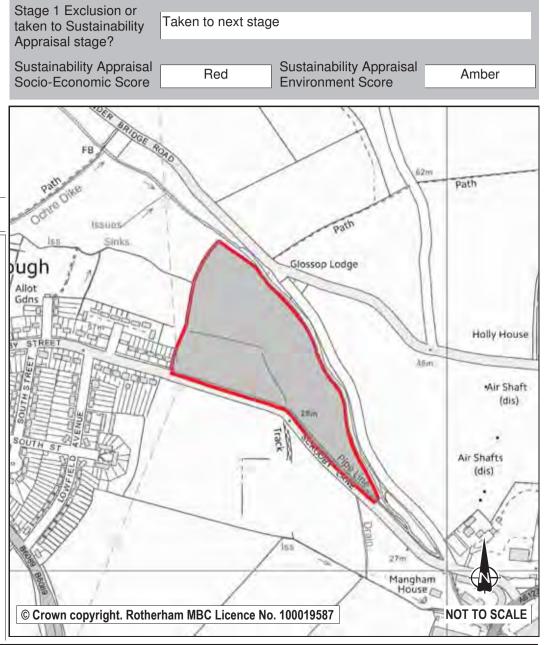
Address: NORTH OF SCROOBY LANE, GREASBROUGH

Town ROTHERHAM

Hectares:5.08Net Hectares:3.56Dwellings:80Employment Land0.00

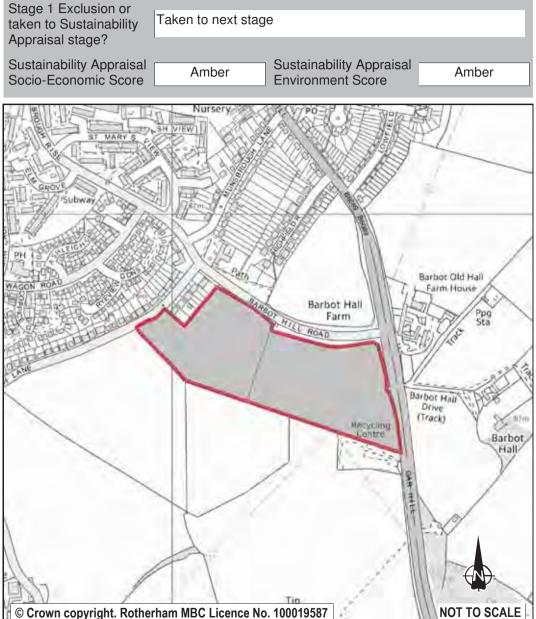
Development Site? ✓ Site Allocation: Residential Development Site

At the examination in public of the Core Strategy the inspector was satisfied that the detailed evidence supporting the future development of Bassingthorpe Farm was sufficient that the site could be formalised as a strategic allocation.



Ref:	LDF0764		
Name:	LAND SOUTH OF	BARBOT HILL ROAD	
Address:	MUNSBROUGH		
Town	ROTHERHAM		
Hectares:	6.53	Net Hectares:	
Dwellings:	0	Employment Land 6.5	3
Developm	ent Site? Site A	Allocation: Employment Development Site	

This site is allocated as an employment development site (for business use) as part of the Bassingthorpe Farm Strategic Allocation. At the examination in public of the Core Strategy the inspector was satisfied that the detailed evidence supporting the future development of Bassingthorpe Farm was sufficient that the site could be formalised as a strategic allocation.



Ref: LDF0765

Name: BASSINGTHORPE FARM LAND, SOUTH OF BASSINGTHORPE

LANE

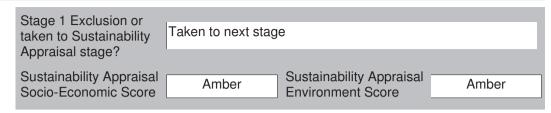
Address: SOUTH OF BASSINGTHORPE LANE, BASSINGTHORPE

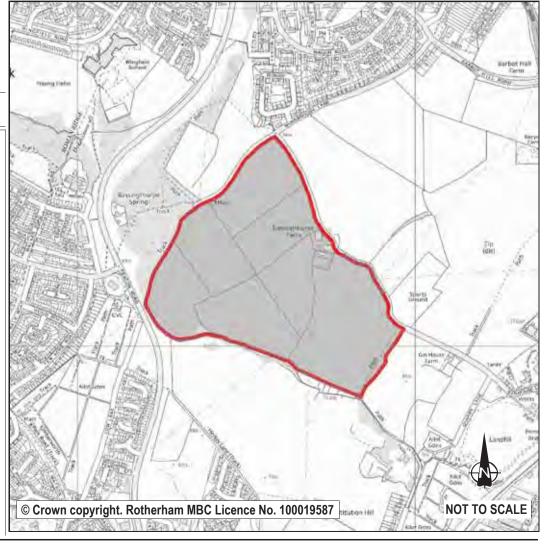
Town ROTHERHAM

Hectares:30.66Net Hectares:21.46Dwellings:500Employment Land0.00

Development Site? ✓ Site Allocation: Residential Development Site

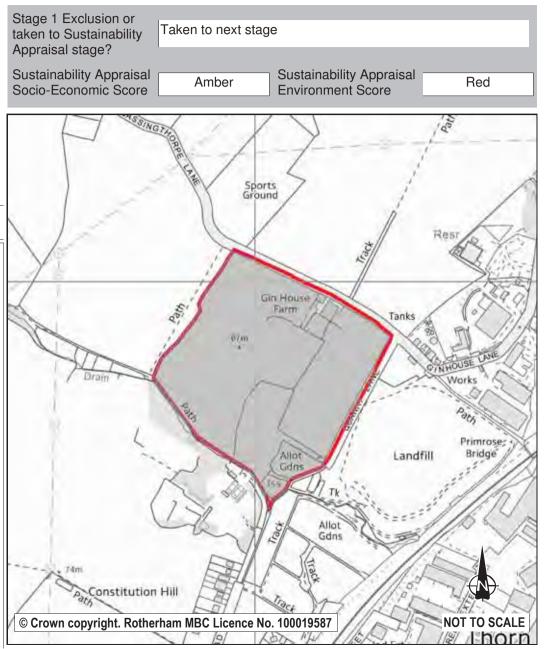
At the examination in public of the Core Strategy the inspector was satisfied that the detailed evidence supporting the future development of Bassingthorpe Farm was sufficient that the site could be formalised as a strategic allocation.





Ref:	LDF0766			
Name:	BASSINGTHORPE FARM LAND, WEST OF QUARRY LANE			
Address:	WEST OF QUARRY LANE, SOUTH OF GINHOUSE LANE, BASSINGTHORPE			
Town	ROTHERHAM			
Hectares:	8.61		Net Hectares:	
Dwellings:	0		Employment Land	0.00
Developm	ent Site? Site A	Allocation:	No - Change Allocation Greenspace	to Urban

At the examination in public of the Core Strategy the inspector was satisfied that the detailed evidence supporting the future development of Bassingthorpe Farm was sufficient that the site could be formalised as a strategic allocation.



Ref: LDF0767

Name: BASSINGTHORPE FARM LAND, NORTH OF HENLEY RISE

AND CLOUGH BANK

Address: NORTH OF HENLEY RISE AND CLOUGH BANK.

BASSINGTHORPE

Town ROTHERHAM

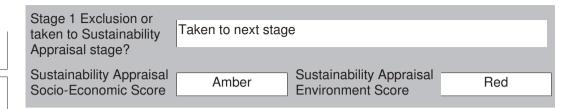
Hectares:10.63Net Hectares:1.00Dwellings:30Employment Land0.00

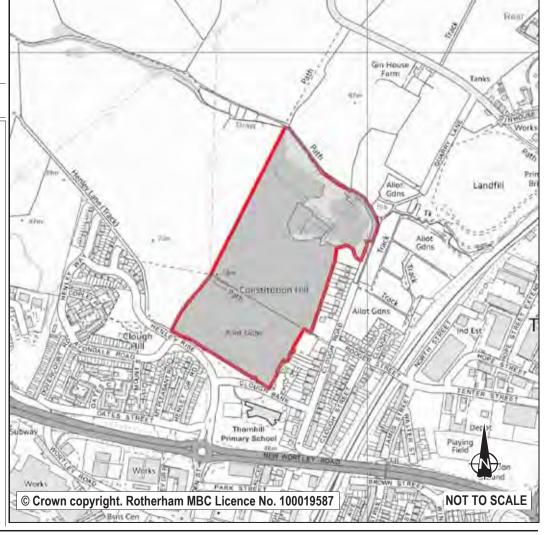
Development Site? ✓ Site Allocation: Resi

Residential Development Site

At the examination in public of the Core Strategy the inspector was satisfied that the detailed evidence supporting the future development of Bassingthorpe Farm was sufficient that the site could be formalised as a strategic allocation.

Bassingthorpe Farm Strategic Allocation will provide around 2,400 new homes with 1.700 homes being delivered in this Plan period (up to 2028). The development will also provide around 11 hectares of land for employment together with associated infrastructure requirements including a school, local shops, and other community facilities. Land will be identified for sport, recreation play facilities and other greenspace activities. The Bassingthorpe Farm Strategic Allocation is shown as an "inset" boundary on the Policies Map that accompanies the Sites and Policies document. A masterplan for the development will be finalised before pursuing an outline planning application for the site. The topography of this site and its proximity to a hazardous installation are all significant constraints to any future development. LWS 116 Clough Streamside adjacent to northern boundary of this site. Allotment gardens on southern part of site; an interesting landscape with mature trees and hedgerows. PROW No.12 to north of site boundary. Natural England have provided detailed advice regarding the potential impact development of this site would have on the nearby SSSI Site of Special Scientific Interest at Bradgate Brickworks (Geological) and have requested to be consulted on any future planning application.

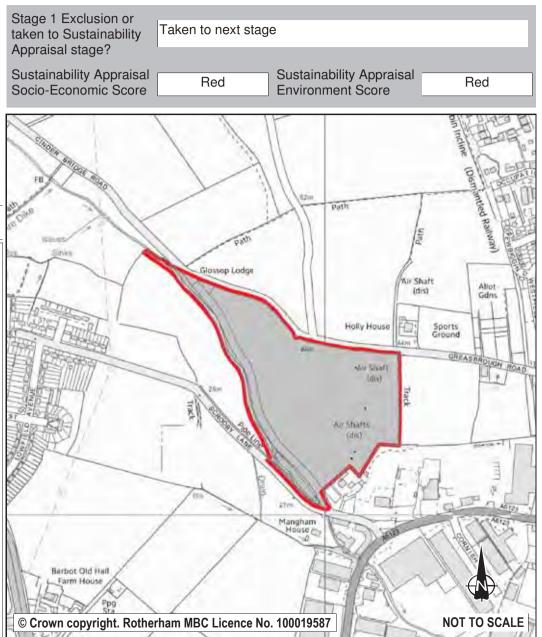




Ref:	LDF0768		
Name:	LAND SOUTH OF	GREASBROUGH ROAD	
Address:	SOUTH OF GREA	SBROUGH ROAD, PARKGATE	
Town	ROTHERHAM		
Hectares:	9.74	Net Hectares:	
Dwellings:	0	Employment Land 0.	00
Developm	ent Site? Site A	Allocation: No	

At the examination in public of the Core Strategy the inspector was satisfied that the detailed evidence supporting the future development of Bassingthorpe Farm was sufficient that the site could be formalised as a strategic allocation. This site is not proposed for devleopment but is part of the wider strategic allocation and will contribute to the Green Infrastructure requirements on site.

Bassingthorpe Farm Strategic Allocation will provide around 2,400 new homes with 1,700 homes being delivered in this Plan period (up to 2028). The development will also provide around 11 hectares of land for employment together with associated infrastructure requirements including a school, local shops, and other community facilities. Land will be identified for sport, recreation play facilities and other greenspace activities. The Bassingthorpe Farm Strategic Allocation is shown as an "inset" boundary on the Policies Map that accompanies the Sites and Policies document. A masterplan for the development will be finalised before pursuing an outline planning application for the site.



Ref: LDF0769

Name: LAND SOUTH OF GREASBROUGH ROAD AND WEST OF

SCHOOL LANE

Address: LAND SOUTH OF GREASBROUGH ROAD AND WEST OF

SCHOOL LANE, PARKGATE

0

Town ROTHERHAM

Hectares: 4.51

Dwellings:

Net Hectares:

Employment Land

Development Site? ✓ Site Allocation:

**Employment Development Site** 

4.51

This site is allocated as an employment development site (for business and industrial use) as part of the Bassingthorpe Farm Strategic Allocation. At the examination in public of the Core Strategy the inspector was satisfied that the detailed evidence supporting the future development of Bassingthorpe Farm was sufficient that the site could be formalised as a strategic allocation.

Bassingthorpe Farm Strategic Allocation will provide around 2,400 new homes with 1,700 homes being delivered in this Plan period (up to 2028). The development will also provide around 11 hectares of land for employment together with associated infrastructure requirements including a school, local shops, and other community facilities. Land will be identified for sport, recreation play facilities and other greenspace activities. The Bassingthorpe Farm Strategic Allocation is shown as an "inset" boundary on the Policies Map that accompanies the Sites and Policies document. A masterplan for the development will be finalised before pursuing an outline planning application for the site.

Bassingthorpe Farm Strategic Allocation will provide around 2,400 new homes with 1,700 homes being delivered in this Plan period (up to 2028). The development will also provide around 11 hectares of land for employment together with associated infrastructure requirements including a school, local shops, and other community facilities. Land will be identified for sport, recreation play facilities and other greenspace activities. The Bassingthorpe Farm Strategic Allocation is shown as an "inset" boundary on the Policies Map that accompanies the Sites and Policies document. A masterplan for the development will be finalised before pursuing an outline planning application for

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score

Taken to next stage

Sustainability Appraisal Environment Score

Amber

Amber

Amber

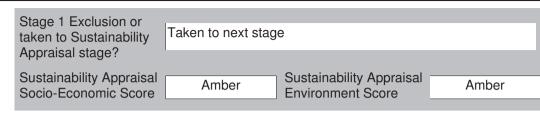


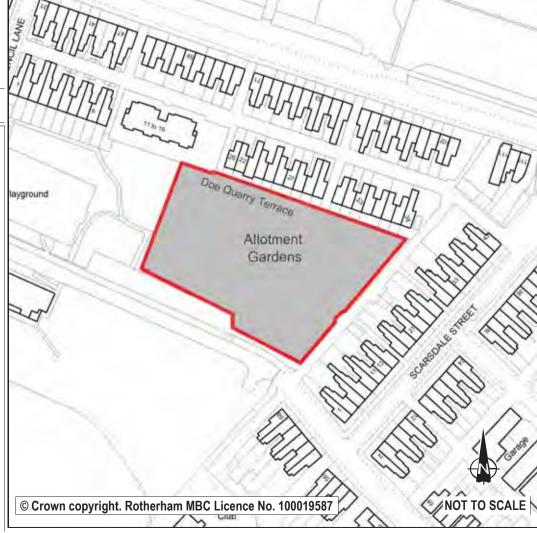
Dinnington, Anston and Laughton Common (including Dinnington East Broad Location for Growth)

Ref:	LDF0206	Stage 1 Exclusion or	
Name:	CARAVAN PARK AT CRAMFIT BRIDGE	taken to Sustainability Appraisal stage?  Taken to next stage	
Address:	CRAMFIT ROAD	Sustainability Appraisal Socio-Economic Score  Amber  Sustainability Appraisa Environment Score	Amber
Town	NORTH ANSTON	Dinningto	on D
Hectares:	3.10 Net Hectares:	rickyard Ppg Sta Dinningto	0
Dwellings	Employment Land 3.10	Cottage	
Developm	ent Site? Site Allocation: Yes to reflect the current use	Page Page Page Page Page Page Page Page	
appropriate	to identify the site for travelling show people.	© Crown copyright. Rotherham MBC Licence No. 100019587	Spr Spr NOT TO SCALE

Ref:	LDF0207		
Name:	ALLOTMENT LAND OFF EAS	ST STREET	
Address:	EAST STREET		
Town	DINNINGTON		
Hectares:	0.47	Net Hectares:	0.37
Dwellings:	15	Employment Land	0.00
Developm	ent Site? Site Allocation:	Residential Developmen	nt Site

This site is currently allocated as Urban Greenspace, however it is proposed that it be allocated as a residential development site in recognition of its positive attributes in meeting the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy). Whilst it is acknowledged that the loss of these under-used allotments is a matter of concern and the allotment holders will need to be re-located; it is however anticipated that the benefits of development of this site will remove land that is an eye sore to the surrounding neighbourhood, is visually unattractive and, a potential location for anti-social behaviour. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.





Ref: LDF0208

Name: LAND TO THE EAST OF PENNY PIECE LANE

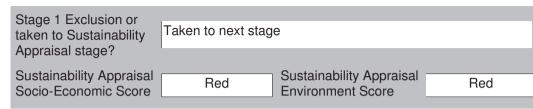
Address: PENNY PIECE LANE

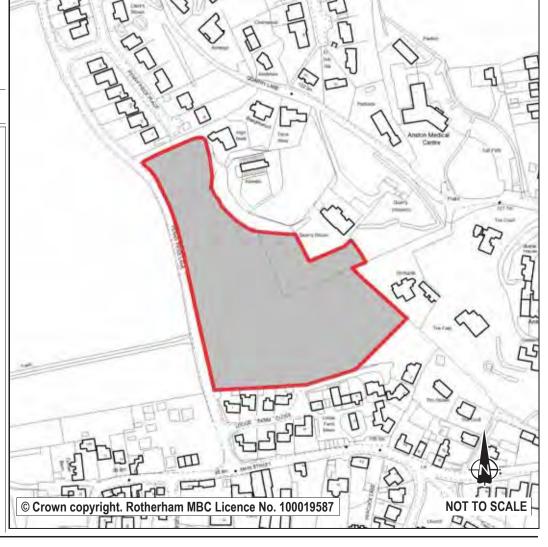
Town NORTH ANSTON

Hectares:1.88Net Hectares:1.51Dwellings:38Employment Land0.00

Development Site? ✓ Site Allocation: Residential Development Site

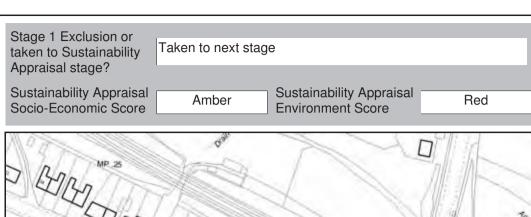
This site is currently allocated as Green Belt. It is proposed that this site be allocated as a residential development site in recognition of its positive attributes such as its relationship to the existing built settlement and it meeting the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy). Whilst it is acknowledged that there are identified constraints including access and its proximity to a Grade 2 Listed Building, the southern part of the site being within the North Anston Conservation Area, and there are a number of trees that are covered by a tree preservation order; it is anticipated that any concerns arising from future devleopment on this site will be suitably mitigated within any future resolutions to grant planning permission. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.





LDF0209 Ref: LAND BETWEEN SHEFFIELD ROAD AND MINERAL RAILWAY Name: Address: SHEFFIELD ROAD **NORTH ANSTON** Town 1.04 Net Hectares: 1.00 Hectares: 30 Dwellings: **Employment Land** 0.00 Residential Development Site Development Site? ✓ Site Allocation:

This site is allocated for business use in the Unitary Development Plan, but is currently vacant. Should redevelopment take place there are a number of constraints to be considered. There is potential for contamination as the site has most recently been used as a bus depot and associated workshops and office building. The operational petrol filling station has been included within the site and if this were to be re-developed there may also be contamination issues associated with the redevelopment of this part of the site. Concerns have been raised regarding the potential for surface water flooding on the site - rated red and this will restrict the developable area to the north of the site adjacent to the rail line. However with careful design the southern part of the site should be capable of development. There is an existing access to the main road but any additional accesses to A57 should be avoided. The site is also adjacent to Anston Stones Wood Local Wildlife Site and Site of Special Scientific Interest. Whilst the site continues to be suitable for B1 employment uses the site is also adjacent to existing residential uses and it is proposed to allocate the site for residential development.





LDF0210		
LAND TO THE WE	ST OF PENNY PIECE LANE	
PENNY PEICE LAI	NE	
NORTH ANSTON		
6.16	Net Hectares:	4.31
129	Employment Land	0.00
	PENNY PEICE LAI  NORTH ANSTON  6.16  129  ent Site?  Site A	LAND TO THE WEST OF PENNY PIECE LANE  PENNY PEICE LANE  NORTH ANSTON  6.16  Net Hectares:  129  Employment Land

This site is currently allocated as Green Belt and in agricultural use. There is currently a strong Green Belt boundary - Pennypiece Lane. Release of this Green Belt land for future development would detrimentally impact on the settlement form and on open countryside.

There are significant concerns regarding access. Cramfit Bridge is signallised to prevent two way traffic at any one time, Main Street, North Anston is very narrow and passes through the Conservation Area, Mill Lane passess under a narrow railway bridge therefore accessibility of this site is compromised by the existing highway network that is currentlly (and likely to remain) very limited. This site is not ideal in terms of adjacent highway network, accessibility by non car modes and impact on the open countryside. Retain as Green Belt.

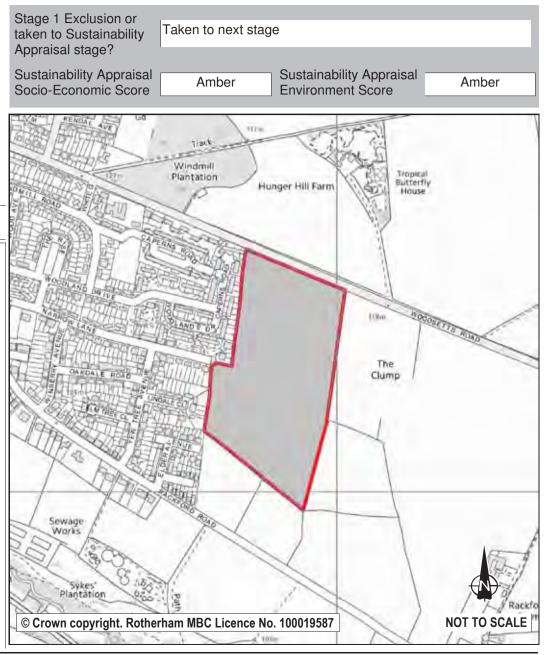




Ref:	LDF0211		
Name:	LAND TO THE SO	UTH OF WOODSETTS ROAD	
Address:	WOODSETTS ROA	AD	
Town	NORTH ANSTON		
Hectares:	8.57	Net Hectares:	6.00
Dwellings	210	Employment Land	0.00
Developm	ent Site? Site A	Allocation: No	
		0 0 0 0 0 0 0 0 0 0	

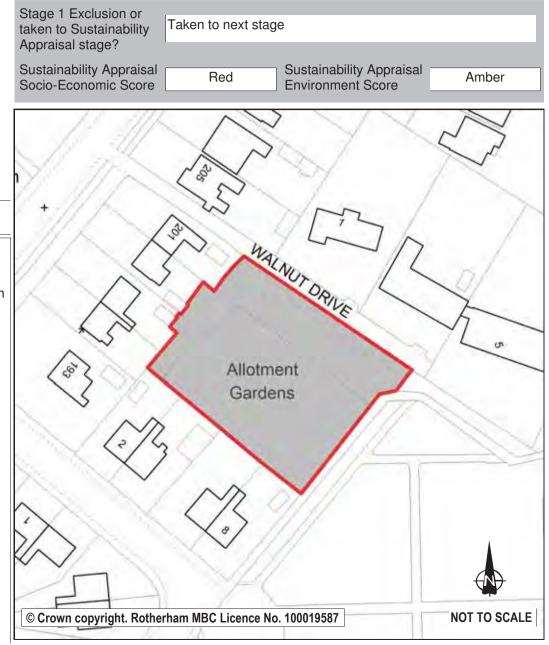
This site is currently allocated as Green Belt. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment. Natural England previously provided detailed advice regarding the potential impact potential development of this site would have on the nearby Site of Special Scientific Interest (SSSI) at Anston Stones Wood and have requested to be consulted on any future planning application should the site be allocated for development in the future. The site falls within agricultural land classed as Grade 2.

It is proposed that this site be retained as Green Belt.



Ref:	LDF0212			
Name:	LAND OFF WALNU	JT DRIVE		
Address:	WALNUT DRIVE			
Town	DINNINGTON			
Hectares:	0.18		Net Hectares:	0.18
Dwellings:	4		Employment Land	0.00
Developm	ent Site?	llocation:	Retain current residenti	al allocation

This site is currently allocated for residential use and is undeveloped scrub land. The major constraint to development is access as the site is currently only accessible from a single track - unadopted road. The capacity of this road to take an increased volume of traffic resulting from any residential development on the site would need to be carefully considered and it is likely that additional land will be required to enable provision of suitable access for development. The site is too small to consider re-allocating to other uses, therefore it is proposed that the site remain allocated for residential use.

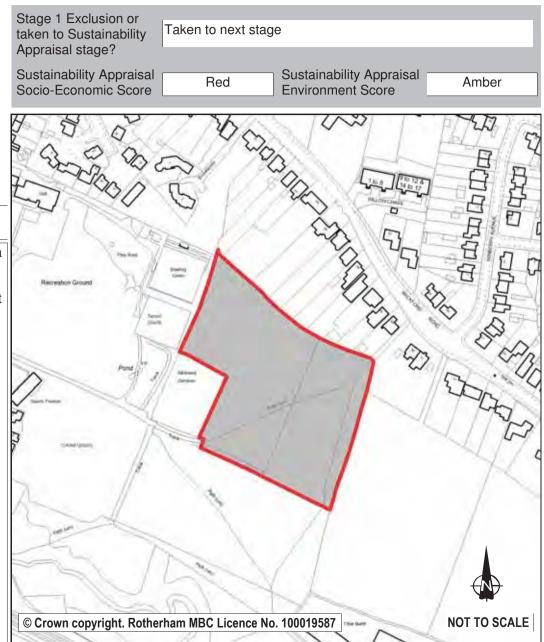


Ref:	LDF0213	Stage 1 Exclusion or
Name:	PADDOCK AT THE END OF SIKES ROAD AND ADJOINING LAND	taken to Sustainability Appraisal stage?  Taken to next stage
Address:	SIKES ROAD	Sustainability Appraisal Socio-Economic Score  Amber  Sustainability Appraisal Environment Score  Red
Town	NORTH ANSTON	E. BOBOS DO
Hectares	: 1.05 Net Hectares: 0.84	
Dwellings	Employment Land 0.00	
Developn	nent Site?   Site Allocation: No	
allocation on site falls w	ich would require further detailed investigation prior to the re- of the site to a devleopment site. The most north western corner of the ithin the Anston conservation area. The site accomodates a number o es. Proposed to retain as Green Space	

Ref:	LDF0214		
Name:	LAND BEHIND TH ROAD	E RECREATION GROUND AND RY	ΓΟN
Address:	RYTON ROAD		
Town	NORTH ANSTON		
Hectares:	1.58	Net Hectares:	1.26
Dwellings:	38	Employment Land	0.00
Developm	ent Site? Site A	Allocation: No	
he site is o	on the edge of the g	reen belt and provides a very attractiv	e open area

The site is on the edge of the green belt and provides a very attractive open area for the residents on Ryton Road and the surrounding area. The site is used by residents for informal recreation. The site provides attractive views out towards the Site of Special Scientific Interest SSSI at Anston Stone Woods. Development of this site for housing would have a negative impact on the openness and character of the green belt; the site is remote from the heart of the settlement. This site is on the edge of the built up area and given its orientation would seem isolated from existing dwellings. Three of the sites sides would be adjacent to the green belt.

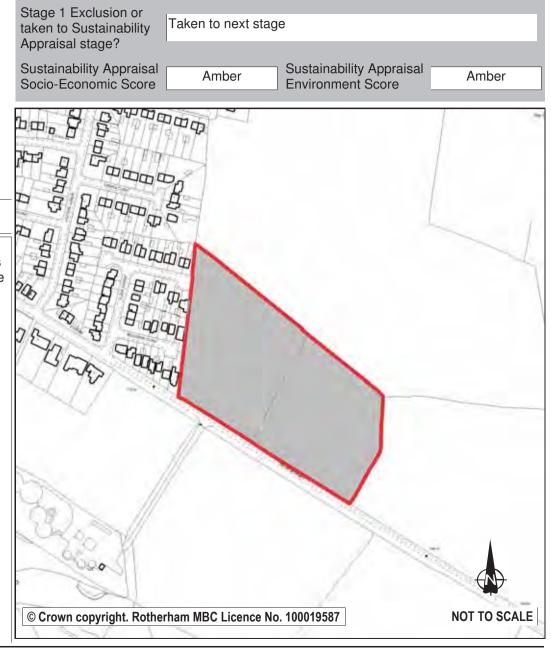
Anston Parish Counci previously indicated that they would not want to see this land developed. Part of site in other ownership but Parish Council currently control the access to the land. Retain as Green Belt.



Ref:	LDF0215		
Name:	LAND TO THE NO	RTH OF RACKFORD ROAD	
Address:	RACKFORD ROAL	)	
_			
Town	NORTH ANSTON		
Hectares:	2.89	Net Hectares:	2.31
Dwellings	: 80	Employment Land	0.00
Developm	ent Site? Site A	Allocation: No	

This site is currently allocated as Green Belt. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment. Natural England previously provided detailed advice regarding the potential impact potential development of this site would have on the nearby Site of Special Scientific Interest (SSSI) at Anston Stones Wood and have requested to be consulted on any future planning application should the site be allocated for development in the future. The site falls within agricultural land classed as Grade 2.

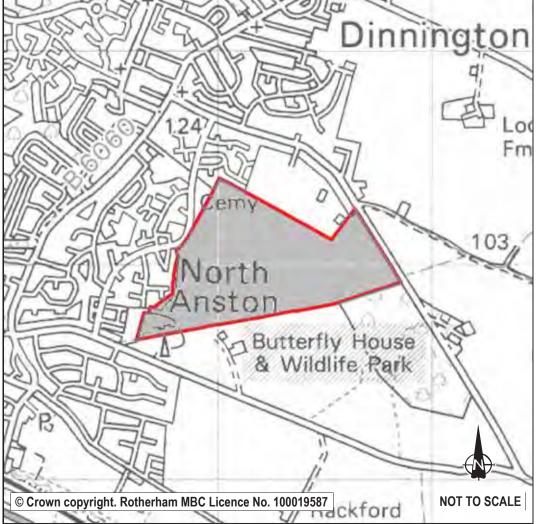
It is proposed that this site be retained as Green Belt.



Ref:	LDF0216			
Name:	LARGE AREA OF AND WOODSETTS		WEEN SWINSTON HIL	L ROAD
Address:	SWINSTON HILL F	ROAD		
Town	DINNINGTON			
Hectares:	47.23		Net Hectares:	33.06
Dwellings:	992		Employment Land	0.00
Developm	ent Site? Site A	Illocation:	No - retain current Gree allocation	en Belt

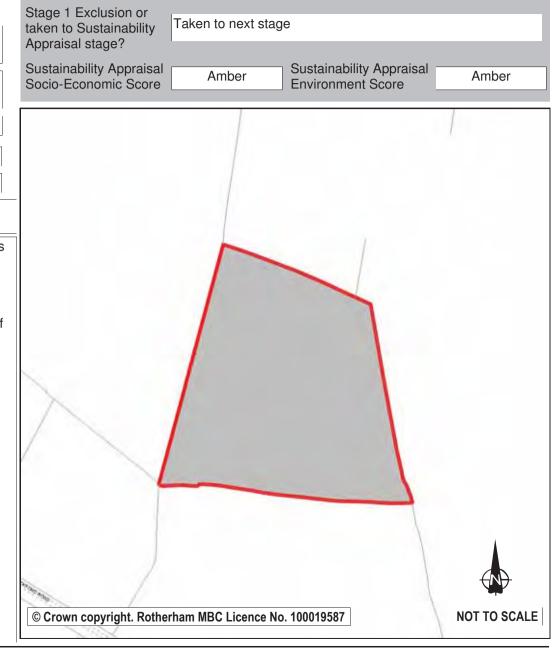
Concern that there has been significant objection to the release of this site and there is a more suitable site to the north east of Dinnington. This site is in a predominantly rural setting on land allocated as Green Belt. It is adjacent to an Area of High Landscape Value and to LWS 15 Swinston Hill. Public Bridleway Anston No. 34 runs along the southern boundary of this site. The land is classified as Grade 2 agricultural land. To the south west of the site there is woodland (Windmill Plantation) covered by a Tree Preservation Order. Natural England have designated this woodland as Deciduous Woodland. It is proposed to retain the site as Green Belt.





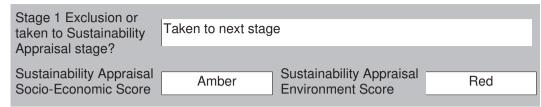
Ref:	LDF0217			
Name:	SITE ADJACENT LDF211 SOUTH OF WOODSETTS ROAD NORTH OF RACKFORD RD			
Address:	WOODSETTS ROA	AD		
Town	NORTH ANSTON			
Hectares:	2.39	Net Hectares:	1.91	
Dwellings	57	Employment Land	0.00	
Developm	ent Site? Site A	Allocation: No		
This site is in a predominantly rural setting on land allocated as Green Belt. It is adjacent to the Area of High Landscape Value. Release of this land would be				

This site is in a predominantly rural setting on land allocated as Green Belt. It is adjacent to the Area of High Landscape Value. Release of this land would be encroachment onto open countryside and would detrimentally impact on the current settlement form and would be an incongruous development into open countryside. Natural England have provided detailed advice regarding the potential impact development of this site would have on the nearby SSSI Site of Special Scientific Interest at Anston Stones Wood. It is therefore proposed that the site remain allocated as Green Belt. The site is within agricultural land classed as Grade 2.



Ref:	LDF0218		
Name:	LAND TO THE NO	RTH OF WOODSETTS ROAD	
Address:	WOODSETTS ROA	AD	
Town	NORTH ANSTON		
Hectares:	26.93	Net Hectares:	15.84
Dwellings:	475	Employment Land	0.00
Developm	ent Site? Site A	Allocation: No	
This site is		unal autimo on land allegated as Cu	aan Dalt Itia

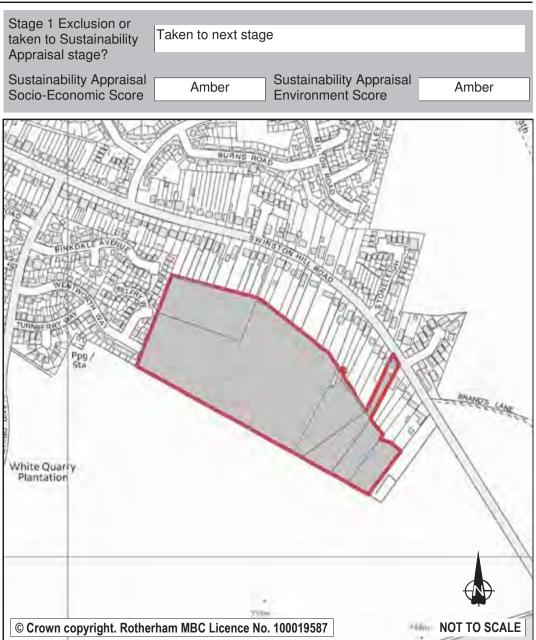
This site is in a predominantly rural setting on land allocated as Green Belt. It is adjacent to an Area of High Landscape Value. The site is adjacent to LWS 15 Swinston Hill; there is a Public Bridleway Anston No. 34 to the north of this site. To the south west of the site there is woodland (Windmill Plantation) covered by a Tree Preservation Order. Natural England have designated this woodland as Deciduous Woodland. The Tropical Butterfly House: Local Wildlife Site 204 is included within the site boundary. The site falls within agricultural land classed as Grade 2. Retain as green belt.





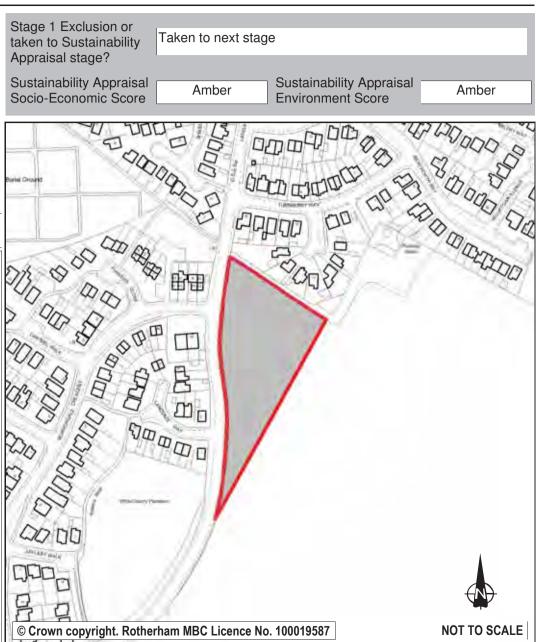
Ref: LDF0219 LAND OFF WENTWORTH WAY Name: Address: WENTWORTH WAY DINNINGTON Town 8.69 Net Hectares: Hectares: 6.08 Dwellings: 243 **Employment Land** 0.00 Residential Development Site Development Site? ✓ Site Allocation:

This site is currently allocated as Green Belt. It is proposed that this site be allocated as a residential development site in recognition of its positive attributes: its proximity to existing communities and the smaller scale of the site means that the impact of development on the open countryside will be minimised. It is located immediately to the rear of ribbon development on Swinston Hill Road and will assist in meeting the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy). If the site is allocated for housing development in the Local Plan any planning permission would require an enhanced greenspace/recreation provision as part of the scheme to compensate for the loss of Birkdale Avenue recreation ground. The exact nature and location of this provision within the larger site cannot be determined at this stage. To do so would constrain proper planning of the scheme as a whole, i.e. the siting of the most appropriate vehicular access, footpath networks, natural surveillance of any children's play space etc. The Council expects to work with potential developers to agree a masterplan or planning brief for this site to ensure all these considerations are adequately dealt with prior to grant of planning permission. Development of the site would provide funding for much improved greenspace/recreation provision in this location that would not otherwise be available. There is a risk of surface water flooding on this site - rated amber - identified along the south-western boundary and there is an identified low spot in the middle of the site. There is a high probability of surface water flooding downstream. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site



Ref:	LDF0220			
Name:	LAND OFF LAKEL	AND DRIV	E	
Address:	LAKELAND DRIVE	:		
Town	DINNINGTON			
Hectares:	0.81		Net Hectares:	0.64
Dwellings:	19		Employment Land	0.00
Developm	ent Site? Site A	Allocation:	Retain current Urban G allocation	reenspace
hie eita wa	e only likely to come	a forward if	the adjacent site DE02	16 was to be

This site was only likely to come forward if the adjacent site DF0216 was to be allocated. Concern that there has been significant objection to the release of this site and the adjacent site and there is a more suitable site to the north east of Dinnington. Retain current Urban Greenspace allocation.



Ref: LDF0221

Name: LAND OFF LODGE LANE (CISWO)

Address: LODGE LANE DOWN TO SILVERDALES

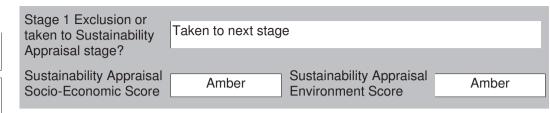
Town DINNINGTON

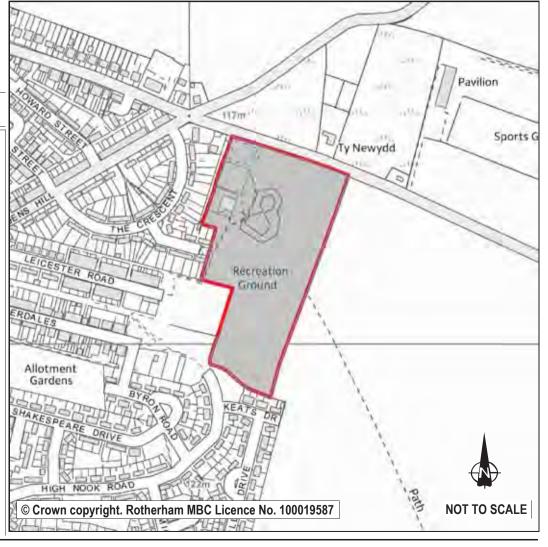
Hectares: 4.74 Net Hectares: 1.78

Dwellings: 46 Employment Land 0.00

Development Site? ✓ Site Allocation: Residential Development Site

This site is currently allocated as Green Belt. It is proposed that this site be allocated as a residential development site in recognition of its positive attributes: its proximity to Dinnington and existing services and meeting the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy). It is anticipated that only part of this site would be developed, and the remainder of the site will require to be enhanced to encourage its longevity as greenspace provision for the local community. The exact location of the enhanced greenspace will be determined in any future planning permission granted. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.





Ref: LDF0222

Name: LAND OFF SILVERDALES

Address: SILVERDALES / LEICESTER ROAD

Town DINNINGTON

Hectares:1.61Net Hectares:1.28Dwellings:51Employment Land0.00

Development Site? ✓ Site Allocation: F

Residential Development Site

It is proposed that this site continue to be allocated as a residential development site in recognition of its positive attributes in meeting the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy). The site is allocated for housing in the Unitary Development Plan, and therefore it is considered that this allocation be retained and the site developed for residential use. The area will benefit from new development and ideally should be developed with additional land from the southern end of site LDF0221 to enable a comprehensive regeneration scheme to come forward whilst respecting the need to retain part of LDF0221 as recreational space.

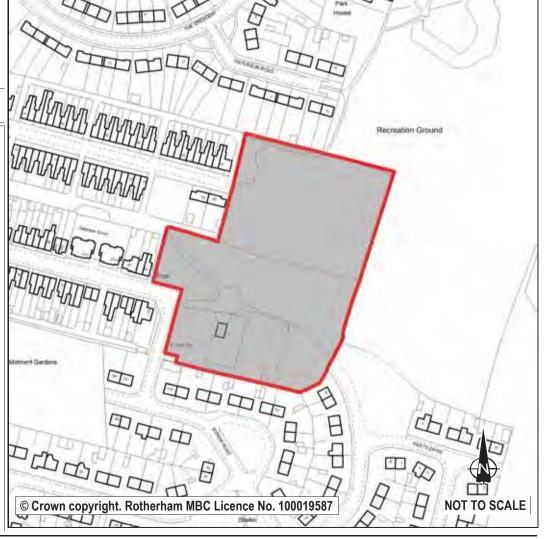
Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score

Taken to next stage

Sustainability Appraisal Sustainability Appraisal Environment Score

Green



Ref:	LDF0223			
Name:	LAND OFF UNDER	RGATE ROA	AD.	
Address:	UNDERGATE ROA	AD		
Town	DINNINGTON			
Hectares:	1.14		Net Hectares:	0.50
Dwellings:	0		Employment Land	0.00
Developm	ent Site? Site A	Illocation: G	Greenspace	

This site is currently allocated as a retail development site in the adopted Unitary Development Plan. During earlier rounds of consultation the Council proposed that this site be allocated as a residential development site in recognition of its positive attributes such as its relationship to the existing built settlement, and it meeting the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy). However further work to investigate surface water flooding, drainage attenuation issues and the red rating of this site; it is considered that these issues cannot be suitably mitigated to enable development to proceed on site. It is now proposed to change the retail designation of this site to Green Space and to exclude the site from within Dinnington Town Centre - this designation most accurately reflects the position with respect to the developability of this site.

During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score

Taken to next stage

Sustainability Appraisal Environment Score

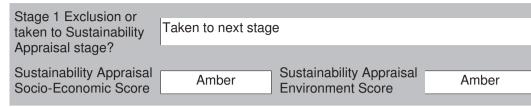
Red

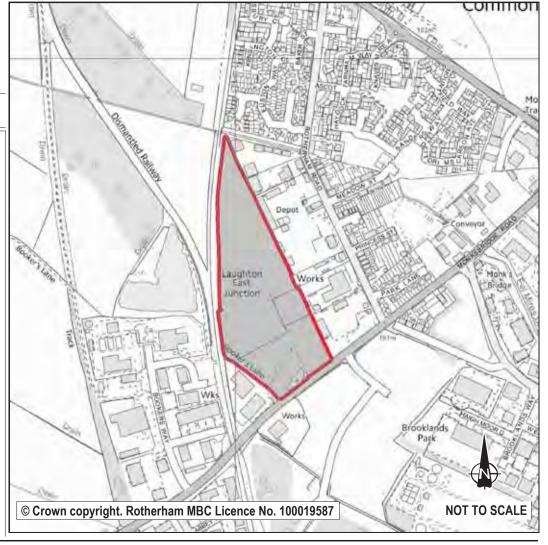


	2 2004		
Ref: Name:	LDF0225  LAND OFF MONKSBRIDGE ROAD	Stage 1 Exclusion or taken to Sustainability Appraisal stage?	Taken to next stage
Address:	MONKSBRIDGE ROAD	Sustainability Appraisal Socio-Economic Score	Amber Sustainability Appraisal Environment Score Amber
Town	DINNINGTON	The state of the s	
Hectares:	5.49 Net Hectares:	38	
Dwellings:	Employment Land 5.49		
Developm	ent Site?   Site Allocation: No	A B	
ousiness puscored mod allocation. To or employr out which is	currently allocated for business use and is used for light industry and urposes. In the 2010 Employment Land Review the site (ELR107) derately (2) with a recommendation to retain the current employment. There are no major constraints to development. It remains well used ment purposes and is also adjacent to land used as caravan storage, is allocated for industry and business use.  Intinues to provide local employment opportunities and it is proposed is remains allocated for business use.	© Crown copyright. Rothe	Laughton Fast Junction  Works  Brooklands Park  NOT TO SCALE

Ref:	LDF0226		
Name:	CARAVAN STORA	AGE PARK OFF MONKSBRIDGE F	OAD
Address:	MONKSBRIDGE R	ROAD	
Town	DINNINGTON		
Hectares:	6.45	Net Hectares:	
Dwellings:	0	Employment Land	6.45
Developm	ent Site? Site A	Allocation: No	
This site is	alla a ata al fau lia ali i atu	ial and Dusiness Has and is used a	Caravas

This site is allocated for Industrial and Business Use and is used as a Caravan Store and sales area. In the 2010 Employment Land Review the northern part of this site (ELR161) scored moderately (2) with a recommendation to retain the current employment allocation. This is a restored landfill site and as such there may be constraints on the type of built development which could be acceptable. It forms part of a wider area predominantly in industrial and business use, and is opposite phase 2 of the Dinnington Colliery redevelopment. As such it is proposed that the site remain allocated for industry and business use.



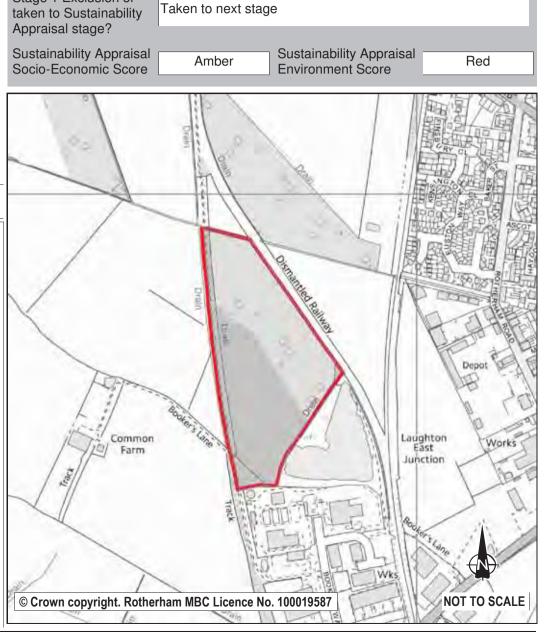


LDF0229 Ref: LAND OFF BOOKERS WAY Name: Address: BOOKERS WAY DINNINGTON Town 6.95 0.00 Hectares: Net Hectares: Dwellings: 0 **Employment Land** 5.50 **Employment Development Site** Development Site? ✓ Site Allocation:

This site is allocated for industry and business in the Unitary Development Plan. It is adjacent to land allocated urban greenspace to the east of the site. Together the undeveloped employment site and urban greenspace, including the fishing pond, are identified as a Local Wildlife Site.

The Local Wildlife Site would suffer adverse impacts were it to be developed in its entirety and discussions have taken place regarding the accommodation of new development on site, whilst protecting / mitigating any impacts on the biodiversity interest. Consideration will need to be given to securing an acceptable access to the northern part of the site given the existing industrial estate layout and proximity of the pond. Further work has been undertaken to understand the extent of biodiversity interest on site and the Council considers that retaining the existing Unitary Development Plan land use designations remains appropriate. The industrial and business use area will be identified as a development site.

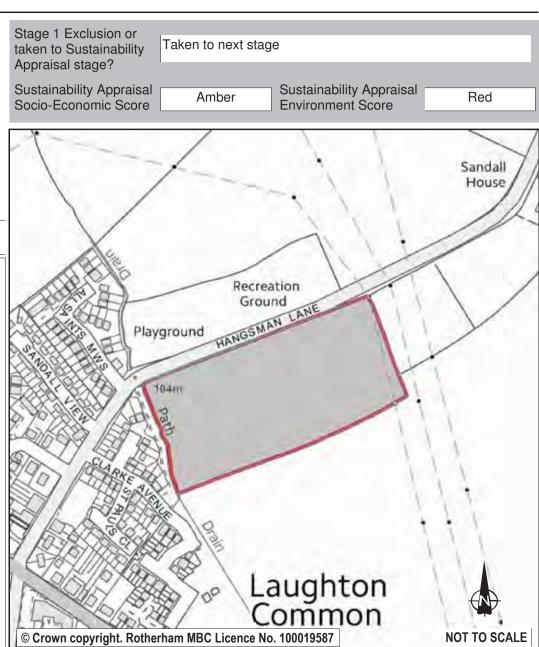
There is an aspiration to undertake flood alleviation works in this area and therefore there may potentially be overlap between this site and any flood alleviation works; however no flood alleviation scheme is in place as yet



Stage 1 Exclusion or

Ref:	LDF0231	
Name:	LAND TO THE SO	UTH OF HANGSMAN LANE
Address:	HANGSMAN LANE	
Town	LAUGHTON COMI	MON
Hectares:	4.05	Net Hectares: 3.24
Dwellings:	130	Employment Land 0.00
Developm	ent Site? Site A	Allocation: No

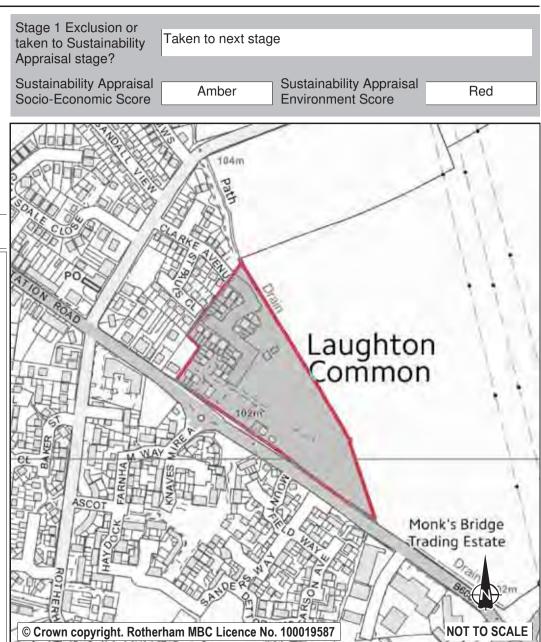
The site is within the Green Belt and on the edge of the existing settlement boundary, it is promoting ribbon development towards Laughton en Le Morthern, it does not relate well to the existing settlement pattern. It is an agricultural field with significant views into and out of the site, and development would have significant negative impacts on the character and openness of the Green Belt. Retain as Green Belt.



Development Site? Site Allocation:

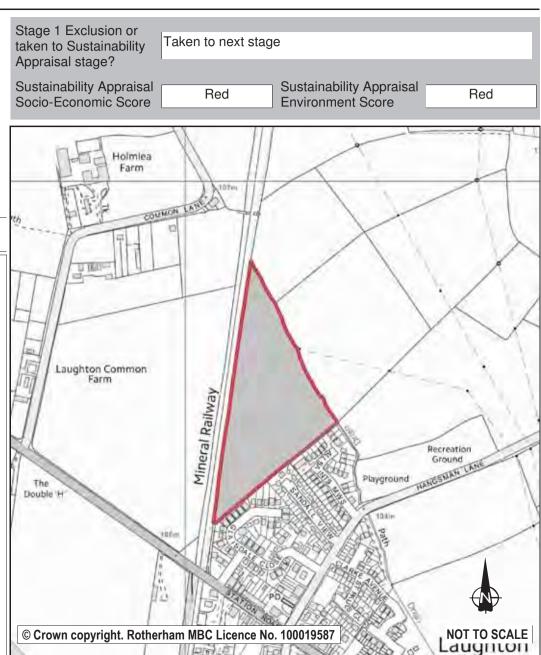
Ref: LDF0232 Name: LAND OFF OUTGANG LANE Address: STATION ROAD Town **LAUGHTON COMMON** Hectares: 3.11 Net Hectares: 2.49 Dwellings: 43 **Employment Land** 0.00 Residential Development Site

This site allocated for residential development in the adopted Unitary Development Plan and construction is nearly complete on site to deliver 96 dwellings.



Ref:	LDF0234				
Name:	LAND TO THE	REAR OF SA	NDALL VIEW		
Address:	SANDALL VIEV	V			
Town	LAUGHTON CO	OMMON			
Hectares:	4.87		Net Hectares:	3.41	
Dwellings:	102		Employment Land	0.00	
Development Site?   Site Allocation:   No					
he site is v	vithin the Green	Relt No appa	rent means of vehicular	access The	

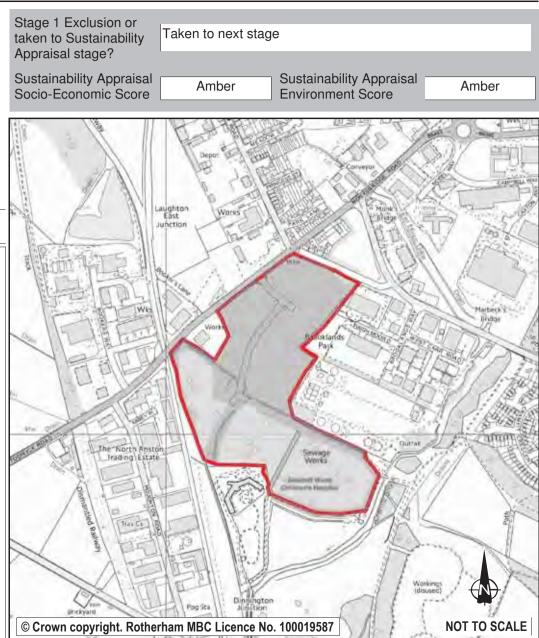
The site is within the Green Belt. No apparent means of vehicular access. The site is remote from existing services and facilities and does not form part of a wider urban extension to the north west of Dinnington. Pylon crosses the site. Residential development on this site could have a significant negative impact on the openness and character of the green belt and the listed Church St John's Church (Grade I) at Laughton en le Morthern therefore it is proposed to retain this site as Green Belt.



四南地 /

Ref: LDF0235 LAND TO THE SOUTH OF MONKSBRIDGE ROAD Name: Address: MONKSBRIDGE ROAD Town DINNINGTON 17.08 Net Hectares: 0.00 Hectares: Dwellings: **Employment Land** 17.08 **Employment Development Site** Development Site? ✓ Site Allocation:

The site is currently allocated for Industrial and Business Use and includes employment development sites E42 and E46. In the 2010 Employment Land Review these sites (ELR13 and ELR17) scored highly (3) and it recommended that they be retained as employment development sites. The site has been reclaimed and forms phase 2 of the redevelopment of the former Dinnington Colliery. The infrastructure (including access roads) to enable new development has been provided. It is therefore proposed to retain the industrial and business use allocation and to identify as a development site.



Ref: LDF0238 TIMBER YARD OFF OUTGANG LANE Name: Address: OUTGANG LANE Town DINNINGTON 7.96 Net Hectares: 5.40 Hectares: 271 **Employment Land** Dwellings: 0.00 Residential Development Site Development Site? ✓ Site Allocation:

This site is allocated for industry and business, although planning permission RB2012/1643 for residential use has been granted on the majority of the site and demolition of the vacant premises has taken place. It is therefore proposed that the site is allocated for residential use. This will not affect existing businesses who will continue to operate. Surface water drainage and suitable attenuation measures will be required on site as surface water flood routes cross the site; there is a linear pond on site running north south; layout, floor and ground levels will all need careful consideration.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score

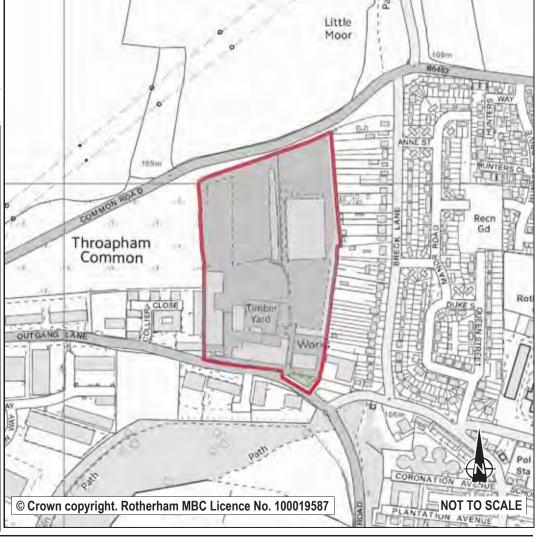
Taken to next stage

Sustainability Appraisal Environment Score

Amber

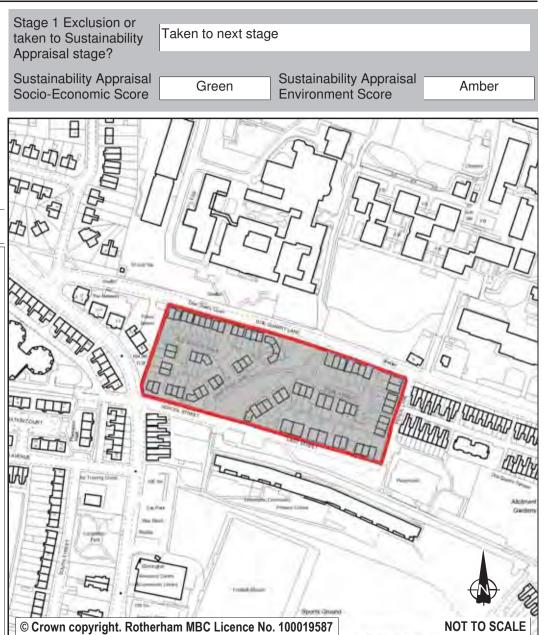
Amber

Amber



Ref: LDF0239 OLD SCHOOL SITE OFF DOE QUARRY LANE Name: Address: DOE QUARRY LANE Town DINNINGTON 1.67 Net Hectares: 1.33 Hectares: 75 Dwellings: **Employment Land** 0.00 Residential Development Site Development Site? ✓ Site Allocation:

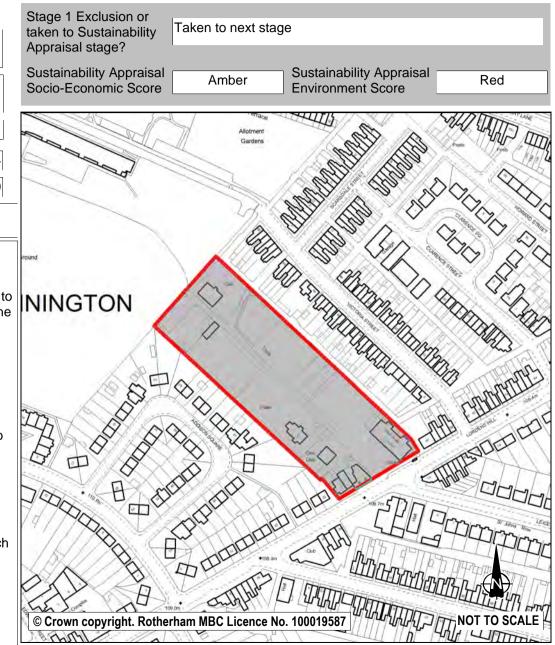
Planning permission has been granted for residential development on this former school site and construction is nearly complete, it is proposed to reallocate the site as a residential development site.



Ref:	LDF0240			
Name:	FORMER KWIK SA	AVE SITE (	OFF LORDENS HILL	
Address:	LORDENS HILL			
Town	DINNINGTON			
Hectares:	1.35		Net Hectares:	0.54
Dwellings:	22		Employment Land	0.00
Developm	ent Site? Site A	Allocation:	Residential	
hio oito io	ourreptly allegated w	vithin tha L	nitary Dayalanment Bla	n oo rotoil to

This site is currently allocated within the Unitary Development Plan as retail to the highway frontage with urban greenspace to rear. During earlier rounds of consultation the Council proposed that this site be allocated as a residential development site in recognition of its positive attributes such as its relationship to the existing built settlement and it meeting the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy). Planning permission has been implemented for retail on ground floor with residential above, on part of the former retail allocation.

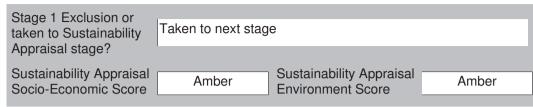
Further work to investigate surface water flooding, drainage attenuation issues and the amber rating of this site by Severn Trent Water has led the Council to consider that these issues cannot be suitably mitigated to enable further residential development to proceed on site. It is now proposed to change the site to a residential designation but not a residential development site. It is also acknowledged that there are further identified constraints including the multiplicity of owners (known and unknown) of the Urban Greenspace. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.

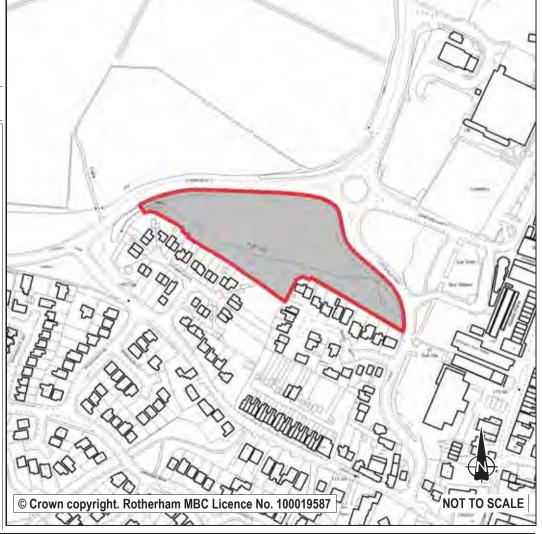


Ref:	LDF0241			Stage 1 Exclusion					
Name:	LAND OFF HIGH	NOOK ROAD		taken to Sustaina Appraisal stage?	ability	aken to next sta	ge		_
Address:	HIGH NOOK ROA	D		Sustainability Ap Socio-Economic		Amber	Sustainability App Environment Scor		Green
Town	DINNINGTON			WORDSWOOD	T ANE	TH		الرسيس	Shelf
Hectares:	0.36	Net Hectares: 0.3	6	J D	5 13	7 1	1/1971	∖لئل	
Dwellings	5	Employment Land 0.0	0	WORDS	П		14-4	1	TH
Developm	ent Site? Site A	Allocation: No				ALL		T	
		tial development in the UDP. It should be note uality /low value in the greenspace audit howe		15. 13a 15	0			1 17:	The state of the s
here are no other constraints to development. It is proposed that the site remain designated for residential use but it is not identified as a development site given			ain	- Paritiment	HIGH	NOOK ROAD	AND THE PERSON NAMED IN	100000000000000000000000000000000000000	100 100
		tion that the site performs.		1 2111111115-91		_		D50	1:17
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				© Crown copyrigh	ht. Rotherha	am MBC Licence N	lo. 100019587	) LIJN	OT TO SCALE

LDF0242 Ref: LAND OFF ATHORPE ROAD Name: Address: ATHORPE ROAD DINNINGTON Town 1.42 Net Hectares: 0.70 Hectares: 28 Dwellings: **Employment Land** 0.00 Residential Development Site Development Site? ✓ Site Allocation:

This site is currently allocated as Community Facilities in the Unitary Development Plan. It is proposed that this site be allocated as a residential development site in recognition of its positive attributes such as its relationship to the existing built settlement and it meeting the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy). Whilst it is acknowledged that there are identified constraints including its proximity to a Local Wildlife Site (LWS18 Dinnington Public Open Space), it is anticipated that these will be suitably mitigated within any future resolutions to grant planning permission. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.





Ref: Name:	LDF0245	NS ROAD			Stage 1 Exclusion taken to Sustaina Appraisal stage?	n or bility Retained as U	rban Greenspace		
Address:	CAPERNS ROAD				Sustainability App Socio-Economic S	oraisal Score	Sustainability Environment	Appraisal Score	
Town	NORTH ANSTON					(2) Highfie		5-7/-	
Hectares:	0.41	N	et Hectares:	0.33	16 11	7		7/2	The
Dwellings:	0	Employ	ment Land	0.00	A)	Do	70 70	1	DI
Developm	ent Site?   Site A	llocation: n/a				24.1m			CAPERNS ROAD
					To STILL	116.1m	i.dm ·		NOT TO SCALE J

Ref: Name:	LDF0246  LAND OFF KENDAL AVEN	NUE		Stage 1 Exclusion or taken to Sustainability Appraisal stage?  Retained as recreation ground
Address:	KENDAL AVENUE			Sustainability Appraisal Socio-Economic Score  Sustainability Appraisal Environment Score
Town	NORTH ANSTON			
Hectares:	1.11	Net Hectares:	0.90	THE TOTAL TO THE TANK IN
Dwellings	0	Employment Land	0.00	CANDELLO DE DOUBLE DE DOUBLE DE LA COMPANSIONE D
Developm	ent Site? Site Allocation	n:  n/a		THE THOUGH TO THE
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Ref: Name:	LAND BETWEEN THE OVAL AND WOODSETTS ROAD.	Stage 1 Exclusion or taken to Sustainability Appraisal stage?
Address:	THE OVAL	Sustainability Appraisal Socio-Economic Score  Amber Sustainability Appraisal Environment Score  Amber Amber
Town	NORTH ANSTON	
Hectares:	1.53 Net Hectares: 1.22	
Dwellings	Employment Land 0.00	
Developm	ent Site?   Site Allocation: No	
Compreher and land as ndividual s hat the site	allocated for residential use and consists of existing back gardens. Is sive redevelopment of this site is unlikely to be achieved as access is sembly constraints are liable to render development unfeasible. It is proposed it is may be developed where access can be achieved. It is proposed is remain designated for residential use but it is not a development site in development. Any completions on site will be monitored.	North Anston  North Anston  O Crown copyright, Rotherham MBC Licence No. 100019587 Para Para North Scales  North Rotherham MBC Licence No. 100019587 Para Para North Scales  North Rotherham MBC Licence No. 100019587 Para Para North Scales  North Rotherham MBC Licence No. 100019587 Para Para North Scales  North Rotherham MBC Licence No. 100019587 Para Para North Scales  North Rotherham MBC Licence No. 100019587 Para Para North Scales  North Rotherham MBC Licence No. 100019587 Para Para North Scales  North Rotherham MBC Licence No. 100019587 Para Para Para Para Para Para Para Par

Ref:	LDF0248		
Name:	LAND OFF EDINB	URGH DRIVE	
Address:	EDINBURGH DRIV	/E	
Town	NORTH ANSTON		
Hectares:	1.16	Net Hectares:	0.93
Dwellings:	28	Employment Land	0.00
Developm	ent Site? Site A	Allocation: No	
Flata attacta			

This site is allocated as urban greenspace and is currently used for informal recreation. The site is situated on a restored landfill site and may have contamination and geo technical constraints to development. The greenspace has been assessed by the Greenspace Audit as being high value / low quality. The community made a case for this site to become a QE2 playing field but were unsuccessful. There are concerns regarding accessibility to the site which is not ideal in terms of cul de sac length. Retain as Urban Greenspace.

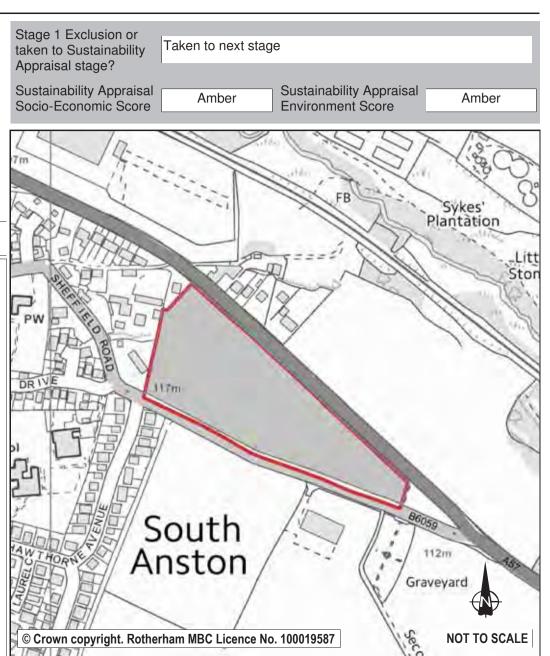


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Ref: Name:	LDF0250 MULBERRY PLANTING		Stage 1 Exclusion or taken to Sustainability Appraisal stage?	Retained as Urban Greenspace	э
Address:	BACK LANE		Sustainability Appraisal Socio-Economic Score	Sustainabili Environmer	ity Appraisal nt Score
Town	NORTH ANSTON		Hr Juneau	W (5	3 2
Hectares:	0.51 Net Hectar	es: 0.40	V 17 3	Shelter Shelter	7
Dwellings	0 Employment La	0.00	The Honeyoods	Shelter Shelter	<b>多田田田田</b>
Developm	ent Site?   Site Allocation:   n/a		House 5	3	
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			Town II	112.2m	\$ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\
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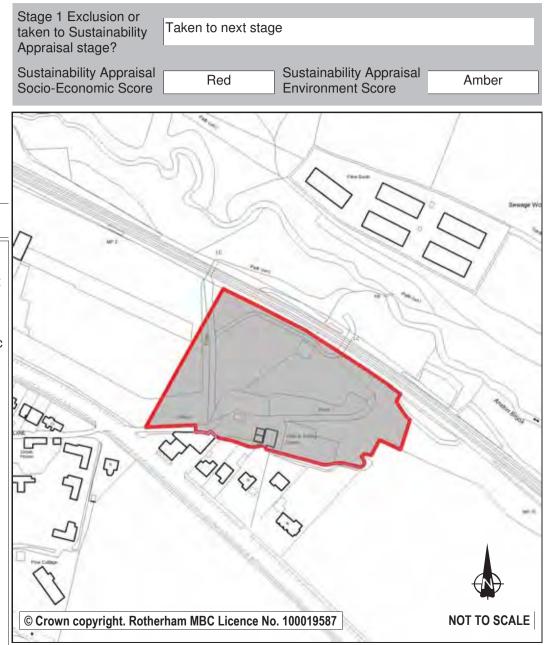
Ref:	LDF0251		
Name:	LAND BETWEEN SHEFFIEL	D ROAD AND THE B6059	)
Address:	SHEFFIELD ROAD		
Town	SOUTH ANSTON		
Hectares:	3.46	Net Hectares:	2.77
Dwellings:	83	Employment Land	0.00
Developm	ent Site? Site Allocation:	No	

The site is within the Green Belt and currently in agricultural use. The site is adjacent to the Area of High Landscape Value. Natural England have provided detailed advice regarding the potential impact development of this site would have on the nearby SSSI Site of Special Scientific Interest at Anston Stones Wood and have requested to be consulted on any future planning application should the site be allocated for future development. Vehicular access to the A57 is not considered acceptable, and Sheffield Road would require mitigation; the site is also poorly served by public transport. There are few services within South Anston and there would be a requirement for additional services and facilities to meet any development needs. The site is within 250m of grade 1 or 2\* listed building. The development of this site would promote ribbon development along the A57. Given the above constraints it is considered appropriate to retain this site as Green Belt.



Ref:	LDF0252		
Name:	SITE ADJACENT TO C	OACH DEPOT ON SHEFFIEL	D ROAD
	-		
Address:	SHEFFIELD ROAD		
Town	NORTH ANSTON		
Hectares:	1.55	Net Hectares:	0.00
Dwellings	: 0	Employment Land	1.55
Developm	ent Site? Site Alloca	ation: No	
The cite ic s	within the Green Belt allo	cation and adjacent to a coach	denot and

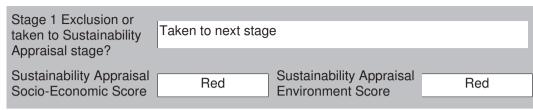
The site is within the Green Belt allocation and adjacent to a coach depot and the mineral railway. It has significant acces issues of gradient and turning traffic on A57 and is poorly served by public transport. The site was considered as part of the 2010 Employment Land Review (ELR129) where it scored poorly (1) with a recommendation to retain the current non-employment allocation. Natural England have provided detailed advice regarding the potential impact development of this site would have on the nearby SSSI Site of Special Scientific Interest at Anston Stones Wood and have requested to be consulted on any future planning application if the site were to be allocated for development. It is therefore proposed that the site remain allocated as Green Belt.



Ref:	LDF0256		
Name:	LAND ADJACENT ROAD	TO SPRINGFIELD TERRACE OFF CRAMFIT	
Address:	CRAMFIT ROAD		
Town	NORTH ANSTON		
Hectares:	10.17	Net Hectares: 7.12	
Dwellings:	285	Employment Land 0.00	
Developm	ent Site? Site A	Mocation: No	

The site is designated as an area of urban greenspace and is also a local wildlife site LWS16 Dinnington Colliery Tip. Development of the site would have significant adverse impacts on the site as a local wildlife site and as an area of greenspace.

Adjacent road network not ideally suited to cater for a significant increase in traffic. Site poorly served by public transport. The surrounding road network is narrow and therefore the increased number of cars associated with potential development needs to be considered. Cramfit Bridge is signalised to prevent two way traffic at any one time, Main Street, North Anston is very narrow and passes through the Conservation Area, Mill Lane passes under a narrow railway bridge. Therefore accessibility into this site could be compromised by the existing highway network that is currently (and likely to remain) very limited. The site is not well located to the existing settlement services and facilities. As a result the site has not been considered as suitable for development and should be retained as Urban Greenspace.





	2 2004		
Ref:	LDF0257	Stage 1 Exclusion or	
Name:	LAND TO THE NORTH OF COMMON ROAD	taken to Sustainability Appraisal stage?  Taken to next stage	
Address:	COMMON ROAD	Sustainability Appraisal Socio-Economic Score  Red Sustainability Appraisal Environment Score  Red Red	
Town	NORTH ANSTON		
Hectares:	6.70 Net Hectares: 4.69	Orain O	0
Dwellings	Employment Land 6.70	Tally Tally	3
Developm	ent Site?   Site Allocation:   No	97m 7/300	1
nall and em ELR 170) s allocated as emote fron This site is bound the s defenceable have a sign ransport te	s been put forward for a mix of uses including a new school, a gospel aployment development. In the Employment Land Review this site scored moderately (2) with a recommendation that the site could be an employment development site. However the site on its own is an existing services and facilities.  allocated as Green Belt. Mature trees and significant hedgrows site and the railway line to the east of the site provides a strong e boundary for the Green Belt. The development of this site would difficant impact on the character and openness of the Green Belt. In the street is an issue of additional turning traffic at or near the pand the site is poorly served by public transport. Retain Green Belt	The North Anston Trading Estate  Sunny Bank  Brickyard Cottage  © Crown copyright. Rotherham MBC Licence No. 100019587  NOT TO SCALE	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
		S Grown copyright. Rotherhall MDG Electice No. 100015001	1

Ref:	LDF0496	Stage 1 Exclusion or	
Name:	THE WEIR	taken to Sustainability Appraisal stage?	
Address:	RYTON ROAD	Sustainability Appraisal Socio-Economic Score  Amber  Sustainability Appraisal Environment Score	Red
Town	NORTH ANSTON	6 6	7//
Hectares:	0.16 Net Hectares: 0.16	8 +	01/
Dwellings:	5 Employment Land 0.00		Sp
Developm	ent Site?   Site Allocation: No	3	
and Local N trees on site	it is adjacent to a Local Wildlife Site LWS 10 Anston Stones Wood lature Reserve. Due to the constraints above, the number of mature e, the known envionmental interest and the proximity to the Weir it is nat the site remains allocated as green belt.		NOT TO SCALE
		© Crown copyright. Rotherham MBC Licence No. 100019587	NOT TO SCA

Ref:	LDF0497		
Name:	LAND SOUTH OF L	LODGE LANE	
Address:	SOUTH LODGE LA	NE	
Town	DINNINGTON		
Hectares:	55.27	Net Hectares:	38.69
Dwellings:	1161	Employment Land	0.00
Developm	ent Site?   Site A	llocation: No	

This site is some distance from local employment opportunities and services and facilities. Farmland to the east of the site is within agricultural land classification grade 2. Lodge Lane will need to be widened and a new junction created at the crossroads with Doe Quarry Lane. Several points of access will be required if the whole of the site is developed. Capacity of crossroads at Lordens Hill and Swinston Hill Road/Lidget Lane junction would need to be assessed. The eastern boundary is adjacent to the Area of High Landscape Value - magnesian limestone, which is highly valued by most local residents. Development of this site in an easterly direction would be seen as posing a threat to the distinctiveness of rural communities of Gildingwells and Woodsetts. If allocated the site would be a significant development to the east of Dinnington with potential to deliver around 1500 new homes at a density of 40 dwellings per hectare. It is proposed to retain its current Green Belt allocation.





Ref: LDF0498

Name: LAND OFF OLDCOATES ROAD (WEST)

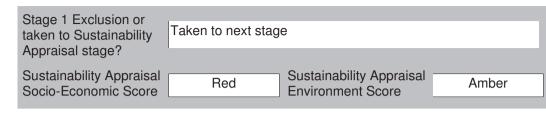
Address: OLDCOATES ROAD

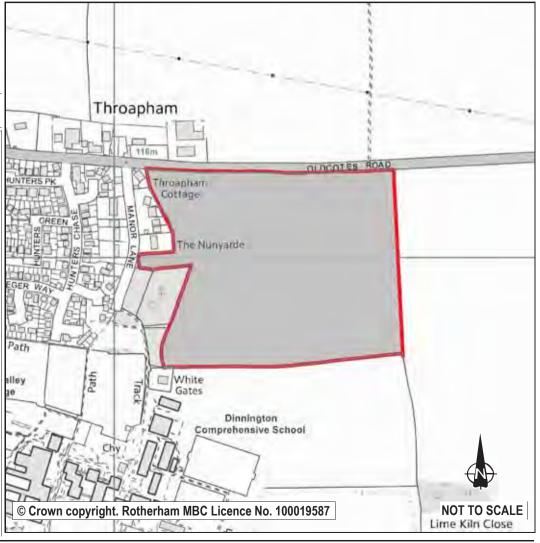
Town DINNINGTON

Hectares:11.11Net Hectares:7.78Dwellings:311Employment Land0.00

Development Site? ✓ Site Allocation: Residential Development Site

This site is currently allocated as Green Belt. It is proposed that this site be allocated as a residential development site in recognition of its positive attributes: its proximity to Dinnington and existing services and facilities, it is a popular residential area and it meets the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy). Whilst it is acknowledged that there are identified constraints including part of the site (approximately one third) being grade 2 agricultural land, it is anticipated that this issue can be mitigated within any future resolutions to grant planning permission as per emerging policy requirements. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.





Ref: LDF0598

Name: DINNINGTON COLLIERY SITE PHASE 1 (REMAINDER) SOUTH

OF OUTGANG LANE

Address: FORMER DINNINGTON COLLIERY SITE OUTGANG LANE

Town DINNINGTON

Hectares:4.83Net Hectares:0.00Dwellings:0Employment Land4.18

Development Site? ✓ Site Allocation: Employment Development Site

These sites represent the remaining plots still to be developed within phase 1 of the Dinnington Colliery redevelopment. They include sites within UDP employment development sites E44 and E45. In the 2010 Employment Land Review these sites (ELR15 and ELR16) scored highly (3) and the recommendation was to retain them as employment development sites.

There are no constraints to development and it is proposed that these sites remain allocated as employment development sites. In view of the substantial progress made in phase 1 of the Colliery redevelopment, it is proposed that in conjunction with identifying these development sites, that the wider mixed use area MU36 is re-allocated to business and industrial use.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score

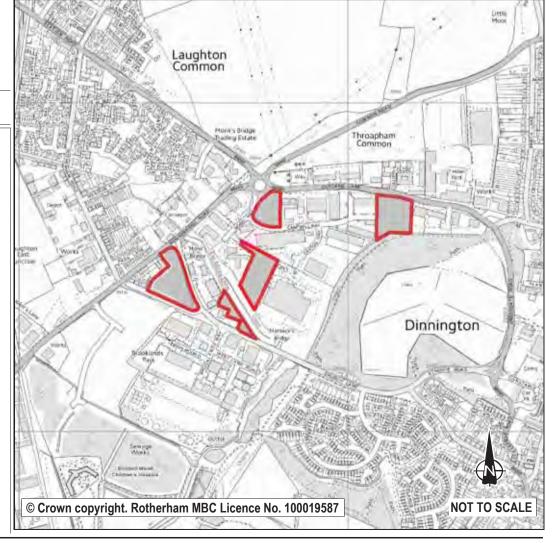
Taken to next stage

Sustainability Appraisal Environment Score

Amber

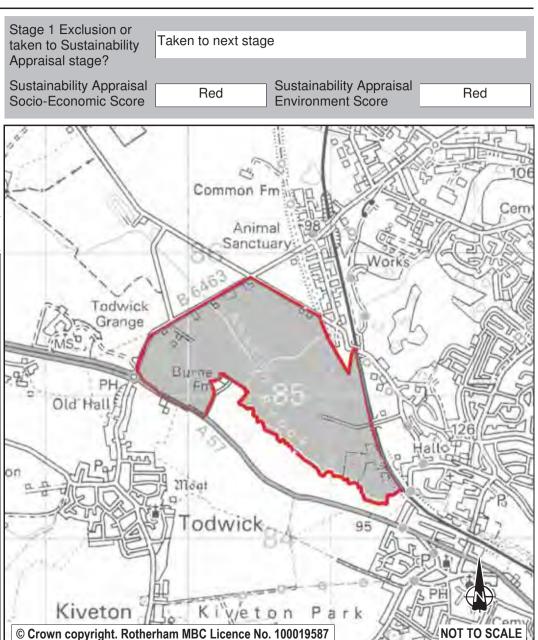
Amber

Amber



Ref:	LDF0612			
Name:	DINNINGTON WES	ST		
Address:	LAND TO EAST OF	F B6463		
Town	DINNINGTON			
Hectares:	131.23		Net Hectares:	43.68
Dwellings:	1310		Employment Land	40.00
Developm	ent Site? Site A	Mocation: N	lo	

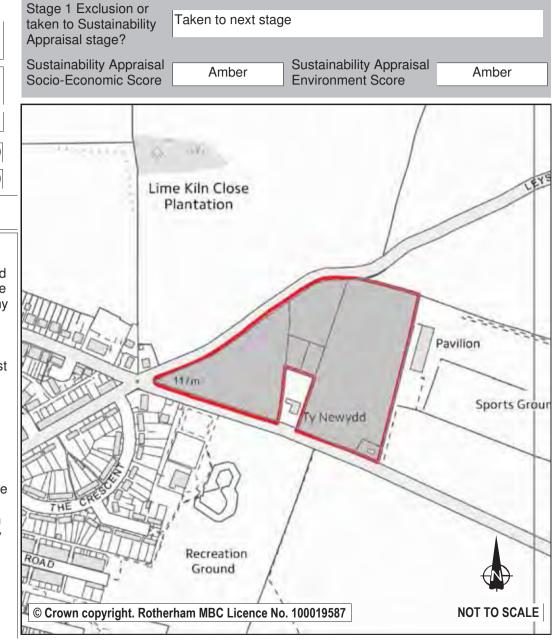
Consideration was given to the creation of an alternative urban extension to Dinnington East, in this location, however this site is remote and not contiguous with nearby communities and local accessibility and connectivity to Dinnington Town Centre is poor, it has limited pedestrian and cycle linkages to services and facilities. Proposals for a free standing new village were only to be considered as a potential alternative to development in other locations in the Borough. There are known protected species on site - over-wintering birds. The development of a new village in this location may also have impacted on the setting of the North Anston Conservation Area and careful consideration would have needed to be given to this matter. The Inspector into the Core Strategy did not favour Dinnington West above Dinnington East as a broad location for growth. The Council is proposing to release part of the site closet to the new Todwick roundabout for high gulaity employment opportunities and is proposing a Special Policy Area on part of the site. See record LDF0830 for details of the smaller portion of the site proposed to be allocated for employment purposes. Retain the majority of the site as Green Belt.



Ref:	LDF0717			
Name:	LAND OFF LODGE	E LANE (2)		
Address:	DINNINGTON			
_				
Town	ROTHERHAM			
Hectares:	4.27		Net Hectares:	2.99
Dwellings:	105		Employment Land	0.00
Developm	ent Site? Site A	Illocation:	Safeguarded land for re	esidential

This site is currently allocated as green belt. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish its potential to accommodate future development. Specifically, Surface Water Flood Assessment rates the site amber and notes that there is a low spot in the centre of the site. Layout, floor and ground levels will need careful consideration in any future drainage attenuation measures. The application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment. The best performing sites when assessed against these criteria and based on current knowledge of constraints have been recommended for allocation for future development, subject to reaching the targets set out for each settlement grouping within the Core Strategy. As part of this process, consideration has also been given to designating Safeguarded Land.

In accordance with Central Government advice and policy CS5 of the Core Strategy, Safeguarded Land is removed from the Green Belt and set aside to be considered for the next Local Plan. The purpose of Safeguarded Land is to ensure that having reviewed the Green Belt boundary as part of this Local Plan we do not have to do so again before the end of the Plan period or immediately after. During this plan period (2013-2028) the land set aside as Safeguarded Land is not allocated for development nor will it be released.

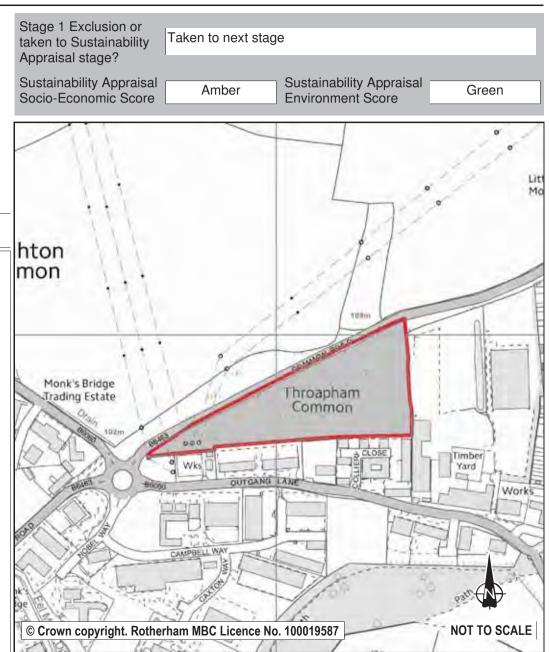


Ref:	LDF0718		Stage 1 Exclusion or	
Name:	LAND TO WEST OF LEYS L	ANE	taken to Sustainability Appraisal stage?  Taken to next stage	
Address:	DINNINGTON		Sustainability Appraisal Socio-Economic Score  Red Sustainability Appraisal Environment Score  And Sustainability Appraisal Environment Score	mber
Town	ROTHERHAM			Victor of the last
Hectares:	16.90	Net Hectares: 11	1.83	1
Dwellings	355	Employment Land (	0.00	4
Developm	nent Site?   Site Allocation:	No		
upon the o visual impa	peness of the Green Belt. Any	ithin open countryside and will imp development will have a significa pe. Three quarters of the site is etain as Green Belt.	Lime Kiln Close Plantation  Dity Newysk  Sports Ground	TO SCALE

	LAND TO EAST OF LEYS	LANE	Stage 1 Exclusion or taken to Sustainability Appraisal stage?	Remote from settlement	
Address:	DINNINGTON		Sustainability Appraisal Socio-Economic Score	Sustainability Apprais Environment Score	sal
Town	ROTHERHAM				LAMBIANE
Hectares:	13.76	Net Hectares: 0	.00		
Dwellings:	0	Employment Land 0	.00		
	ent Site?   Site Allocatio		Lime Kiin Close Plantation  Recreation Ground  © Crown copyright. Rother	erham MBC Licence No. 100019587	Barton Wood  NOT TO SCALE

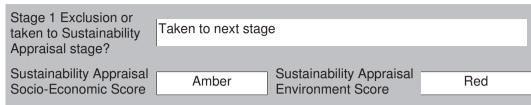
Ref:	LDF0794		
Name:	LAND SOUTH OF	COMMON ROAD	
Address:	THROAPHAM COI	MMON	
Town	DINNINGTON		
Hectares:	4.88	Net Hectares:	3.42
Dwellings:	103	Employment Land	0.00
Developm	ent Site? Site A	Allocation: No	
donth inv	antiantiana ragardin	a the big diversity value of this site	have not

In depth investigations regarding the bio-diversity value of this site have not been undertaken but it is highly likely that there is natural environment interest on site which is likely to be significant for habitat - wet woodland and protected species. The site is Common Land. Noted as Natural England deciduous woodland. Retain as Green Belt.



Ref:	LDF0795			
Name:	LAND AT JUNCTION ROAD	ON OF OU	TGANG LANE AND CO	OMMON
Address:	LAUGHTON COM	MON		
Town	LAUGHTON COMI	MON		
Hectares:	4.35		Net Hectares:	3.04
Dwellings:	122		Employment Land	0.00
Developm	ent Site? Site A	Allocation:	No	
hilst there		te, develop	ment of the site would I	oreach a

Whilst there is access to this site, development of the site would breach a currently strong Green Belt boundary located in the corner of an agricultural field. Development of the site would result in no readily discernible or strong defenceable boundary to the Green Belt. Retain as Green Belt.

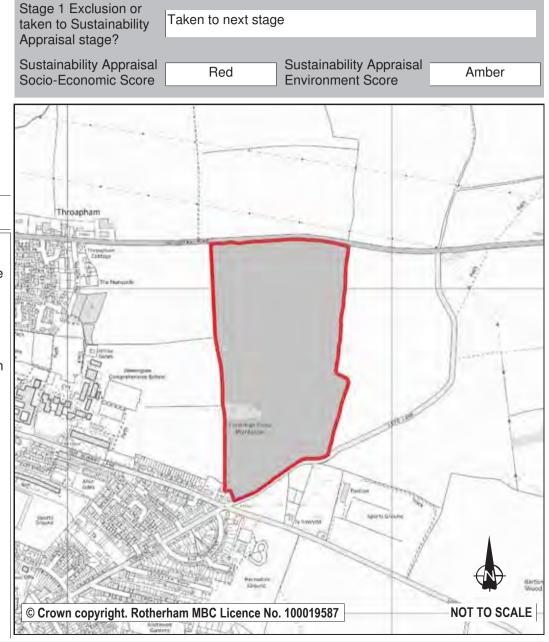




LDF0799 Ref: LAND OFF OLDCOATES ROAD (EAST) Name: Address: OLDCOATES ROAD DINNINGTON Town 27.10 Net Hectares: 18.97 Hectares: Dwellings: 759 **Employment Land** 0.00 Safeguarded land for residential Development Site? 
Site Allocation:

This site is currently allocated as green belt. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish its potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment. The best performing sites when assessed against these criteria and based on current knowledge of constraints have been recommended for allocation for future development, subject to reaching the targets set out for each settlement grouping within the Core Strategy. As part of this process, consideration has also been given to designating Safeguarded Land.

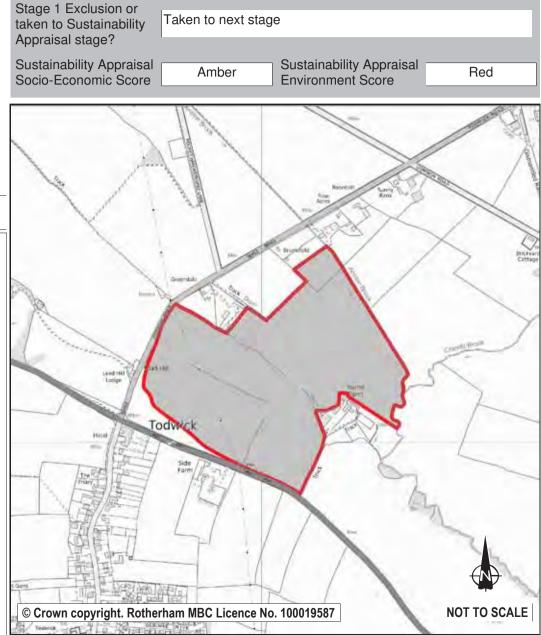
In accordance with Central Government advice and policy CS5 of the Core Strategy, Safeguarded Land is removed from the Green Belt and set aside to be considered for the next Local Plan. The purpose of Safeguarded Land is to ensure that having reviewed the Green Belt boundary as part of this Local Plan we do not have to do so again before the end of the Plan period or immediately after. During this plan period (2013-2028) the land set aside as Safeguarded Land is not allocated for development nor will it be released.



LDF0830 Ref: **TODWICK NORTH** Name: Address: NORTH EAST OF A57 NEW TODWICK ROUNDABOUT Town **TODWICK** 30.05 Net Hectares: 0.00 Hectares: Dwellings: 0 **Employment Land** 30.05 **Employment Development Site** Development Site? ✓ Site Allocation:

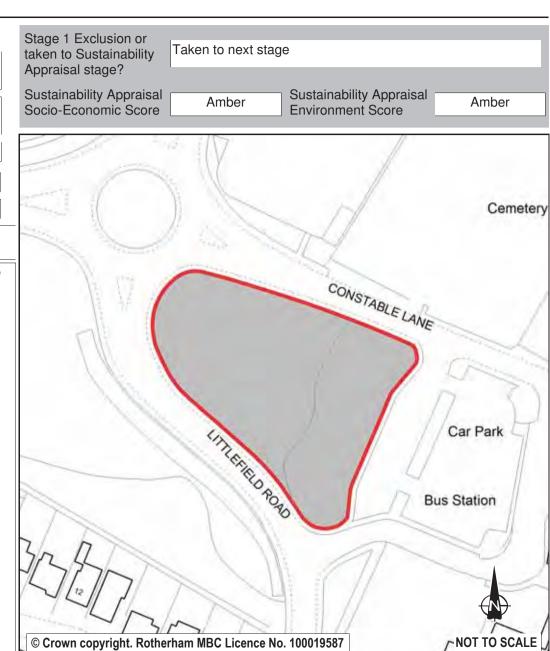
Development of a larger site for a mix of developments in this location (Dinnington West) as a broad location for growth in the Core Strategy was not taken forward. However in meeting the borough's employment land requirements this site is well located to benefit from the recent upgrading of the A57 and to provide a major inward investment opportunity. Ecological surveys of the wider area indicate the presence of a number of priority habitats and birds feeding, resting or roosting. Whilst there are sustainability issues with allocating this site for development it would be a significant benefit to the local economy and the wider borough, providing opportunities for developments whose requirements cannot be met

on other sites. Taking account of this it is proposed that the site is allocated as an employment development site, with specific acceptable uses to be identified in the Sites and Policies document. The Council will ensure that appropriate mitigation of adverse impact on ecological interests is in place as part of any planning permission.



Ref:	LDF0831			
Name:	LITTLEFIELD ROA	AD / CONS	TABLE LANE, DINNING	GTON
Address:	LITTLEFIELD ROA	<b>ND</b>		
Тания	DINININGTON			
Town	DINNINGTON			
Hectares:	0.35		Net Hectares:	0.00
Dwellings:	0		Employment Land	0.00
Developm	ent Site? Site A	Allocation:	Retail Development Sit	е
		•	e within Dinnington town	

This site is identified as a development site within Dinnington town centre in the current Unitary Development Plan. It is close to the bus station and remains suitable for town centre uses. It is therefore proposed to identify the site as a retail development site.



# Wath-upon-Dearne, Brampton Bierlow and West Melton

Ref: LDF0258

Name: LAND TO THE EAST OF CORTONWOOD BUSINESS PARK

Address: CORTONWOOD DRIVE

Town BRAMPTON

Hectares:7.85Net Hectares:5.49Dwellings:233Employment Land0.00

Development Site? Site Allocation:

Residential Development Site

This site is allocated for employment use in the Unitary Development Plan. The Employment Land Review 2010 scored this site moderately (2) but recommended considering re-allocation to other uses in light of the steep nature of the site and overhead powerlines which are likely to make development for employment uses unviable. The site has extant planning permission for residential development and access into the site has been created. A watercourse has been identified running through the site and the site scores amber for surface water flooding. Drainage attenuation measures will be required. It is proposed to re-allocate the site for residential use.

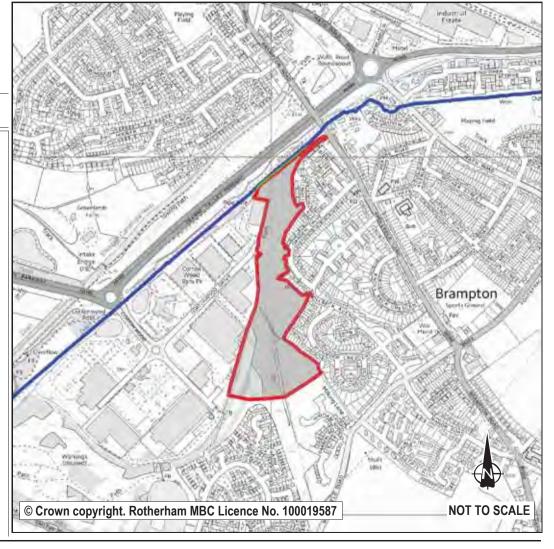
Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score

Taken to next stage

Sustainability Appraisal Environment Score

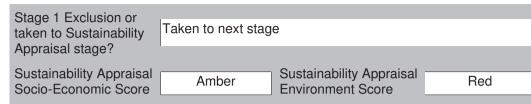
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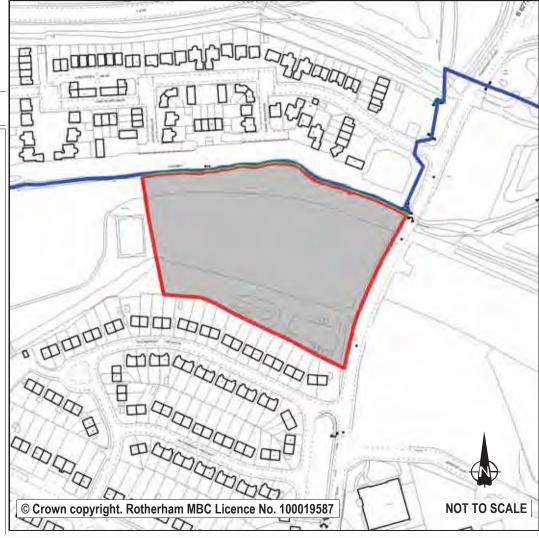


	u 200a. : .a : 0.10 : .a		
Ref: Name:	LDF0259 ADJOINING 211 MELTON, HIGH STREET	Stage 1 Exclusion or taken to Sustainability Appraisal stage?	
Address:	WEST MELTON	Sustainability Appraisal Socio-Economic Score  Amber  Sustainability Appraisal Environment Score	Amber
This site is Transporta at any prop Spaces suo views are a		AS BY AND	
		© Crown copyright. Rotherham MBC Licence No. 100019587	NOT TO SCALE

Ref:	LDF0260		
Name:	LAND TO THE WE	ST OF PONTEFRACT ROA	D
Address:	PONTEFRACT RC	AD	
Town	BRAMPTON		
Hectares:	1.81	Net Hect	ares: 1.81
Dwellings:	54	Employment L	and 0.00
Developm	ent Site? Site A	llocation: No	

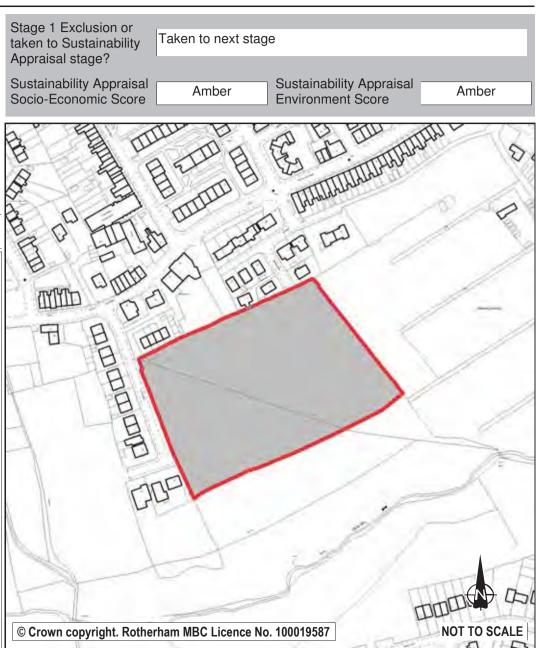
There are a number of issues that prejudice against development being promoted on this site: it's recreational value, loss of significant hedgerow/trees, loss of urban greenspace and possible amenity issues from the industrial site opposite. Collectively, these aspects justify the site's retention as urban greenspace.





Ref:	LDF0261					
Name:	OFF FLATTS LAN	E AND BROOKE DRIVE				
Address:	WEST MELTON					
Town	ROTHERHAM					
Hectares:	1.89	Net Hectares:	1.51			
Dwellings	60	Employment Land	0.00			
Developm	ent Site? Site A	Allocation: No				
This site is currently allocated as Green Relt. The site is within 250m of a grade						

This site is currently allocated as Green Belt. The site is within 250m of a grade 1 or 2\* Listed Building, there is a right of way across the site; potential for negative impact on the landscape and the natural recreational value of Flatts Valley; the site is immediately adjacent to Flatts Valley Local Wildlife site LWS88. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment. It is proposed to retain this site within the Green Belt.

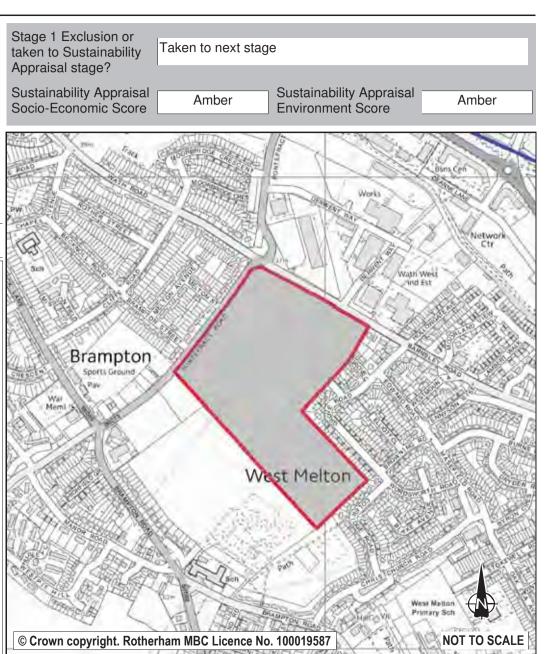


-101110111	a <u>2004. 1 iai. 1 01.0 1 iai.</u>	
Ref:	LDF0262	Stage 1 Exclusion or
Name:	LAND TO THE EAST OF PONTEFRACT ROAD	taken to Sustainability Appraisal stage?  Taken to next stage
Address:	PONTEFRACT ROAD	Sustainability Appraisal Socio-Economic Score Red Environment Score Amber
Town	WEST MELTON	
Hectares	1.11 Net Hectares: 0.00	
Dwellings	Employment Land 1.11	
Developn	ent Site?   Site Allocation: No	
allocationfo site as Yor would requ proposed t	ntly industrial area and industrial use is the most appropriate in this site. Significant development is unlikely to be deliverable on ashire Water indicate that the mains drain, which crosses the site, fire moving which may be prohibitive in cost terms. It is therefore to retain the industry and business allocation but not to identify the site inpment site.	© Crown copyright. Rotherham MBC Licence No. 100019587  NOT TO SCALE

Ref:	LDF0263	
Name:	LAND BETWEEN I	PONTEFRACT ROAD AND BARNSLEY ROAD
Address:	BARNSLEY ROAD	
Town	WEST MELTON	
Hectares:	11.73	Net Hectares: 5.00
Dwellings:	200	Employment Land 0.00
Developm	ent Site? Site A	Allocation: No

This site is currently allocated as Urban Greenspace. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.

The best performing sites when assessed against these criteria and based on current knowledge of constraints have been recommended for allocation for future development, subject to reaching the targets set out for each settlement grouping within the Core Strategy. As the housing target for Wath, Brampton Bierlow, West Melton Settlement Grouping has been met there is no need to allocate this site for residential development. As the site is currently allocated Urban Greenspace it is inappropriate to designate it as Safeguarded Land in accord with policy CS5. It is proposed therefore to retain the Urban Greenspace allocation.

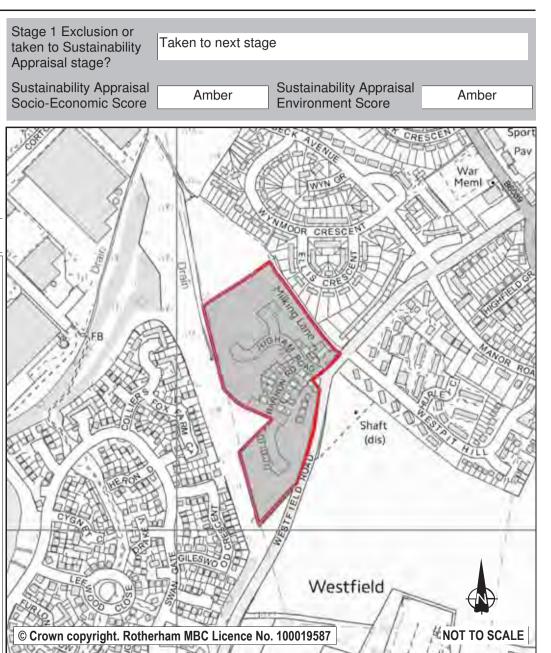


Ref:	LDF0265			Stage 1 Exclusion or			
Name:	LAND TO THE NO	RTH WEST OF THE BRAMPTON C	ENTRE	taken to Sustainability Appraisal stage?	Taken to next stag	ge 	
Address:	BRAMPTON ROAD	)		Sustainability Appraisal Socio-Economic Score	Amber	Sustainability Appraisal Environment Score	Amber
Town	WEST MELTON			Sch			Wath
Hectares:	6.04	Net Hectares:	1.82				20012
Dwellings	: 55	Employment Land	0.00			la constant of the constant of	12.7
Developm	nent Site?	Illocation: No		Bramp	ton		
nigh value.	Overhead high volta	ified within the Greenspace Audit as age electricity cables also dissect the at the existing urban greenspace sh	e site. Given	© Crown copyright. Rotho	erham MBC Licence N	West Melt	NOT TO SCALE

Ref: Name:	LDF0266 BRAMPTON SPOR	 RTS GROUND OFF PONTEFRACT ROAL	D	Stage 1 Exclusion or taken to Sustainability	Retained as Urban Greenspace	
Address:	PONTEFRACT RC	DAD		Appraisal stage? Sustainability Appraisal Socio-Economic Score	Sustainability Environment	/ Appraisal Score
Town	BRAMPTON			Bampton	A A A A	
Hectares:	2.39	Net Hectares:	0.57	Boarryton		
Dwellings	. 0	Employment Land	0.00	B DAD B	$\theta + \theta$	A A S
Developm	ent Site? Site A	Allocation: n/a		A DE	DEDECT EL CONTROL	BUREL OF SER
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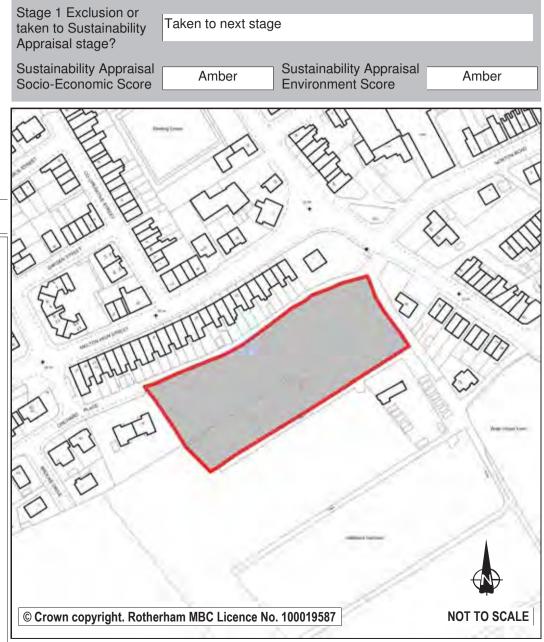
LDF0267 Ref: LAND TO THE NORTH OF WESTFIELD ROAD Name: Address: WESTFIELD ROAD Town **BRAMPTON** 3.91 Net Hectares: 3.13 Hectares: Dwellings: 94 **Employment Land** 0.00 Residential Development Site Development Site? ✓ Site Allocation:

This site is currently allocated as a residential development site. It is proposed that this site be allocated as a residential development site in recognition of development commencing to implement application RB2011/1119. There is a possible overland flood route / culverted watercourse along the north east side of the site and it is essential that development does not cause flooding - rated amber in surface water flood assessment. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.



Ref:	LDF0268			
Name:	OFF ORCHARD P	LACE		
Address:	WEST MELTON			
_				
Town	ROTHERHAM			
Hectares:	0.60		Net Hectares:	0.48
Dwellings	: 14		Employment Land	0.00
Developm	nent Site? ✓ Site A	Allocation:	Residential Developmer	nt Site

This site is currently allocated as residential. It is proposed that this site be allocated as a residential development site in recognition of its positive attributes such as its relationship to the existing built settlement, and it meeting the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy). Whilst it is acknowledged that there are identified constraints including the need for off site road access improvements, it is anticipated that these will be suitably mitigated within any future resolutions to grant planning permission. Equally, if it is not possible to relocate the occupants of the allotments (found on the area currently allocated as urban greenspace) this may reduce the site's developable area. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.

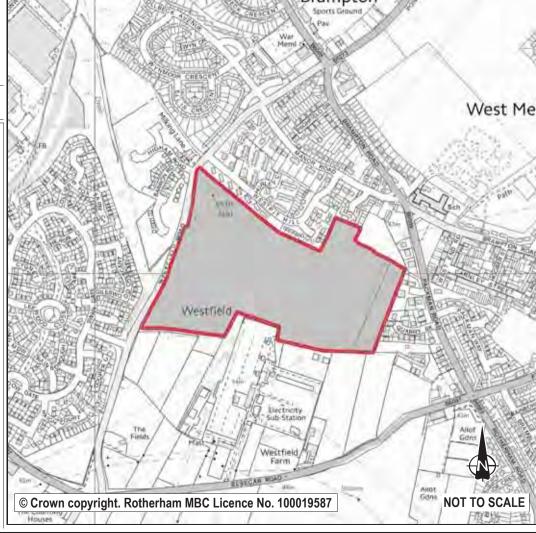


Ref:	LDF0270			
Name:	LAND TO THE EAS	ST OF WE	STFIELD ROAD	
Address:	WESTFIELD ROAD	)		
Town	BRAMPTON			
Hectares:	13.00		Net Hectares:	6.50
Dwellings:	260		Employment Land	0.00
Developm	ent Site?   Site A	llocation:	Safeguarded land for re	esidential

This site is currently allocated as green belt. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish its potential to accommodate future development. There is a possible overland flood route through the site and future development should not give rise to flooding, there is a localised spot in the south-east corner of the site - rated amber for surface water flooding. The application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment. The best performing sites when assessed against these criteria and based on current knowledge of constraints have been recommended for allocation for future development, subject to reaching the targets set out for each settlement grouping within the Core Strategy. As part of this process, consideration has also been given to designating Safeguarded Land.

In accordance with Central Government advice and policy CS5 of the Core Strategy, Safeguarded Land is removed from the Green Belt and set aside to be considered for the next Local Plan. The purpose of Safeguarded Land is to ensure that having reviewed the Green Belt boundary as part of this Local Plan we do not have to do so again before the end of the Plan period or immediately after. During this plan period (2013-2028) the land set aside as Safeguarded Land is not allocated for development nor will it be released.



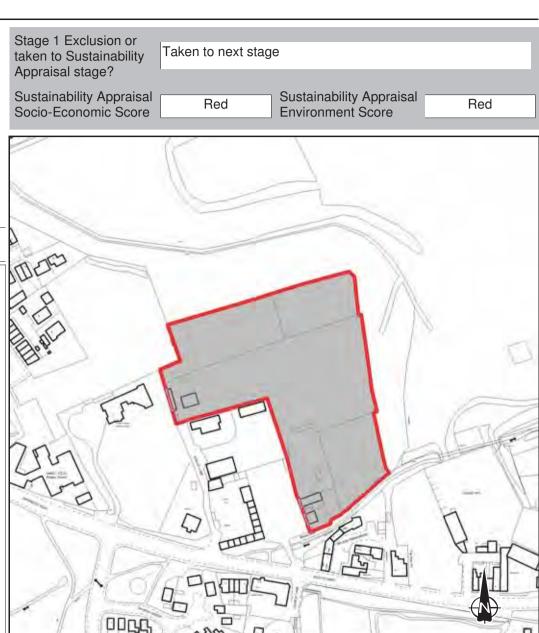


Ref: LDF0272	Stage 1 Exclusion or taken to Sustainability Retained as Urban Greenspace
Name: PRINCESS STREET/ ALBERT ROAD	taken to Sustainability Appraisal stage?  Retained as Urban Greenspace
Address: WEST MELTON	Sustainability Appraisal Socio-Economic Score  Sustainability Appraisal Environment Score
Town ROTHERHAM	A B B COLLEGE
Hectares: Net Hectares:	
Dwellings: 0 Employment Land 0.00	
Development Site?   Site Allocation:   n/a	A DO DO TO TO
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Ref: Name:	PONY PADDOCK TO THE EAST OF WESTFIELD ROAD	Stage 1 Exclusion or taken to Sustainability Appraisal stage?
Address:	WESTFIELD ROAD	Sustainability Appraisal Socio-Economic Score  Amber Sustainability Appraisal Environment Score  Red
Town	BRAMPTON	3 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Hectares:	0.48 Net Hectares: 0.38	
Dwellings	15 Employment Land 0.00	to the mode of the second of t
Developm	ent Site?   Site Allocation: No	D DOMAN / 100 3
	tlement form; Westfield Road provides a strong Green Belt boundary	© Crown copyright. Rotherham MBC Licence No. 100019587  NOT TO SCALE

Ref:	LDF0275		
Name:	OFF WEST STREET/ BISCA	Y LANE	
Address:	WATH		
Town	ROTHERHAM		
Hectares:	1.73	Net Hectares:	1.38
Dwellings:	0	Employment Land	1.73
Developm	ent Site?   Site Allocation:	No	

This site is partly allocated for mixed use and partly for community facilities in the Unitary Development Plan. The site is suitable for a mix of uses although a major constraint is that the site lies with flood zones 2 and 3 and is rated red for surface water flooding, very high flood risk north west section. Transportation rate the site red due to their being no suitable means of vehicular access unless other land can be acquired. It is proposed that the site is allocated for mixed use - now forming part of MU02. The menu of acceptable uses is detailed within the Sites and Policies document and the mixed-Use background paper. The site is within the Conservation Area.



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Ref:	LDF0279		
Name:	EAST OF STATION R	OAD	
Address:	WATH		
Town	ROTHERHAM		
Hectares:	5.69	Net Hectares:	3.00
Dwellings:	120	Employment Land	0.00
Developm	ent Site? Site Allo	cation:	

This site is allocated for industrial and business use and identified as development site E7 in the Unitary Development Plan. It was reviewed as part of the 2010 Employment Land Review (ELR45) where it scored moderately (2). The recommendation was to consider re-allocation to alternative uses.

Part of the site is in flood zone 2. It adjoins Brook Dike which floods frequently and areas of this site have developed wetland vegetation due to prolonged periods under water, and may have biodiversity value. The site is rated red for surface water flooding and any re-development within this area will need to carefully consider drainage attenuation measures. There has been previous developer interest in housing on the site and a change of allocation to residential has been considered. However Yorkshire Water have suggested a 'cordon sanitaire' of 400m around waste water treatment works to ensure that sensitive uses, such as housing, are not detrimentally affected by odours. Given the flooding issues and the fact that the site is within 400m of a sewage works it is proposed that the site remains allocated for business and industrial use, but not identified as a development site.

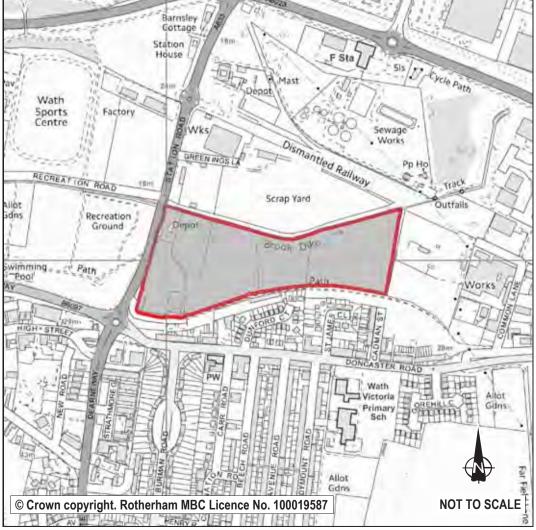
Stage 1 Exclusion or taken to Sustainability
Appraisal stage?

Sustainability Appraisal Socio-Economic Score

Taken to next stage

Sustainability Appraisal Environment Score

Red



Ref:	LDF0280			Stage 1 Exclusion or			
Name:	CADMAN STREET			taken to Sustainability Appraisal stage?	Taken to next sta	ge	
Address:	WATH			Sustainability Appraisal Socio-Economic Score	Amber	Sustainability Appraisal Environment Score	Amber
Town	ROTHERHAM				IF	1	> 1
Hectares:	1.02	Net Hectares:	0.81		11	7-1	NA
Dwellings	29	Employment Land	0.00		-111	50	
Developm	ent Site?   Site Allo	cation:			111 2	N	7
	Vater objection to this sorward as a developme	ent site.		© Crown copyright. Rother	rham MBC Licence N		NOT TO SCALE

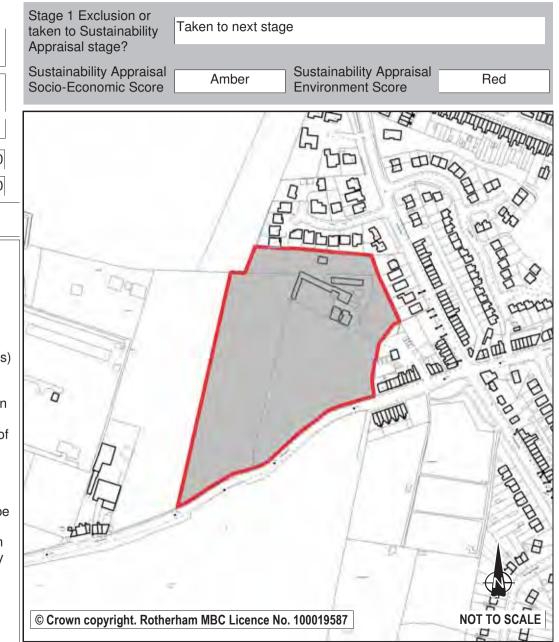
Ref: Name:	FIRE STATION KNOLLBECK LANE	Stage 1 Exclusion or taken to Sustainability Appraisal stage?  Taken to next stage
Address:	KNOLLBECK LANE	Sustainability Appraisal Socio-Economic Score Amber Sustainability Appraisal Environment Score Red
This site is and is the fouilt in Wat brownfield residential		Continuod Mees Scale Call  Continuod Mees Scale

Ref:	LDF0286			Stage 1 Exclusion or
Name:	LAND TO THE EAS	ST OF THE BRAMPTON CENTRE		taken to Sustainability Appraisal stage?  Retained as Urban Greenspace
Address:	BRAMPTON ROAD	)		Sustainability Appraisal Socio-Economic Score  Sustainability Appraisal Environment Score
Town	WEST MELTON			THE THE PERSON OF THE PERSON O
Hectares:	2.35	Net Hectares:	1.88	HA HICK HICK
Dwellings:	0	Employment Land	0.00	HA BE
Developm	ent Site?	llocation: n/a		B ALL B B B B B B B B B B B B B B B B B
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				© Crown copyright. Rotherham MBC Licence No. 100019587

Ref:	LDF0288				
Name:	LAND TO THE NORTH OF ELSECAR ROAD				
Address:	ELSECAR ROAD				
Town	BRAMPTON				
Hectares:	3.14		Net Hectares:	2.00	
Dwellings:	70		Employment Land	0.00	
Developm	ent Site? Site A	Illocation:	Safeguarded land for re	esidential	

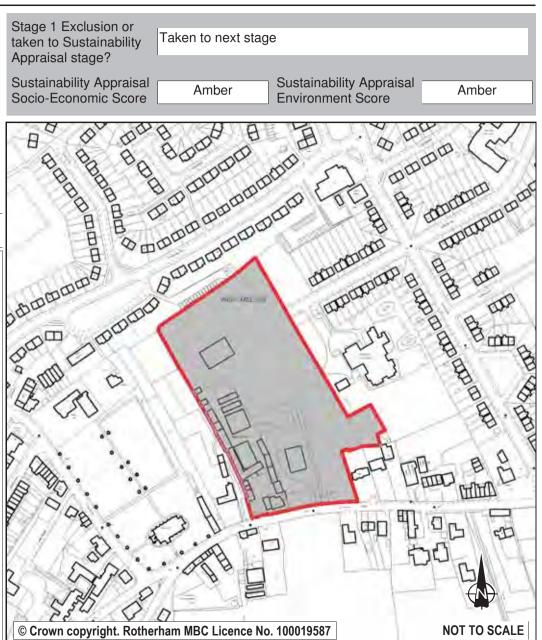
This site is currently allocated as green belt. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish its potential to accommodate future development. The site is rated amber for surface water flooding and surface water overland flow routes are identified along the south-east boundary and the northern third of the site. Development will need to ensure that it does not cause flooding to the site or cause flooding downstream. The application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment. The best performing sites when assessed against these criteria and based on current knowledge of constraints have been recommended for allocation for future development, subject to reaching the targets set out for each settlement grouping within the Core Strategy. As part of this process, consideration has also been given to designating Safeguarded Land.

In accordance with Central Government advice and policy CS5 of the Core Strategy, Safeguarded Land is removed from the Green Belt and set aside to be considered for the next Local Plan. The purpose of Safeguarded Land is to ensure that having reviewed the Green Belt boundary as part of this Local Plan we do not have to do so again before the end of the Plan period or immediately after. During this plan period (2013-2028) the land set aside as Safeguarded Land is not allocated for development nor will it be released.



Ref:	LDF0292			
Name:	HIGHFIELD FARM			
Address:	MELTON HIGH STF	REET		
Town	WEST MELTON			
Hectares:	2.50		Net Hectares:	2.00
Dwellings:	70		Employment Land	0.00
Development Site? ✓ Site Allocation:		Residential Development Site		

This site is currently allocated as residential. It is proposed that this site be identified as a residential development site in recognition of its positive attributes including its relationship to the existing built settlement, the recent resolution to grant permission for residential subject to signing a legal agreement, and it meeting the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy). Whilst it is acknowledged that there are identified constraints including, it is anticipated that these will be suitably mitigated within any future resolutions to grant planning permission. Given this it is appropriate to extend the residential development site so that it encompasses the whole of the boundary of LDF0292. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.



Ref:	LDF0297	Stage 1 Exclusion or	
Name:	DONCASTER ROAD/ FARFIELD LANE	taken to Sustainability Appraisal stage?  Taken to next stage	
Address:	WATH	Sustainability Appraisal Socio-Economic Score  Amber  Sustainability Appraisal Environment Score	Amber
Town	ROTHERHAM	November 1981	
Hectares:	0.90 Net Hectares: 0.72		
Dwellings			
Developm	ent Site? Site Allocation: No		and the first and have been seen
Potential ro access may	ccommodate the demand for allotment gardens within the locality. ad access problems have been identified byTransportation but be required to the east (and possibly including a small portion of this arfield Lane to site LDF0298/ Safeguarded Land site SG5.	© Crown copyright. Rotherham MBC Licence No. 100019587	NOT TO SCALE

Ref:	LDF0298				
Name:	LAND OFF FARFIELD LANE				
Address:	WATH				
Town	ROTHERHAM				
Hectares:	25.91		Net Hectares:	17.41	
Dwellings:	696		Employment Land	0.00	
Development Site?   Site Allocation:   Site Allocation:			Safeguarded land for re	sidential	

This site is currently allocated as green belt. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish its potential to accommodate future development. There is a possible oveland flood route through this site. Devleopment proposals shoud ensure that overland flows do not cause flooding. There are known flooding problems immediately downstream (north) consideration should be given to the location of a flood alleviation scheme in this locality. The application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment. The best performing sites when assessed against these criteria and based on current knowledge of constraints have been recommended for allocation for future development, subject to reaching the targets set out for each settlement grouping within the Core Strategy. As part of this process, consideration has also been given to designating Safeguarded Land.

In accordance with Central Government advice and policy CS5 of the Core Strategy, Safeguarded Land is removed from the Green Belt and set aside to be considered for the next Local Plan. The purpose of Safeguarded Land is to ensure that having reviewed the Green Belt boundary as part of this Local Plan we do not have to do so again before the end of the Plan period or immediately after. During this plan period (2013-2028) the land set aside as Safeguarded Land is not allocated for development nor will it be released.

Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score

Taken to next stage

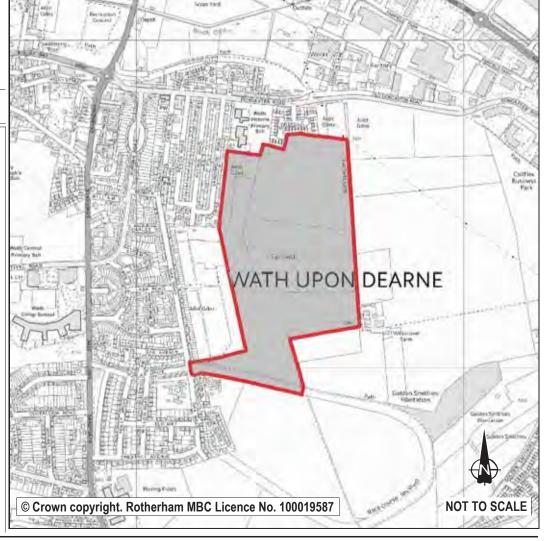
Sustainability Appraisal Environment Score

Red

Red

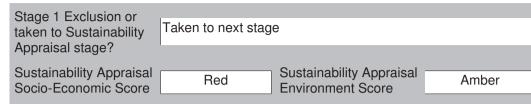
Red

Red



LDF0299				
R/O 35 - 133 OAK R	OAD			
WATH				
ROTHERHAM				
5.63	Net Hectares:	3.52		
: 141	Employment Land	0.00		
Development Site?   Site Allocation:   No				
	R/O 35 - 133 OAK R WATH  ROTHERHAM  5.63 : 141	R/O 35 - 133 OAK ROAD  WATH  ROTHERHAM  5.63 Net Hectares: Employment Land		

This site forms a well-used area of allotment gardens. Potential road access problems have been identified by Transportation with it being rated as red in recognition of Avenue Road being unsuitable to accommodate the extra traffic that development of this site would generate. To reflect its existing use it is suggested that the site be reallocated to urban greenspace (with the possible allowance for a vehicular and pedestrian access through to LDF0298).

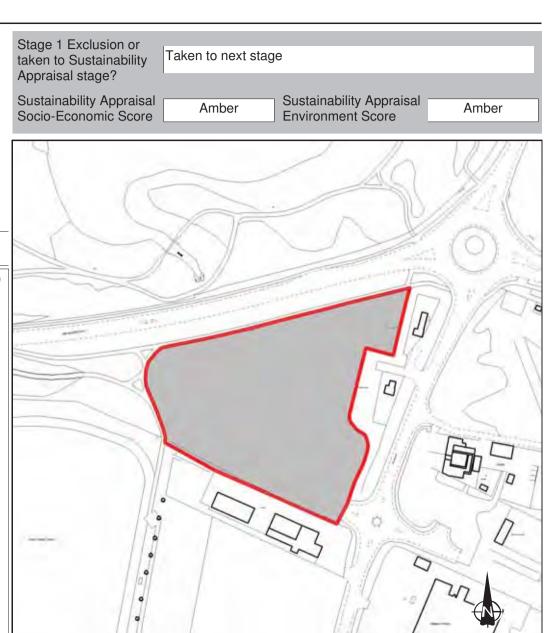




	a 200a. 1 iai. 1 0.10 1 iai.	
Ref: Name:	LDF0307  QUARRY HILL ROAD/ GYPSEY GREEN LANE	Stage 1 Exclusion or taken to Sustainability Appraisal stage?
Address:	WATH	Sustainability Appraisal Socio-Economic Score  Red Sustainability Appraisal Environment Score  Amber
Town	ROTHERHAM	
Hectares:	4.74 Net Hectares: 3.32	
Dwellings	: 100 Employment Land 0.00	SOUTH AND A STATE OF THE PROPERTY OF THE PROPE
Developm	nent Site?   Site Allocation: No	
	ure of the site - the topography - means it is highly prominent and elate well to the existing settlement form. The site is not well served be sport.	© Crown copyright. Rotherham MBC Licence No. 100019587  Wathwood  NOT TO SCALE

Ref:	LDF0308			
Name:	MANVERS WAY/ S	STATION F	ROAD	
Address:	WATH			
Town	ROTHERHAM			
Hectares:	1.92		Net Hectares:	
Dwellings	0		Employment Land	1.92
Developm	ent Site? ✓ Site A	Allocation:	Employment Developm	ent Site
		, ,		. ( !: 50)

This site is allocated for mixed use (part) and employment development (site E6) in the Unitary Development Plan. In the 2010 Employment Land Review the site (ELR52) scored moderately (2) with a recommendation to retain as a development site. There are no major constraints to development aside from the site being within flood zone 2 (and parts within flood zone 3a), although employment uses can be acceptable in such locations. It is therefore proposed that this site be allocated for industry and business and be identified as a development site.



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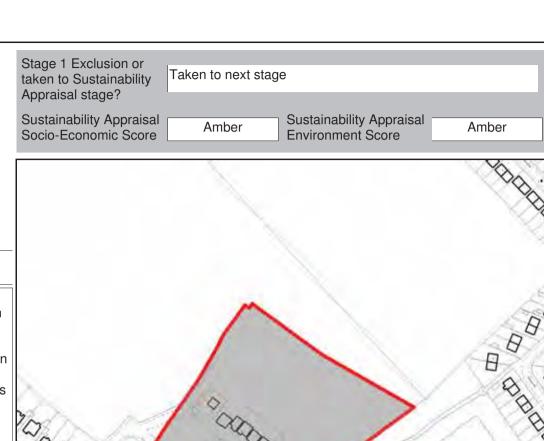
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Ref:	LDF0309	Stage 1 Exclusion or	Taken to next stage	
Name:	STATION ROAD	taken to Sustainability Appraisal stage?	Taken to next stage	
Address:	WATH	Sustainability Appraisal Socio-Economic Score		Amber
Town	ROTHERHAM	0 / _	7 / 1/1	7
Hectares:	0.90 Net Hectares:			
Dwellings	Employment Land 0.27	1		
Developm	ent Site?   Site Allocation: No			>//
application ocal serviced. Howevelopn hat the floor he site for	ses a garden centre and several residential properties. In 2012 an for residential development was withdrawn. The site is isolated from es and facilities and this is reflected in transportation rating the site er if the site were to be redeveloped, it could be suitable for nent for leisure uses in conjunction with the adjacent lake, providing oding issues could be mitigated. It is therefore proposed to allocate leisure use. Mixed Use site MU01. The menu of acceptable uses is ne Sites and Policies document and the mixed use background paper.	© Crown copyright. Rothe	erham MBC Licence No. 100019587	NOT TO SCALE

Ref:	LDF0321	Stage 1 Exclusion or
Name:	LAND OFF KNOLL BECK LANE	taken to Sustainability Appraisal stage?  Taken to next stage
Address:	BRAMPTON	Sustainability Appraisal Socio-Economic Score Red Environment Score Red
Town	ROTHERHAM	
Hectares:	0.51 Net Hectares:	
Dwellings:	0 Employment Land 0.51	The state of the s
Developm	ent Site?   Site Allocation: No	Kost Bros
Knoll Beck ite is within ated as am oad level suppears differ is therefore	allocated for business use and contains well established businesses. flows along northern boundary and the north eastern corner of the north flood zones 2 and 3a and might be susceptable to flooding. It is aber from a Surface Water Flooding perspective. It sits well below such that a road of suitable standard to serve any new development ficult to achieve.  The proposed that the site remains allocated for business use but not a development site.	© Crown copyright. Rotherham MBC Licence No. 100019587 NOT TO SCALE

Ref:	LDF0322	Stage 1 Exclusion or
Name:	LAND ADJOINING "THE FIELDS" WESTFIELD ROAD	taken to Sustainability Appraisal stage?  Taken to next stage
Address:	BRAMPTON	Sustainability Appraisal Socio-Economic Score Red Environment Score Amber
Town	ROTHERHAM	
Hectares:	1.19 Net Hectares: 0.95	E COOPER CLOSE
Dwellings	Employment Land 0.00	
Developm	ent Site?   Site Allocation: No	
Furthermor tongue of c form, with \	ity switching station and the power cables that dissect the site. e, development of this site would lead to an isolated, incongrouous evelopment that does not relate coherently to the existing settlement Vestfield Road currently providing a strong Green Belt boundary. in the Green Belt.	© Crown copyright. Rotherham MBC Licence No. 100019587  NOT TO SCALE

Ref:	LDF0324			
Name:	BRAMPTON CENT	RE		
Address:	BRAMPTON ROAD	), BRAMP	TON	
Town	ROTHERHAM			 
TOWIT	NOTHENHAM			
Hectares:	1.75		Net Hectares:	1.41
Dwellings:	63		Employment Land	0.00
Developm	ent Site? Site A	llocation:	Residential Development Site	

This site is currently allocated partly for business use and partly for community use. It is proposed that this site be allocated as a residential development site in recognition of its positive attributes such as its relationship to the existing built settlement, it being vacant & brownfield, planning permission (RB2014/0936 - erection of 63 dwellinghouses) and it meeting the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy). Whilst it is acknowledged that there are identified constraints including the history of access issues from Brampton Road and its proximity to a Grade 2 Listed Building, it is anticipated that these will be suitably mitigated within any future resolutions to grant planning permission. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.

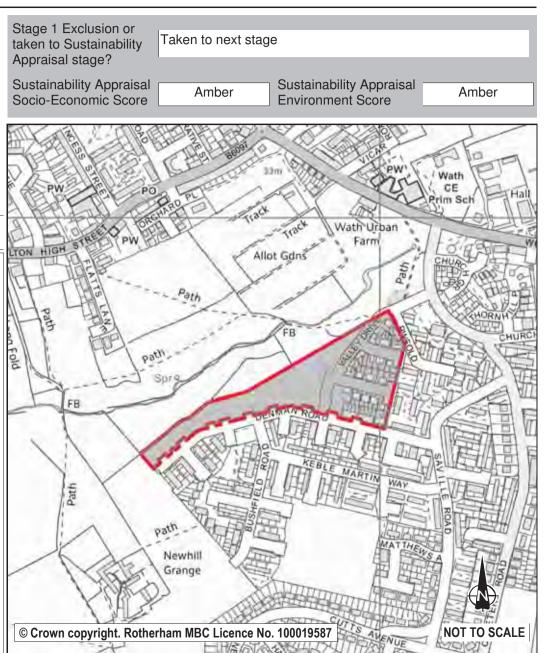


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Ref:	LDF0325	Stage 1 Exclusion or
Name:	LAND R/O 2 TO 30 FLATTS LANE	taken to Sustainability Appraisal stage?  Taken to next stage
Address:	WEST MELTON	Sustainability Appraisal Socio-Economic Score  Amber  Sustainability Appraisal Environment Score  Amber
Town	ROTHERHAM	E DO STET AND THE
Hectares:	1.02 Net Hectares: 0.82	The latest
Dwellings	Employment Land 0.00	DO W WIND A DO
Developm	ent Site?   Site Allocation: No	
Developme nature of th developme Archaelogio	currently allocated as Green Belt and residential in the Unitary of Plan. Views into and out of the site are significant and the linear e site means that it would result in an incongruous tongue of int into Flatts Valley. LWS88 Flatts Valley is also adjacent. It is proposed to retain the current allocations as residential and into Flatts Valley. It is proposed to retain the current allocations as residential and into Flatts Valley.	© Crown copyright. Rotherham MBC Licence No. 100019587 NOT TO SCALE
		© Crown copyright. Rotherham MBC Licence No. 100019587

LDF0335 Ref: LAND OFF DENMAN ROAD Name: Address: WATH **ROTHERHAM** Town 2.60 Net Hectares: 2.08 Hectares: Dwellings: 110 **Employment Land** 0.00 Residential Development Site Development Site? ✓ Site Allocation:

This site is currently allocated as residential. It is proposed that this site be allocated as a residential development site in recognition of its positive attributes such as its relationship to the existing built settlement, access availability and it meeting the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy). Whilst it is acknowledged that there are identified constraints including the site's proximity to a listed building, and its proximity to the Local Wildlife Site 88: Flatts Valley; planning permission has been granted on site and development is underway. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.

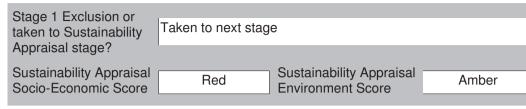


Ref:	LDF0336	Stage 1 Exclusion or
Name:	LAND OFF MATTHEWS AVENUE/ BUSHFIELD ROAD	taken to Sustainability Appraisal stage?
Address:	WATH	Sustainability Appraisal Socio-Economic Score Amber Environment Score Green
Town	ROTHERHAM	◇ 日子子母星月日 ◇
Hectares:	1.72 Net Hectares: 0.40	
Dwellings	: 16 Employment Land 0.00	
Developm	nent Site?   Site Allocation: No	
previously around the was to be of There are rethe proposeremains ap	allocated for residential use and is in use as open space. The site had planning permission (now lapsed) to develop new housing periphery of the site to provide "security" for the open space which leveloped as a park. The site has been used for football in the past. The major constraints to development and whilst permission has lapsed redevelopment for housing and improvements to the greenspace propriate in principle. Nonetheless, in recognition of its previous its use it is proposed that the site is allocated as urban greenspace.	

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Ref:	LDF0337		
Name:	LAND OFF NEWH	ILL ROAD	
Address:	WATH		
Town	ROTHERHAM		
Hectares:	4.20	Net Hectares:	2.03
Dwellings:	81	Employment Land	0.00
Developm	ent Site? Site A	Allocation: No	
Thoro are a	number of constrai	nte to the development of this site	including

There are a number of constraints to the development of this site, including Transportation rating the site red due to the site not being well served by public transport and its accessibility to the highway network. It may also impact on Newhill Grange - a grade 2 listed building which is in close proximity. The impact of these issues is such it is considered appropriate to retain its existing green belt allocation.

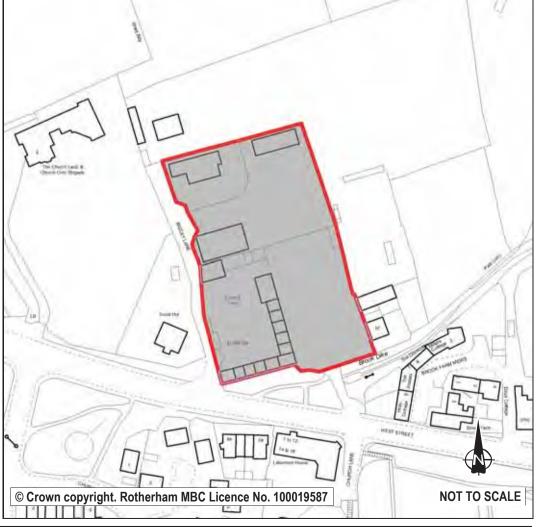




Ref:	LDF0338		
Name:	BISCAY LANE		
		_	
Address:	WATH		
Town	ROTHERHAM		
Hectares:	0.63	Net Hectares:	0.51
Dwellings:	0	Employment Land	0.63
Developm	ent Site?  Site	Allocation: No	
This site is:	allocated for mixed	use and is partly vacant and partly	in use as a

This site is allocated for mixed use and is partly vacant and partly in use as a builders yard. It is close to Listed Buildings and a major constraint is that the site lies within flood zones 2 and 3. Surface water flooding assessment rate site red and notes there is a very high flood risk north west section. Any future redevelopment of the site will require consideration of drainage attenutation measures, including careful consideration of the location of any new build opportunities. It is proposed that the site remains part of a mixed use allocation - MU02 - see Sites and Policies document and the mixed use background paper for details of the menu of appropriate uses.

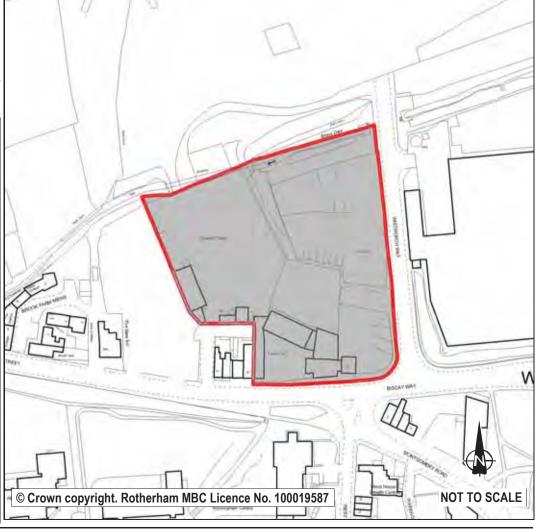




Ref:	LDF0339		
Name:	WEST STREET/ W	HITWORTH WAY	
Address:	WATH		
_	DOT!!ED!!ANA		
Town	ROTHERHAM		
Hectares:	1.20	Net Hectares:	0.96
Dwellings	0	Employment Land	1.20
Developm	ent Site? Site A	Allocation: No	

This site is allocated for mixed use and is in use as a Council depot and builders yard. Surface water flooding assessment rates site red and notes there is a very high flood risk north west section of the designated Mixed Use area MU02. Any future redevelopment of the site will require consideration of drainage attenutation measures, including careful consideration of the location of any new build opportunities. The site is close to Wath Town Centre and all the facilities located there. It is proposed that the site retains a mixed use allocation (MU02) - see Sites and Policies document and background paper for details of the menu of appropriate uses.

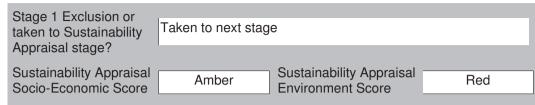


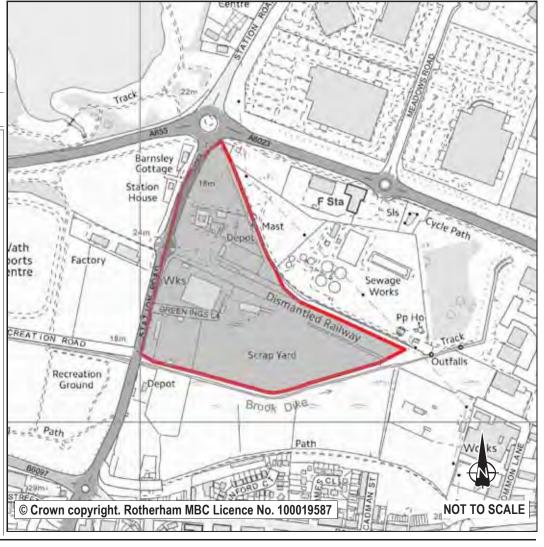


Ref:	LDF0340		Stage 1 Exclusion or
Name:	LAND OFF WHIT	VORTH WAY	taken to Sustainability Appraisal stage?  Retained as Urban Greenspace
Address:	WATH		Sustainability Appraisal Socio-Economic Score  Sustainability Appraisal Environment Score
Town	ROTHERHAM		
Hectares:	1.08	Net Hectares:	
Dwellings:	0	Employment Land 0.00	
Developm	ent Site? Site	Allocation: n/a	
			A A A
			© Crown copyright. Rotherham MBC Licence No. 100019587 NOT TO SCALE

Ref:	LDF0342		
Name:	STATION ROAD		
Address:	WATH		
ridarooo.			
Town	ROTHERHAM		
Hectares:	7.85	Net Hectares:	
Dwellings:	0	Employment Land	7.85
Developm	ent Site? Site Allo	ocation: No	
Tala alka ia .		and in decays in the OOAO Francis	

This site is allocated for business and industry. In the 2010 Employment Land Review the site (ELR73) scored moderately (2) with a recommendation to retain the current employment land allocation. It is currently used for industrial and open storage purposes. In terms of constraints the key issue is that most of site is in either flood zone 2 or 3a, the site is also rated red for surface water flooding and is known to flood regularly. Due to the seriousness of the flooding issue it is considered that the best use for this land remains for industrial use. It is therefore proposed that the site remains allocated for industry and business use but not identified as a development site.





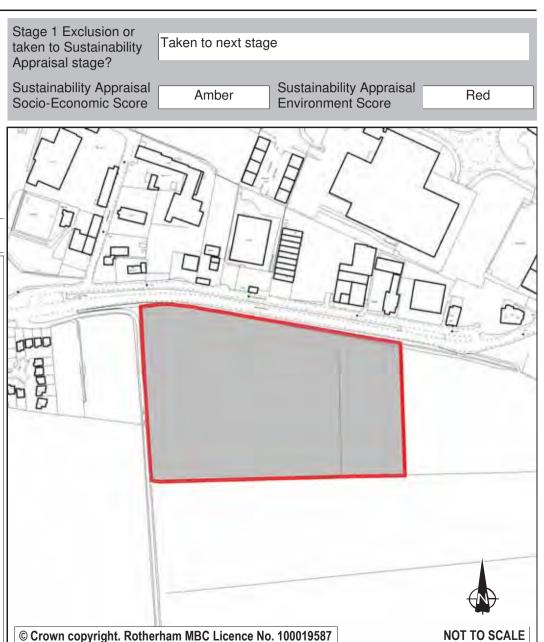
Ref:	LDF0343	Stage 1 Exclusion or
Name:	OFF STATION ROAD	taken to Sustainability Appraisal stage?
Address:	WATH	Sustainability Appraisal Socio-Economic Score Red Environment Score Red
Town	ROTHERHAM	
Hectares:	0.97 Net Hectares:	
Dwellings	0 Employment Land 0.97	
Developm	ent Site? Site Allocation: No	N I I I I I I I I I I I I I I I I I I I
equired. It lowever a or surface access to the	ea within the sewage works complex but no longer operationally adjoins other industrial uses, and the new fire station. There are number of constraints. The site is within flood zone 3, and is rated re water flooding, a power cable crosses the site and whilst there is ne site there are concerns about its suitability. It is proposed that the allocated for business and industrial use but not identified as a not site.	© Crown copyright. Rotherham MBC Licence No. 100019587  NOT TO SCAL

Ref:	LDF0344	Stage 1 Exclusion or
Name:	MANVERS WAY/ BROOKFIELDS WAY	taken to Sustainability Appraisal stage?  Taken to next stage
Address:	WATH	Sustainability Appraisal Socio-Economic Score  Amber Sustainability Appraisal Environment Score  Green
71001000.		Socio-Economic Score Environment Score
Town	ROTHERHAM	
Hectares:	1.74 Net Hectares:	
Dwellings	Employment Land 1.75	
Developm	ent Site?   Site Allocation:	
now been d	plots to be developed at Brookfield Park industrial estate. The site has developed and therefore it is proposed that the site remain allocated and business use, but not identified as a development site.	© Crown copyright. Rotherham MBC Licence No. 100019587 NOT TO SCALE

Def	I DE004E	
Ref:	LDF0345	Stage 1 Exclusion or taken to Sustainability Taken to next stage
Name:	BROOKFIELD WAY	taken to Sustainability Appraisal stage?
Address:	WATH	Sustainability Appraisal Socio-Economic Score  Amber  Sustainability Appraisal Environment Score  Red
Town	ROTHERHAM	H 3 17 1
Hectares:	1.83 Net Hectares:	
Dwellings	0 Employment Land 1.83	20
Developm	ent Site? ✓ Site Allocation: Employment Development Site	
proposed the	ranted for extension of the existing warehouse. It is therefore nat the site remain allocated for industry and business use, and is a development site.	© Crown copyright. Rotherham MBC Licence No. 100019587 NOT TO SCALE

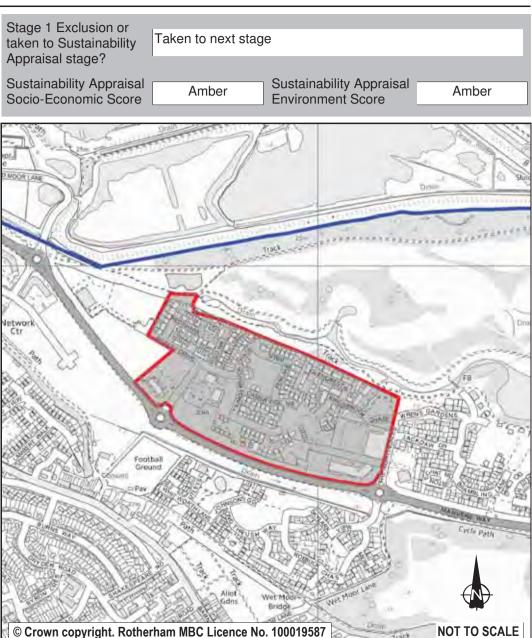
Ref:	LDF0346		
Name:	DONCASTER RO	AD / EAST OF FARFIELD LANE	
Address:	WATH		
Town	ROTHERHAM		
Hectares:	4.31	Net Hectares:	3.44
Dwellings:	138	Employment Land	0.00
Developm	ent Site? Site	Allocation: No	
he site is r	emote from the exi	sting settlement form, and developn	nent would

The site is remote from the existing settlement form, and development would encroach into open countryside which is currently in productive agricultural use. Power lines also dissect the site's south-western corner. Major archaeological objections to allocation. Given these issues, it is considered that the site should remain within the green belt.



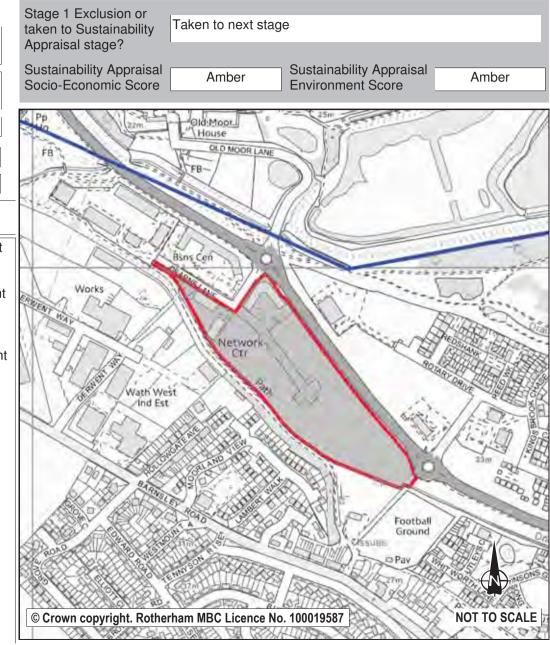
Ref: LDF0347 MANVERS WAY (EXPRESS PARKS) Name: Address: WATH Town **ROTHERHAM** 13.09 Net Hectares: 5.54 Hectares: 205 **Employment Land** Dwellings: 0.00 Residential Development Site Development Site? ✓ Site Allocation:

This site, which is allocated for industrial and business use in the Unitary Devleopment Plan, is identified as part of development site E5. However this part of E5 has permission for a mix of residential, leisure, community, and supporting retail uses. There are some identified low spots on the site and culverts beneath the site. Development has commenced and therefore it is proposed that the site is allocated for housing as a residential development site.



Ref:	LDF0348				
Name:	MANVERS WAY/ DEARNE LANE				
Address:	BRAMPTON				
Town	ROTHERHAM				
Hectares:	4.98		Net Hectares:		
Dwellings:	0		Employment Land	3.74	
Development Site? ✓ Site Allocation: Employment Development Site					
This sita is	allocated for indust	rial and hus	ringes use in the Unitary	Development	

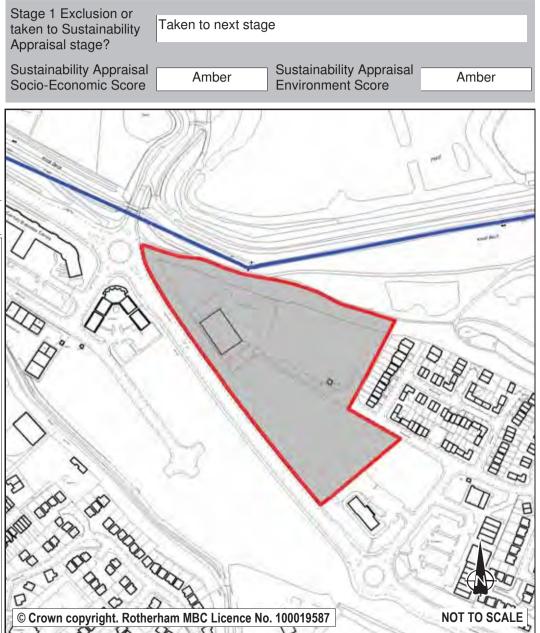
This site is allocated for industrial and business use in the Unitary Development Plan and identified as development site E3. The land remaining to develop was reviewed as part of the 2010 Employment Land Review (ELR41) and scored moderately (2) with a recommendation to retain as an employment development site. The site is part of the wider industrial estate which includes Century Business Centre. The site has no constraints to development, and an access road has already been developed. It is therefore proposed to retain the site's industrial and business allocation, and to continue identiying it as a development site.



Ref:	LDF0351	
Name:	MANVERS WAY	
Address:	BRAMPTON	
Town	ROTHERHAM	
Hectares:	3.51	Net Hectares:
Dwellings	: 0	Employment Land 3.51
Developm	nent Site? 🗸 Site A	Illocation: Employment Development Site

This site is allocated for industrial and business use in the Unitary Development Plan, and identified as a development site (E5). The 2010 Employment Land Review scored this site (ELR43) moderately (2) with a recommendation that it be retained as a development site.

The site is part of the wider Manvers Lakeside development which has planning permission for a mix of uses. This part of the site has planning permission for business and industrial uses. There are no major constraints to development although potential negative affects on the adjacent RSPB reserve need to be considered at design stage. It is proposed that the site retains its industry and business allocation and remains identified as a development site.



Ref:	LDF0354		
Name:	HIGH STREET		
Address:	WATH		
Town	ROTHERHAM		
Hectares:	8.71	Net Hectares:	1.00
Dwellings	: 40	Employment Land	0.00
Developm	nent Site? Site A	Allocation: No	
Thio oroo ir	soludos a numbar of	aurrent allegations including Wath t	own contro

This area includes a number of current allocations including Wath town centre, community allocations, residential allocations and urban greenspace. These uses remain appropriate in this location and it is therefore proposed that the existing allocations remain unchanged. It is noted that the western part of the site inludes All Saints Church that is Grade I listed. Development in this part of the stie could potentially have a significant impact.

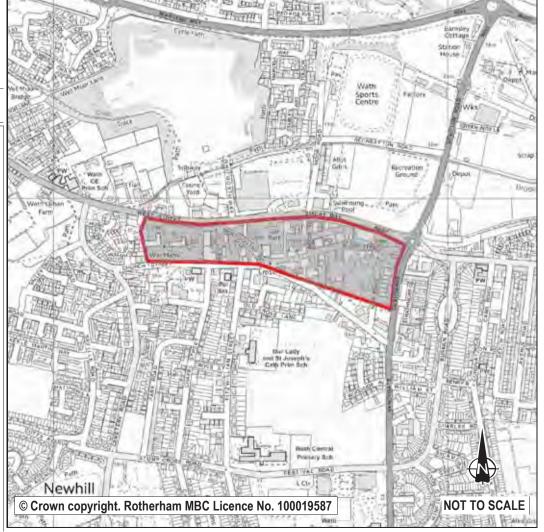
Stage 1 Exclusion or taken to Sustainability Appraisal stage?

Sustainability Appraisal Socio-Economic Score

Taken to next stage

Sustainability Appraisal Environment Score

Red

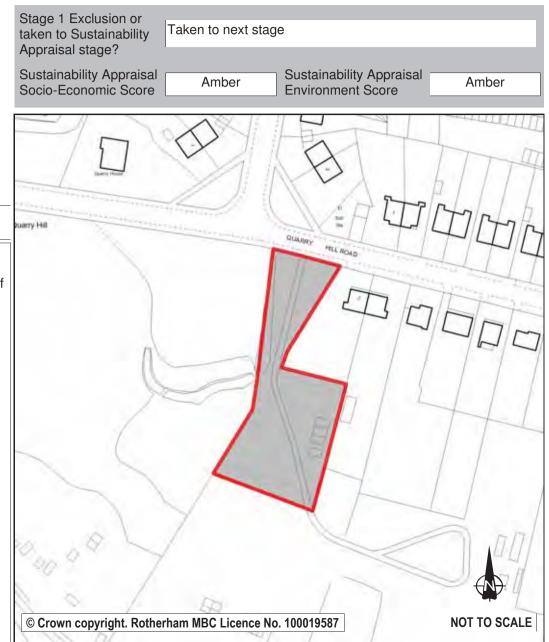


Ref:	LDF0431	Stage 1 Exclusion or
Name:	SITE OFF BOLTON ROAD	taken to Sustainability Appraisal stage?  Taken to next stage
Address:	WATH	Sustainability Appraisal Socio-Economic Score  Red  Sustainability Appraisal Environment Score  Green
Town	ROTHERHAM	Brookfields
Hectares:	3.88 Net Hectares: 0.00	Park
Dwellings	Employment Land 1.16	
Developm	ent Site?   Site Allocation: No	
construction	arnsley, Doncaster and Rotherham Joint Waste Plan (2012), and in work is under way. Whilst the waste use is compatible with the int allocation, it is proposed to re-allocate the site for waste use.	© Crown copyright. Rotherham MBC Licence No. 100019587

Ref:	LDF0555	Stage 1 Exclusion or
Name:	LAND OFF DAWSON LANE	taken to Sustainability Appraisal stage?  Taken to next stage
Address:	DAWSON LANE	Sustainability Appraisal Socio-Economic Score  Red Sustainability Appraisal Environment Score  Amber
Town	WATH	
Hectares:	0.49 Net Hectares: 0.39	
Dwellings	Employment Land 0.00	
Developm	ent Site?   Site Allocation: No	B
team in rec transport. I Preservatio	situated within the Green Belt and it is rated red by the Transportation ognition of its access difficulties and it not being well served by public also contains a number of mature trees which are covered by Tree in Orders (TPOs). These issues, allied to the site's topography, serve tention of its existing Green Belt allocation.	
		© Crown copyright. Rotherham MBC Licence No. 100019587 NOT TO SCALE

Ref:	LDF0556					
Name:	LAND OFF QUARRY HILL ROAD					
Address:	QUARRY HILL RO	DAD				
Town	WATH					
Hectares:	0.20	Net Hectares:	0.20			
Dwellings:	6	Employment Land	0.00			
Development Site?   Site Allocation:   No						
Town Hectares: Dwellings: Developm	WATH 0.20 6	Net Hectares: Employment Land	0.00			

Taken in isolation, this site is too small (<0.4ha) to allocate a development site and accordingly its existing allocations (a combination of residential and green belt) are considered appropriate for retention. The site also contains a number of mature trees that are covered by a Tree Preservation Order (TPO); it is not well served by public transport. It is ackowledged that this site could offer access to LDF307 but the reasons highlighted in that site summary: "It is considered that this site should remain in the Green Belt as the steeply sloping nature of the site - the topography - means it is highly prominent and does not relate well to the existing settlement form" indicate the wider area is not considered appropriate for development.

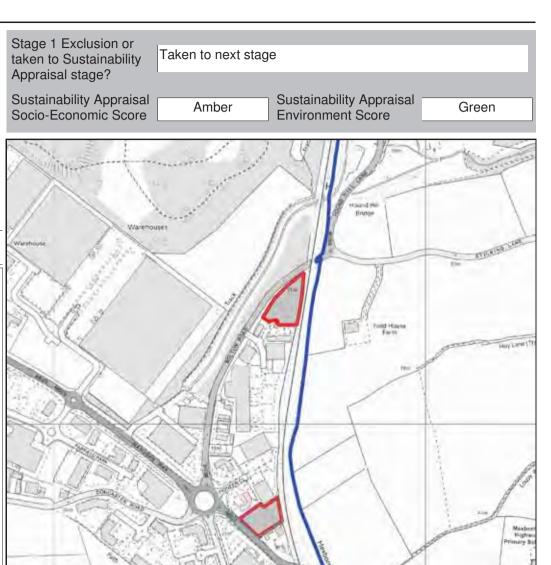


Ref:	LDF0604	Stage 1 Exclusion or
Name:	WATH WEST INDUSTRIAL ESTATE OFF DERWENT WAY	taken to Sustainability Appraisal stage?  Taken to next stage
Address:	OFF DERWENT WAY	Sustainability Appraisal Socio-Economic Score  Amber  Sustainability Appraisal Environment Score  Green
Town	WATH	
Hectares:	0.49 Net Hectares: 0.00	
Dwellings	0 Employment Land 0.49	
Developm	ent Site?   Site Allocation: No	$\forall$
developm as been d ermission	mmendation to retain the employment allocation but not to identify as ent site. This reflects the fact that the majority of development site eveloped and this small remainder, although it has no planning is being used for the storage of caravans. There are no constraints nent and it is therefore proposed to retain the site's industrial and location.	© Crown copyright. Rotherham MBC Licence No. 100019587  NOT TO SCALE

Ref: LDF0605 **BOLTON ROAD, MANVERS** Name: Address: BOLTON ROAD Town **WATH** 1.49 Net Hectares: 0.00 Hectares: 1.48 Dwellings: 0 **Employment Land Employment Development Site** Development Site? ✓ Site Allocation:

The site is allocated for industry and business use, and identified as part of development site E11. This was reviewed as part of the 2010 Employment Land Review (ELR47) and scored moderately (2) with a recommendation to retain as a development site.

These sites represent the last plots to be developed as part of the wider industrial estate. There are no major constraints to development and there is an extant permission for an industrial building on one of the plots. It is proposed to retain the industry and business allocation, and remain identified as a development site.



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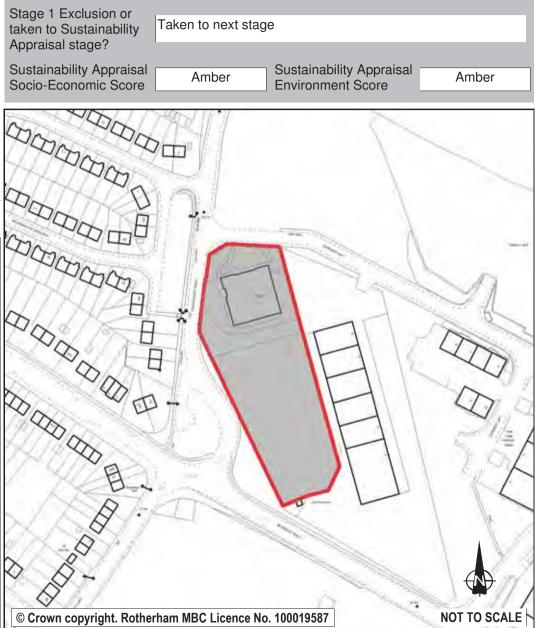
Dearne S S

Wath Hoad

**NOT TO SCALE** 

Ref:	LDF0606			Stage 1 Exclusion or
Name:	CORTONWOOD E	BUSINESS PARK		taken to Sustainability Appraisal stage?
Address:	OFF DEARNE VAL	LEY PARKWAY		Sustainability Appraisal Socio-Economic Score  Amber  Sustainability Appraisal Environment Score  Amber  Amber
Town	BRAMPTON			
Hectares:	1.04	Net Hectares:	0.00	
Dwellings:	: 0	Employment Land	1.04	
Developm	nent Site? Site A	Allocation: No		
roposed to	retain the allocation	n for industrial and business purposes o	only.	Corton Wood Business Park  Corton Wood Business Park  Corton Wood Business Park  Corton Wood Business Park  NOT TO SCALE

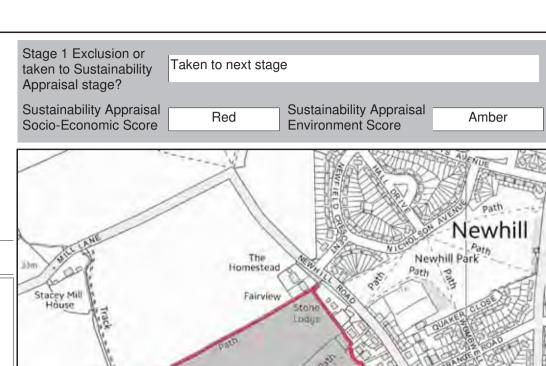
Rotherh	am Local Plan : Site Pla	in		
Ref: Name:	LDF0711  BESSACARR SERVICE CE BRAMPTON BIERLOW		Stage 1 Exclusion or taken to Sustainability Appraisal stage?  Sustainability Appraisal Socio-Economic Score	
Address:	DERWENT WAY, BRAMPTO			
Town	ROTHERHAM			Day Day
Hectares:	0.85	Net Hectares:	0.00	TOMO TO
Dwellings	: 0	Employment Land	0.85	THE
Developm	nent Site?   Site Allocation:	No		HARA A
Plan and is industrial prindustrial es allocation to neighbours	used for caravan storage. Th urposes is acceptable. Given state - means that the site is u o a more sensitive land use w	lustrial use in the Unitary Devlete continuing use of this site for a its location - part of the Derwen insuitable for other types of use ould cause conflict with adjacen tain the existing business and ir evelopment site.	general nt Way s. Re- nt	



Ref: LDF0731  Name: LAND OFF NEWHILL ROAD	Stage 1 Exclusion or taken to Sustainability Appraisal stage?  Remote from settlement
Address: WATH	Sustainability Appraisal Socio-Economic Score  Sustainability Appraisal Environment Score
Town ROTHERHAM  Hectares: 7.52 Net Hectares: 0.00  Dwellings: 0 Employment Land 0.00	Newhill Grange
Development Site? Site Allocation:     Site Allocation	Stacey Mill House Stone Lodge Path
	© Crown copyright. Rotherham MBC Licence No. 100019587

Ref:	LDF0732				
Name:	LAND OFF BATTISON LANE (1)				
Address:	WATH				
Town	ROTHERHAM				
Hectares:	8.20	Net Hectares:	5.74		
Dwellings:	172	Employment Land	0.00		
Development Site?   Site Allocation:   No					
ransportation rate the site red in recognition that access cannot be achieved					

Transportation rate the site red in recognition that access cannot be achieved without additional land or demolition. Public rights of way also dissect the site. It's relationship to the existing settlement form promotes a visual intrusion into open countryside and the site is only connected to the settlement of Wath along one boundary, these issues are a cause for concern. Accordingly, it is considered that the site should retain its existing Green Belt allocation.



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**NOT TO SCALE** 

Ref:	LDF0733			Stage 1 Exclusion or
Name:	LAND TO THE SO DAWSONS LANE)	UTH OF QUARRY HILL ROAD (OFF		taken to Sustainability Appraisal stage?  Taken to next stage
Address:				Sustainability Appraisal Socio-Economic Score Red Environment Score Amber
Town	ROTHERHAM			
Hectares:	2.36	Net Hectares:	1.89	
Dwellings	: 76	Employment Land	0.00	
Developm	nent Site? Site A	Allocation: No		
countryside	e. Furthermore,a pub	ding the built-up area further into open blic right of way runs along the northern with hedgerows around the perimeter of t		© Crown copyright. Rotherham MBC Licence No. 100019587  NOT TO SCALE

Ref:	LDF0734			Stage 1 Exclusion or
Name:	LAND OFF WATH WOO	DD BOTTOM (1)		taken to Sustainability Appraisal stage?  Taken to next stage
Address:	WATH			Sustainability Appraisal Socio-Economic Score Red Environment Score Red
Town	ROTHERHAM		ļ	
Hectares:	1.76	Net Hectares:	1.41	DO DO DO
Dwellings	: 56	Employment Land	0.00	1 2 m /0 ] at 1
Developm	nent Site? Site Alloca	ution: No		
existing set countryside	tlement form, extending t	ss difficulties. It does not relate well the built-up area further into open ght of way runs along the northern being perimeter of the site.		© Crown copyright. Rotherham MBC Licence No. 100019587  NOT TO SCALE

Ref:	LDF0735	Stage 1 Exclusion or
Name:	LAND OFF WATH WOOD BOTTOM (2)	taken to Sustainability Appraisal stage?  Taken to next stage
A		Sustainability Appraisal Red Sustainability Appraisal
Address:	WATH	Socio-Economic Score Environment Score
Town	ROTHERHAM	Dudoon and
Hectares	2.75 Net Hectares: 2.20	
Dwellings	Employment Land 0.00	
Developn	nent Site?   Site Allocation: No	
rate the sit existing se countryside	ded that the site should remain in the Green Belt as Transportation e red recognising its access difficulties. It does not relate well to the titlement form, extending the built-up area further into open e. Furthermore, a public right of way runs along the northern boundar with hedgerows around the perimeter of the site.	© Crown copyright. Rotherham MBC Licence No. 100019587 NOT TO SCALE

	<u> </u>	
Ref:	LDF0736	Stage 1 Exclusion or taken to Sustainability Taken to next stage
Name:	LAND OFF GIPSY GREEN LANE	Appraisal stage?
Address:	WATH	Sustainability Appraisal Socio-Economic Score Red Environment Score Red
Town	ROTHERHAM	
Hectares:	1.48 Net Hectares: 1.18	
Dwellings	: Semployment Land 0.00	
Developm	nent Site?   Site Allocation: No	
existing set countryside	e red recognising its access difficulties. It does not relate well to the titlement form, extending the built-up area further into open e. Furthermore, a public right of way runs along the northern bounda with hedgerows around the perimeter of the site.	© Crown copyright. Rotherham MBC Licence No. 100019587  NOT TO SCALE

Ref:	LDF0744			Stage 1 Exclusion or
Name:	FOOTBALL GROUND	), MANVERS FITZWILLIAM FIELDS	}	taken to Sustainability Appraisal stage?  Taken to next stage
Address:	MANVERS WAY			Sustainability Appraisal Socio-Economic Score Amber Sustainability Appraisal Environment Score Red
Town	ROTHERHAM			
Hectares:	1.73	Net Hectares:	0.00	The state of the s
Dwellings	: 0	Employment Land	1.73	
Developm	nent Site? Site Alloc	cation: No		
other uses Part of the s Barnsley Ro	having regard to its cur site is within flood zone oad. However it appear	ecommendation to consider re-allocatent use.  2 and there are concerns about actes well used as a football ground, an re-allocated as urban greenspace.	cess to	© Crown copyright. Rotherham MBC Licence No. 100019587  NOT TO SCALE

Ref:	LDF0751				
Name:	LAND OFF BARNSLEY ROAD				
Address:	MANVERS WAY				
Town	ROTHERHAM				
Hectares:	0.76	Net Hectares:	0.40		
Dwellings:	12	Employment Land	0.00		
Developm	ent Site? Site A	Allocation: No			
bio oito io	allocated for industr	ial and business use in the Unitery	Dovolonment		

This site is allocated for industrial and business use in the Unitary Development Plan. In the 2010 Employment Land Review the site (ELR124) scored poorly (1) with a recommendation that consideration be given to non-employment use of the site. This reflected the clearance of the site, the owners intention not to utilise the land for employment purposes and the grant of permission on part of the site for a meeting hall (now built). Issues of access (currently unadopted with limited width, lack of separate pedestrian facilities and substandard construction) mean that the site is unsuitable for a number of houses, however the site has extant planning permission for one dwelling. It is therefore proposed to allocate the site for residential use but not promote the site as a development site. Any completions on site will be monitored.



Ref: LDF0771

Name: LAND NORTH OF STUMP CROSS ROAD, WATH

Address: NORTH OF STUMP CROSS ROAD, WATH UPON DEARNE

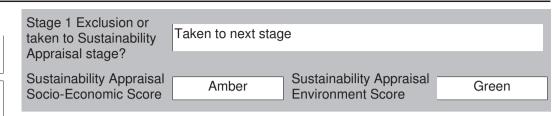
Town WATH UPON DEARNE

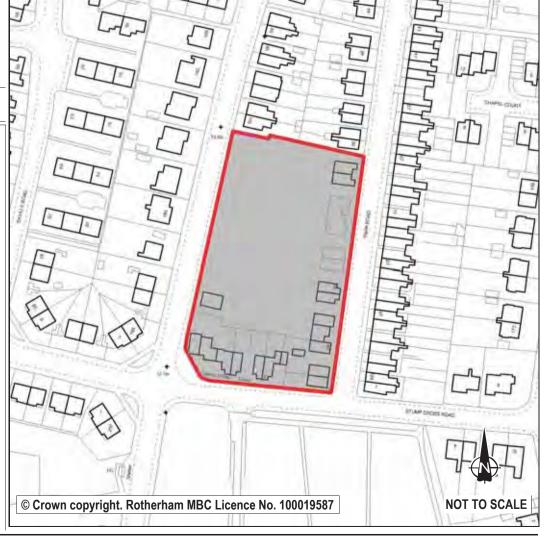
Hectares:0.67Net Hectares:0.53Dwellings:21Employment Land0.00

Development Site? ✓ Site Allocation: Resid

Residential Development Site

This site is currently allocated as community facilities. It is proposed that this site be allocated as a residential development site in recognition of its positive attributes such as its relationship to the existing built settlement, the site being vacant for a significant period of time and it meeting the settlements role established in the Spatial Strategy (detailed in policy CS1 of the Core Strategy). Whilst it is acknowledged that there are identified constraints including biodiversity, it is anticipated that these will be suitably mitigated within any future resolutions to grant planning permission. During its appraisal, a number of sustainability factors and constraints have been evaluated to establish this site's potential to accommodate future development. Specifically, the application of the site selection methodology at stage 2 (the Sustainability Appraisal of individual sites) and stage 3 (the prioritisation of sites) summarises the site selection process, the results of which are included within the Integrated Impact Assessment.

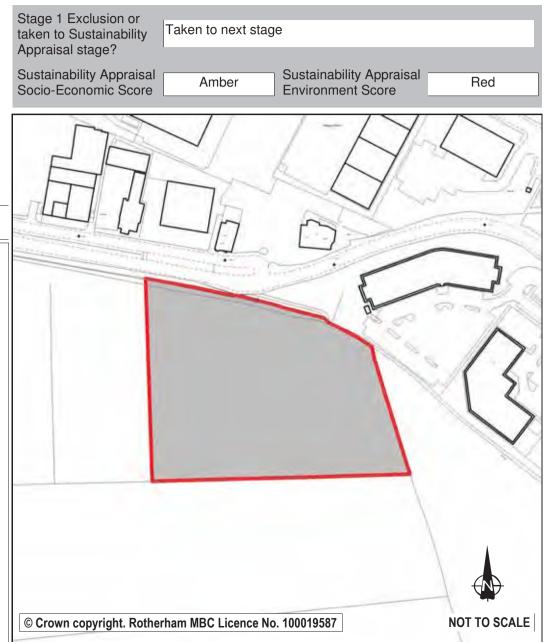




Ref: LDF0810 SOUTH OF DONCASTER ROAD / WEST OF CALLFLEX Name: Address: TO THE WEST OF CALLFLEX BUSINESS PARK Town WATH 1.85 Net Hectares: 1.48 Hectares: 59 **Employment Land** Dwellings: 0.00 Development Site? 

Site Allocation:

There are archaeological concerns relating to the allocation of sites within this wider island of Green Belt, and the Stage 3 Archaeological Scoping Study provides further details. There are concerns relating to the allocation of further sites from within this island of Green Belt that would compromise the integrity of the Green Belt in this location. In recognition of these concerns it is proposed to retain the Green Belt allocation of this site.



Ref:	LDF0812		Stage 1 Exclusion or
Name:	LAND TO NORTH OF ELS	ECAR ROAD	taken to Sustainability Appraisal stage?  Taken to next stage
Address:	NORTH OF ELSECAR ROSTATION)	AD (INCLUDING ELECTRICITY SUB-	Sustainability Appraisal Socio-Economic Score Amber Sustainability Appraisal Environment Score Amber
Town	BRAMPTON		
Hectares:	17.69	Net Hectares: 0.00	West Melton
Dwellings	: 100	Employment Land 0.00	
Developm	nent Site?   Site Allocation	Retain as Green Belt	
the constra	ints to potential future develon ub Station within the site, it is	ensidered this site in further detail. Given opment because of the locaiton of the s proposed to retain this site within the	Westfield  Westfield  Westfield  Orown copyright. Rotherham MBC Licence No. 100019587  NOT TO SCALE

Ref: LDF0819 LAND TO SOUTH OF DONCASTER ROAD Name: Address: WITHIN FORMER RACECOURSE Town WATH ON DEARNE 35.51 Net Hectares: Hectares: 24.86 994 Dwellings: **Employment Land** 0.00 Development Site? 

Site Allocation:

There are major archaeological concerns relating to the allocation of sites within this wider island of Green Belt, and the Stage 3 Archaeological Scoping Study provides further details. There are concerns relating to the allocation of further sites from within this island of Green Belt that would compromise the integrity of the Green Belt in this location. In recognition of these concerns it is proposed to retain the Green Belt allocation of this site.

