

Public Report, Cabinet and Commissioners' Decision Making Meeting

Title

Rotherham Local Plan: Consultation on Main Modifications to the Sites and Policies Document

Appendix 1

Summary of the Main Modifications to the Sites and Policies Document

The following table summarises the Main Modifications required to make the plan sound and enable the Council to adopt it in due course. This summary should be read in conjunction with the full text of the modifications, available as background papers to the report.

Ref.	Policy or section of Sites and Policies document	Summary of proposed change
MM1	Paragraphs 3.5 and 3.6	Amends text to provide the latest position regarding the HS2 line.
MM2	Tables 2 to 8	Amends and updates tables to reflect changes in the plan.
MM3	After Map 2	Inserts additional information regarding Safeguarded Land.
MM4	Policy SP 2 Development in the Green Belt	Amends policy to make it effective and consistent with national policy.
MM5	Policy SP 3 Rural Workers Dwellings in the Green Belt	Amends policy to remove reference to the openness of the Green Belt.
MM6	Policy SP 4 Extensions to Buildings in the Green Belt	Amends policy to remove references to the openness of the Green Belt and architectural style.
MM7	Policy SP 5 Alternative Uses for Buildings within the Green Belt	Amends policy to remove reference to heritage assets (guidance moved to Policy SP46).
MM8	Policy SP 6 Replacement Buildings in the Green Belt	Amends policy to remove references to the openness of the Green Belt and include clarity regarding the size of developments.
MM9	Policy SP 7 New Agricultural or Forestry Buildings or Structures in the Green Belt	Amends policy to remove references to the openness of the Green Belt.
MM10	Policy SP 8 Infilling Development within the Green Belt	Amends policy to provide greater clarity, and define what is classed as a small gap for the purposes of infilling.
MM11	Policy SP 9 Previously Developed Sites within the Green Belt	Amends policy to delete reference to long term sustainability.
MM12	Policy SP 11 Five Year Housing Supply	Deletes policy as it is not consistent with national policy.

Ref.	Policy or section of Sites and Policies document	Summary of proposed change
MM13	Policy SP 12 Development in Residential Areas	Amends policy to refer to creating sustainable communities.
MM14	Policy SP 13 Development on Residential Gardens	Amends policy to refer to development not harming amenity by loss of light.
MM15	Insert new policy after SP 14 Gypsy and Traveller Sites	Inserts new policy regarding Waverley New Community to reflect a change from housing allocation to a Special Policy Area.
MM16	Policy SP 16 Land Identified for Industrial and Business Uses	Amends policy to delete reference to residential uses not being acceptable in industrial and business use locations.
MM17	Policy SP17 Other Uses Within Business, and Industrial and Business Areas	Amends policy to provide greater clarity.
MM18	Policy SP 18 Industrial and Business Development in Relation to Sensitive Areas of Land-use	Deletes policy (key principles to be incorporated within Policy SP58 Design Principles).
MM19	Policy SP 19 Waverley Advanced Manufacturing Park	Deletes policy (to ensure that there is a flexible approach to the development of the Advanced Manufacturing Park).
MM20	Policy SP 21 Todwick North	Deletes policy to reflect the deletion of the employment allocation (site to remain within the Green Belt).
MM21	Policy SP 23 Primary Shopping Frontages	Amends policy to provide greater clarity.
MM22	Policy SP 25 Hot Food Takeaways	Amends policy to remove restriction near schools but limits in town centres to remain.
MM23	Policy SP 31 Development Affecting Key Routes and the Strategic Road Network	Amends policy to refer to having regard where relevant to guidance in circular 02/2013 or any subsequent replacement.
MM24	Policy SP 33 Motorway Service Areas	Amends policy to make it effective and consistent with national policy.
MM25	Policy SP 35 Green Infrastructure and Landscape	Amends policy to provide greater clarity, and make it effective and consistent with national policy.
MM26	Policy SP 36 Conserving and Enhancing the Natural Environment	Amends policy to make it effective and consistent with national policy, and clarifying that presumption in favour of sustainable development will not apply where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.

Ref.	Policy or section of Sites and Policies document	Summary of proposed change
MM27	Policy SP 37 Sites Protected for Nature Conservation	Amends policy to make it effective and consistent with national policy, and clarifying that presumption in favour of sustainable development will not apply where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.
MM28	Policy SP 38 Protected and Priority Species	Amends policy to take account of whether there are alternative sites with less or no harmful impacts that could be developed.
MM29	SP 40 New and Improvements to Existing Green Space	Amends policy to provide greater clarity, and make it effective and consistent with national policy.
MM30	SP 41 Protecting Green Space	Amends policy to provide greater clarity, and make it effective and consistent with national policy.
MM31	Policy SP 46 Conserving and Recording the Historic Environment	Amends policy to refer to the need for assessments where proposals affect a heritage asset.
MM32	Policy SP 49 War Memorials	Amends policy to make it effective and consistent with national policy.
MM33	Policy SP 53 Exploration and Appraisal of Hydrocarbons	Amends policy to refer to avoiding environmental and ecological impact of development wherever possible;
MM34	Policy SP 54 Hydrocarbon Production Facilities and Ancillary Development	Amends policy to refer to avoiding or minimising environmental and amenity impacts.
MM35	Policy SP 58 Design Principles	Amends policy to refer to creating decent living and working environments, and having regard to sensitive land uses.
MM36	Policy SP 60 Sustainable Construction	Amends policy regarding sustainable construction and splits second part relating to wind energy into a separate policy (see MM37).
MM37	New policy after Policy SP 60 Sustainable Construction	Amends wind energy elements of SP60 and creates this is a new policy.
MM38	Policy SP 64 Safeguarding Community Facilities	Amends policy to provide specific policy in relation to the loss of existing sports and recreational buildings.
MM39	Policy SP 65 Loss of Public Houses	Amends policy to include additional criteria to consider for proposals involving the loss of public houses.

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MM40	Policy SP 66 Access to Community Facilities	Amends policy to provide additional clarity.
MM41	Policy SP 67 Mixed Use Areas – MU14 Junction 33 (M1)	Deletes reference to the site being suitable for a motorway service station (due to insufficient information as to whether it would be acceptable in highway terms).
MM42	New Mixed Use Area and policy at Aston Common	New allocation and associated policy which merges and replaces housing allocation H89 and employment allocations E27 and E28 at Aston.
MM43	Policy SP 69 Mixed Use Area 21: Highfield Commercial, Waverley	Amends policy to refer to transport facilities and add reference to the sequential and impact tests in respect of retail uses.
MM44	Chapter 5 Site Development Guidelines	Contains deletions, additions and amendments to Site Development Guidelines.
MM45	Key to Policies Map sheets 1, 2 and 3	Amends map key.
MM46	Policies Map and map key	Deletes the notation for Areas of High Landscape Value.
MM47	Policies Map	Deletes the existing proposed HS2 route and includes the recently issued safeguarded route.
MM48	Policies Map	Deletes Highways Development Control Lines at Doncaster Road (Thrybergh), Morthen Lane/York Lane (Morthen), and Doncaster Road (Hooton Roberts).
MM49	Policies Map	Amends map to show the extent of land now covered by Petroleum Exploration and Development Licences.
MM50	Policies Map	<p>Deletes housing and retail allocations (which are complete or under construction) but retains them washed over for residential/retail use:</p> <ul style="list-style-type: none"> • H12 land adjacent Barbers Avenue, Rawmarsh • H36 land off Field View, Brinsworth • H41 Milking Lane, Brampton Bierlow • H42 Land at former Brampton Centre, Brampton Road, Wath-upon-Dearne • H45 Land at Manvers Way, Manvers • H46 Land off Valley Drive, Wath-upon-Dearne • H47 Land at Park Road, Wath-upon-Dearne

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		<ul style="list-style-type: none"> • H55 Front Street, Treeton • H56 Bradshaw Avenue, Treeton • H59 Land adjacent Companions Close, Wickersley • H60 Land off Hall Croft / Lindum Drive, Wickersley • H63 Former Council Depot, Wadsworth Road, Bramley • H74 Outgang Lane, Laughton Common • H77 Old School site, Doe Quarry Road / East Street, Dinnington • R4 Main Street / Bawtry Road, Bramley
MM51	Policies Map	Allocates Swinden Technology Centre at Moorgate as a housing allocation rather than for business use.
MM52	Policies Map	Extends housing allocation H35 Off Shrogswood Road, Whiston.
MM53	Policies Map	Allocates land at Northfield, Parkgate as a retail park (reflecting the existing permission for retail uses).
MM54	Policies Map	Amends Site H81 Land Off Wentworth Way, Dinnington to exclude the Green Space at the north-west corner of the site.
MM55	Policies Map	Deletes employment allocation E16 Todwick North and retains the land within the Green Belt.
MM56	Policies Map	Allocates a new housing site at Land off Far Field Lane, Wath-upon-Dearne.
MM57	Policies Map	Allocates a new housing site at Land between Pontefract Road and Barnsley Road, West Melton.
MM58	Policies Map	Re-allocates land to the north and east of housing allocation H42 Brampton Centre at Brampton from Green Space to residential use.
MM59	Policies Map	Amends map to show the Advanced Manufacturing Park at Waverley as a general business and industrial use area rather than a Special Policy Area.
MM60	Policies Map	Amends map to show Waverley New Community as a Special Policy Area rather than a housing allocation.
MM61	Policies Map	Extends housing allocation H70

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		Recreation Grounds And Allotments To The East Of Highfield Park, Maltby.
MM62	Policies Map	Changes land at Rotherham Road, Maltby from an employment allocation (formerly E25) to a housing allocation.
MM63	Policies Map	Extends employment allocation E23 former Maltby Colliery.
MM64	Policies Map	Extends employment allocation E24 Cumwell Lane, Hellaby.
MM65	Policies Map	Deletes housing allocation H89 and employment allocations E27 and E28 at Aston, and replaces them with a new mixed use area.
MM66	Policies Map	Deletes Safeguarded Land site (SG16) at Aston and allocates it as Green Space.
MM67	Policies Map	Changes the former UNSCO site at Kiveton Park from business use to business and industrial use.
MM68	Policies Map	Extends employment allocation E32 North of School Road, Waleswood.
MM69	Policies Map	Allocates land at Bluemans Way, Catcliffe for housing.
MM70	Policies Map	Changes land at Brampton Meadows, Thurcroft from Green Space to Green Belt.
MM71	Policies Map	Deletes housing allocation H84 Land to the west of Kiveton Lane, Todwick. Site to remain within the Green Belt.