

# Rotherham local plan



## **Proposed Main Modifications to the Publication Sites and Policies Document**

**January 2018**





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# 1

## 1 Introduction

### Why are we consulting?

Following submission to the Secretary of State on 24 March 2016, the independent examination of Rotherham's Local Plan Sites and Policies document is in progress. A planning Inspector appointed by the Secretary of State is conducting the examination.

Following hearing sessions in 2016, and further consultation and a hearing session regarding additional housing sites in 2017, the Inspector appointed by the Secretary of State to undertake the examination has given his preliminary findings to the Council. He has set out the changes, known as "Main Modifications", that he considers are necessary to make the Sites and Policies document sound. Your views are now being sought on these proposed Main Modifications and the accompanying Integrated Impact Assessment (which includes Sustainability Appraisal).

A Statement of Representations Procedure has been published, setting out what the consultation covers, where documents can be viewed and how representations can be made. Guidance notes for making representations, including an explanation of soundness and legal compliance, are also available. These are available separately alongside this document and on our consultation website at <http://rotherham.limehouse.co.uk/portal/>.

Chapter 2 of this document sets out the proposed Main Modifications recommended by the Inspector to enable the Sites and Policies document to be made sound. These should be read in conjunction with other related documents available alongside this document and on our consultation website, including:

- Revised Policies Maps 1 to 4 which reflect the proposed Main Modifications.
- Integrated Impact Assessment (including Sustainability Appraisal) of the proposed Main Modifications, and Non-Technical Summary.
- A schedule of minor modifications which the Council intends to make.
- The Publication Sites and Policies document and Policies Maps.

**To assist the Inspector representations cannot be accepted unless they relate to the 'duty to co-operate', 'soundness', and/or 'legal compliance' of the Main Modifications and Integrated Impact Assessment. They should not relate to matters already covered as part of the examination of the Sites and Policies document. Please do not repeat earlier representations as these are already being considered by the Inspector. Please read the accompanying guidance notes before submitting your representations.**

## **Minor modifications**

The Council has also drawn up a schedule of minor modifications to the Sites and Policies document which it intends to make upon adoption, which do not go to the heart of the Sites and Policies document or its soundness. This schedule is available alongside this document and on our consultation website. These minor changes are provided for information only and are not being examined by the Inspector. Comments are not being sought on these minor modifications.

## **Next steps**

Following the close of consultation, all duly made representations received relating to the Proposed Main Modifications will be forwarded to the Inspector. The Inspector will then consider each response before finally concluding whether or not a modification along the lines set out in the Schedule is required. The Inspector's final report on the examination will include details of the Main Modifications required to ensure that the Sites and Policies document is sound.

## **Further information**

Further information on the Sites and Policies document examination can be found on our website at [www.rotherham.gov.uk/localplanexamination/](http://www.rotherham.gov.uk/localplanexamination/)

If you have any queries regarding the consultation please contact Planning Policy on 01709 823869 or [planning.policy@rotherham.gov.uk](mailto:planning.policy@rotherham.gov.uk) or by post to Planning Policy, Regeneration & Environment Services, Rotherham MBC, Riverside House, Main Street, Rotherham, S60 1AE.

For all other matters concerning the examination please contact the Programme Officer, Kerry Trueman on 07582310364 or [kerry.trueman@rotherham.gov.uk](mailto:kerry.trueman@rotherham.gov.uk) or by post to 'Local Plan Programme Officer' at the above address.

## 2 Schedule of proposed Main Modifications

The schedule of proposed Main Modifications is set out below. Each modification is given a reference number and wherever possible they are listed in the same order as the text of the Publication Sites and Policies document. A brief reason for each modification is also provided. More detailed reasoning for Main Modifications may be provided by the Inspector in his final report. Where proposed Main Modifications result in changes to the Policies Maps wherever possible these have been shown in map extracts within the schedule below. These and all other map changes are included in the Policies Maps 1 to 4, available alongside this consultation document.

Additions to text are shown **bold and underlined**. Text or maps to be deleted are shown ~~struck through~~. Where unchanged text is included, it is to aid clarity only. Policy, paragraph and other numbering refers to that of the Publication Sites and Policies document. All paragraphs, policies, allocations, figures, tables, appendices and cross-referencing throughout the plan will be renumbered in the final adopted document to take account of the modifications.

Due to its size, proposed Main Modification MM44 listing changes to the site development guidelines in Chapter 5 of the Sites and Policies document, is included as a separate document available alongside this schedule of proposed Main Modifications and on our consultation website.

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### Reference: MM1

**Table MM1**

Amend paragraphs 3.5 and 3.6:

3.5 The Council is mindful of national infrastructure projects and the ~~proposed~~ route of Phase 2 of the High Speed 2 (**HS2**) rail line is shown on its Policies Map. This reflects the **Government's final route announced in July 2017 and for which Safeguarding Directions (made by the Secretary of State for Transport) came into force on 17 July 2017. The HS2 rail line is not a Rotherham Council proposal and the detail of the route in question will not be determined through the development plan process. The route will be considered in Parliament under hybrid Bill procedures, which will provide appropriate opportunities for petitions to be made to Parliament by those directly affected by the scheme**~~route~~ which was subject to consultation between July 2013 and January 2014. The Secretary of State for Transport has not formally issued Safeguarding Directions for Phase 2.

3.6 When a final route is announced and/or formal safeguarding directions are issued, the most up-to-date route of HS2 Phase 2 will be shown on the Policies Map at that time.

#### **Reason**

To ensure that the plan is up-to-date and is consistent with national policy, and reflects the Government's decision on the final route of HS2 Phase 2 announced on 17 July 2017.

## Reference: MM2

**Table MM2**

Amend and update Tables 2-8 to take account of the Proposed Main Modifications and the Council's Housing Land Supply Position Statement (January 2017), and to delete sites completed or nearing completion – see below.

The tables reflect the addition, deletion or amendment to the boundaries of the following sites:

Additional housing allocations

Hx Swinden Technology Centre, Moorgate

Hx Land off Far Field Lane, Wath-upon-Dearne

Hx Land between Pontefract Road and Barnsley Road, Brampton

Hx Land off Rotherham Road, Maltby

Hx Land at Bluemans Way, Catcliffe

Deleted housing, employment and retail allocations, and Safeguarded Land sites

H12 Site off Barbers Avenue

H36 Field View, Brinsworth

H74 Land off Outgang Lane, Dinnington

H77 Old School Site of Doe Quarry Lane, Dinnington

H41 Land to the North of Westfield Road, Brampton

H42 Brampton Centre, Brampton

H45 Manvers Way (Express Parks), Wath-upon-Dearne

H46 Land off Denman Road, Wath-upon-Dearne

H47 Land North of Stumpp Cross Road, Wath-upon-Dearne

H59 Land off Fairways, Wickersley

H60 Land off Gill Close, Wickersley

H63 Former Council Depot and Yorkshire Water Site, off Bawtry Road

H89 Aston Common, South of Mansfield Road (replaced with Mixed Use area 22)

H55 Land to the North of Front Street, Treeton

H56 Land off Rother Crescent, Treeton

H84 Land to the West of Kiveton Lane

E25 Land off Rotherham Road, Maltby

E27 Aston Common – West of Mansfield Road (replaced with Mixed Use area 22)

E28 Aston Common – East of Mansfield Road Industrial Estate (replaced with Mixed Use area 22)

E16 Todwick North, North East of A57, New Todwick Roundabout

R4 Main Street / Bawtry Road, Bramley

SL16 Aston Tip

Amended housing and employment allocations, and Safeguarded Land sites

H35 off Shrogswood Road, Whiston

H81 Land off Wentworth Way, Dinnington

H70 Recreation Grounds and Allotments to the East of Highfield Park

E23 Land at Former Maltby Colliery (numbering also changed to SPA2)

E24 Land off Cumwell Lane, Hellaby

E32 North of School Road, Waleswood

SL5 Land off Far Field Lane, Wath-upon-Deerne

**Reason**

To ensure that the plan is coherent and up-to-date.

**Table 2 Sites allocated for residential use**

Reference	Name	Area (Hectares)	Indicative number of homes
Rotherham Urban Area (including Bassingthorpe Farm strategic allocation)			
H1	Bassingthorpe Farm (strategic allocation in the Core Strategy)		2,400 with around <del>1,700</del> <b>1,100</b> new dwellings expected to be developed in the Plan period
H2	Land North Of Harold Croft	2.2	36 (included within Bassingthorpe Farm total)
H3	Land Northwest Of Munsbrough Lane	3.46	100
H4	Land Between Fenton Road And Henley Lane	2.96	<del>71</del> <b>90</b>
H5	Land Off Munsbrough Lane	1.79	57
H6	Land Between Grayson Road And Church Street	0.58	18
H7	Land Behind Bradgate Club	0.59	15
H8	Former Thorn Hill Primary School	0.53	13
H9	Land Adjoining Ferham Road And Belmont Street	0.35	10
H10	Land Off Westfield Road	0.39	14
H11	Land To The Rear Of Properties On Occupation Road	1.50	48
<del>H12</del>	<del>Site Off Barbers Avenue</del>	<del>0.43</del>	25
H13	Bellows Road Centre	0.95	58
H14	Land Off High Street	0.51	16
H15	Land North Of Kilnhurst Road, Rawmarsh	4.63	97
H16	Land To The East Of Harding Avenue	10.49	291
H17	Land Off Wentworth Road	9.88	<del>188</del> <b>83</b>
H18	Land Off Symonds Avenue	0.53	13
H19	Land Off Stubbin Road	0.89	21
H20	Land Off York Road	0.47	30
H21	Land To West Of Westgate	2.25	143
H22	Land At The Junction Of Wellgate And Hollowgate	0.65	<del>128</del> <b>100</b>

Reference	Name	Area (Hectares)	Indicative number of homes
H23	Land Off Godstone Road	0.43	26
H24	Dalton Allotment Site	4.65	150
H25	Land To The North West Of Doncaster Road, Dalton	0.63	38
H26	Land To The North Of St Gerard's Catholic Primary School	16.73	351
H27	Fosters Garden Centre	1.25	40
H28	Off Far Lane	0.41	13
H29	Boswell Street And Arundel Road	1.90	61
H30	Site of former Herringthorpe Leisure Centre	3.04	97
H31	Chesterhill Avenue	4.61	148
H32	Whinney Hill Site A	2.08	<del>66</del> <b>75</b>
H33	East Of Brecks Lane, Rear Of Belcourt Road	2.95	<del>95</del> <b>70</b>
H34	Off Lathe Road / Worry Goose Lane	20.02	<del>500</del> <b>450</b>
H35	Off Shrogswood Road	8.86	<del>248</del> <b>217</b>
H36	Field View	<del>4.00</del>	<del>111</del>
<b>Hx</b>	<b>Swinden Technology Centre, Moorgate</b>	<b>6.7</b>	<b>219</b>
Dinnington, Anston and Laughton Common (including Dinnington East broad location for growth)			
<del>H74</del>	<del>Land Off Outgang Lane</del>	<del>3.11</del>	<del>43</del>
H75	Timber Yard Off Outgang Lane	7.96	271
H76	Land Off Oldcoates Road (West)	11.11	<del>311</del> <b>272</b>
<del>H77</del>	<del>Old School Site Off Doe Quarry Lane</del>	<del>1.67</del>	<del>75</del>
H78	Land Off Athorpe Road	1.42	28
H79	Allotment Land Off East Street	0.47	15
H80	Land Off Lodge Lane / Silverdales	6.35	<del>97</del> <b>131</b>
H81	Land Off Wentworth Way	8.69	243
H82	Land To The East Of Penny Piece Lane	1.88	<del>38</del> <b>36</b>
H83	Land Between Sheffield Road And Mineral Railway	1.04	30



Reference	Name	Area (Hectares)	Indicative number of homes
Wath-upon-Deerne, Brampton Bierlow and West Melton			
H40	Land To The East Of Cortonwood Business Park	7.85	233 <del>122</del>
H41	Land To The North Of Westfield Road	3.91	94
H42	Brampton Centre	1.75	63
H43	Highfield Farm	2.50	70
H44	Off Orchard Place	0.60	14
H45	Manvers Way (Express Parks)	13.09	205
H46	Land Off Denman Road	2.60	110
H47	Land North Of Stump Cross Road; Wath-upon-Deerne	0.67	21
<b>Hx</b>	<b><u>Land off Far Field Lane, Wath-upon-Deerne</u></b>	<b><u>9.94</u></b>	<b><u>242</u></b>
<b>Hx</b>	<b><u>Land between Pontefract Road and Barnsley Road</u></b>	<b><u>11.73</u></b>	<b><u>328</u></b>
Bramley, Wickersley and Ravenfield Common			
H58	Land Off Melciss Road	1.86	45
H59	Land Off Fairways	0.43	12
H60	Land Off Gill Close	0.86	21
H61	Pony Paddock, Off Second Lane	2.32	56
H62	Land Off Nethermoor Drive/ Second Lane	3.99	128
H63	Former Council Depot And Yorkshire Water Site, Off Bawtry Road	2.23	48
H64	Land Off Allott Close	0.91	22
H65	Land East Of Moor Lane South	14.49	350 <del>320</del>
Waverley			
<b>H54SPA1</b>	Waverley New Community	89.13	3,900 with around 2,500 new dwellings expected to be developed in the Plan period <b><u>in conjunction with MU21</u></b>
Maltby and Hellaby			

Reference	Name	Area (Hectares)	Indicative number of homes
H66	Park Hill Lodge	0.81	26
H67	Newland Avenue, Braithwell Road And Chadwick Drive, Maltby	3.09	74
H68	Tarmac Site Off Blyth Road	0.95	23
H69	Land To The South Of Stainton Lane	16.17	400
H70	Recreation Grounds And Allotments To The East Of Highfield Park	13.34	150
<b>Hx</b>	<b><u>Land Off Rotherham Road, Maltby</u></b>	<b><u>1.03</u></b>	<b><u>84</u></b>
Aston, Aughton and Swallownest			
H85	Land To East Of Park Hill Farm	6.04	<del>96</del> <b>77</b>
H86	Land At Junction Of Main Street And Rotherham Road, Swallownest	0.46	15
H87	Land To East Of Lodge Lane	0.59	19
H88	Aston Common, East Of Wetherby Drive	6.44	175
<del>H89</del> <b>MU22</b>	Aston Common, South Of Mansfield Road	<del>5.81</del> <b>4.8</b>	150
H90	Land To The North Of Aston Bypass, A57	3.84	117
Swinton and Kilnhurst			
H48	Brameld Road	1.04	32
H49	Civic Hall Site	1.58	50
H50	Charnwood House	0.62	20
H51	Croda Site	12.64	<del>381</del> <b>317</b>
H52	Off Lawrence Drive, Piccadilly	1.09	32
Wales and Kiveton Park			
H91	Chapel Way	9.58	268
H92	Hard Lane	0.43	14
H93	Keeton Hall Road	3.16	<del>101</del> <b>100</b>
Catcliffe, Treeton and Orgreave			
H53	Land West Of Sheffield Lane	2.15	89
H55	<del>Land To The North Of Front Street</del>	<del>0.29</del>	<del>13</del>

Reference	Name	Area (Hectares)	Indicative number of homes
H56	<del>Land Off Rother Crescent</del>	<del>3.12</del>	<del>43</del>
H57	Land To The South Of Wood Lane	3.14	75
<b>Hx</b>	<b><u>Land at Bluemans Way, Catcliffe</u></b>	<b><u>2.69</u></b>	<b><u>64</u></b>
Thorpe Hesley			
H37	Land At Thorpe Common	2.17	52
H38	Land At Eldertree Lodge	0.88	21
H39	Land To The North Of Upper Wortley Road	6.55	<del>137</del> <b>143</b>
Thurcroft			
H71	<del>Green Arbour School Playing Field</del> <b><u>Land north of Ivanhoe Road</u></b>	2.05	40
H72	South Of Ivanhoe Road	1.21	39
H73	Off Sawn Moor Road	12.94	<del>369</del> <b>165</b>
Todwick			
<del>H84</del>	<del>Land To The West Of Kiveton Lane</del>	<del>5.12</del>	<del>107</del>
Harthill			
H94	North Farm Close	1.54	40
H95	Land Off Winney Hill	1.61	<del>39</del> <b>47</b>

**Table 4 Sites allocated for business use**

Reference	Name	Area (Hectares)
Rotherham Urban Area (including Bassingthorpe Farm strategic allocation)		
E1	Land South Of Barbot Hill Road, Munsbrough (within the Bassingthorpe Farm strategic allocation in the Core Strategy)	6.53
Maltby and Hellaby		
E25	Land Off Rotherham Road, Maltby	1.03
Aston, Aughton and Swallownest		
E28	Aston Common – East Of Mansfield Road Industrial Estate	2.43

**Table 5 Sites allocated for industrial and business use**

Reference	Name	Area (Hectares)
Rotherham Urban Area (including Bassingthorpe Farm strategic allocation)		
E2	Land South Of Greasbrough Road And West Of School Lane (within the Bassingthorpe Farm strategic allocation in the Core Strategy)	4.51
E3	Off Centenary Way/ Bawtry Road	6.65
E4	Off Grange Lane, Templeborough	4.40
E5	Land Off Rotherham Road, Parkgate	1.52
E6	Yorkshire Water Land, Aldwarke	10.22
E7	Land Off Aldwarke Lane, Aldwarke	5.00
E8	Parkgate Business Park (South)	1.58
E9	Roundwood Colliery, Off Aldwarke Lane	6.16
E10	Land Within Aldwarke Steel Works, Doncaster Road	7.11
E11	Phoenix Business Park, Sheffield Road, Templeborough	1.39
E12	Land Adjacent To Magna, Bessemer Way / Sheffield Road, Templeborough,	2.09
MU20	North-East Of Parkgate Retail Park (mixed use site, part of which will be developed for industrial and business use)	8.00
Dinnington, Anston and Loughton Common		

Reference	Name	Area (Hectares)
E13	Land Off Bookers Way, Dinnington	6.94
E14	Land To The South Of Monksbridge Road, Dinnington	17.03
E15	Dinnington Colliery Site Phase 1 (Remainder)	4.18
E16	<del>Todwick North, North East Of A57, New Todwick Roundabout</del>	29.96
Wath-upon-Deerne, Brampton Bierlow and West Melton		
E17	Manvers Way/ Station Road, Wath-upon-Deerne	1.92
E18	Brookfield Way, Wath-upon-Deerne	1.83
E19	Manvers Way/ Dearne Lane, Brampton	3.74
E20	Manvers Way, Brampton	3.09
E21	Bolton Road, Manvers	1.49
Waverley		
E22	Advanced Manufacturing Park, Waverley	32.75
MU21	Highfield Commercial, Waverley (mixed use site, part of which will be developed for industrial and business use)	3.37
Maltby and Hellaby		
E23	Land At Former Maltby Colliery, Maltby	<del>24.10</del> <b>36.58</b>
E24	Land Off Cumwell Lane, Hellaby	<del>15.89</del> <b>15.93</b>
E26	Land North Of Hellaby Industrial Estate, Hellaby	1.72
Aston, Aughton and Swallownest		
<del>E27</del> <b>MU22</b>	Aston Common - West Of Mansfield Road	<del>2.36</del> <b>4.80</b>
E29	Land At Former Laycast Works, Sheffield Road, Fence	9.33
E30	Former Beighton Colliery Site , Park View Swallownest	1.74
Swinton and Kilnhurst		
E31	Land Off Talbot Road, Swinton	1.54
Wales and Kiveton Park		
E32	North Of School Road, Waleswood	<del>7.08</del> <b>20.75</b>

Reference	Name	Area (Hectares)
E33	Waleswood (East)	2.90
E34	Waleswood (West) / Vector 31	8.69
Catcliffe, Treeton and Orgreave		
E35	EWS Dismantled Railway Line, Wood Lane, Brinsworth	5.85
E36	Land Off Europa Link, Catcliffe	6.55
Thurcroft		
E37	North Of Thurcroft Industrial Estate	6.17

**Table 6 Sites allocated for retail use**

Reference	Name	Area (Sq. Metres)
Rotherham Urban Area		
R1	Outdoor markets complex, Rotherham town centre	5,000
R2	Drummond Street car park, Rotherham town centre	5,000
R3	Corporation Street, Rotherham Town Centre	1,000
<b>R6</b>	<b><u>Harding Avenue / Symonds Avenue, Rawmarsh (allocated as a Local Centre)</u></b>	<b><u>5,200</u></b>
R4	Main Street / Bawtry Road, Bramley	6,000
<b><u>Dinnington, Anston and Laughton Common</u></b>		
R5	Littlefield Road / Constable Lane, Dinnington	3,500
R6	Harding Avenue / Symonds Avenue, Rawmarsh (allocated as a Local Centre)	5,200

**Table 7 Meeting objectively assessed needs**

<b>Housing requirement</b>	
Core Strategy requirement (Core Strategy Policy CS6 'Meeting the Housing Requirement')	14,371 homes (comprising the requirement of 12,750 homes from 2013/14 to 2027/28 plus 1,621 homes backlog against the local target from 2008/09 to 2012/13)
<b><u>Completions 2013-2016</u></b>	<b><u>1,770 homes</u></b>
Existing commitments at 31st March 2013 <b><u>2016</u></b>	7,026 <b><u>4,845</u></b> homes
Remaining requirement 2013 <b><u>2016</u></b> -2028	7,345 <b><u>7,756</u></b> homes
Site allocations provided	8,626 <b><u>8,364</u></b> homes
<b><u>Estimated windfalls 2016-2028</u></b>	<b><u>1,980 homes</u></b>
<b>Gypsy and Traveller Requirement</b>	
Core Strategy requirement (Core Strategy Policy CS8 'Gypsy and Traveller Accommodation')	8 pitches
Site allocations provided	6 to 8 pitches
<b>Employment Land Requirement</b>	
Core Strategy requirement (Core Strategy Policy CS9 'Transforming Rotherham's Economy')	235 hectares
<b><u>Completions 2013-2016</u></b>	<b><u>10.2 hectares</u></b>
Site allocations provided	268.84 <b><u>264.01</u></b> hectares
<b>Retail Floorspace Requirement</b>	
Core Strategy requirement (Core Strategy Policy CS12 'Managing Change in Rotherham's Retail and Service Centres')	20,000 square metres gross (comprising 9,000 square metres gross of convenience goods floorspace, and 11,000 square metres gross of comparison goods floorspace)
<b><u>Completions 2013-2016</u></b>	<b><u>10,500 square metres</u></b>
Site allocations provided	25,700 <b><u>19,700</u></b> square metres



**Table 8 Targets, permissions and development site residential numbers as at 31 March 2016**

<b>Settlement Group</b>	<b>Core Strategy Target (dwellings)</b>	<b>Less Planning Permissions (expected to be built in Plan Period) (dwellings)</b>	<b>Balance Required (dwellings)</b>	<b>Development Sites (without planning permission) (dwellings)</b>
Aston, Aughton and Swallownest	560	126	434	572
Catcliffe, Orgreave, Treeton	170	102	68	164
Waverley	2,500	2,500	0	0
Dinnington, Anston and Laughton Common	1,300	549	751	752
Green Belt Villages	0	32	-32	0
Kiveton Park and Wales	370	205	165	369
Maltby and Hellaby	700	46	654	673
Non-Green Belt Villages	170	48	122	186
Thorpe Hesley	170	19	151	210
Rotherham Urban Area	5,471	1,021	4,450	4,671
Swinton and Kilnhurst	560	481	79	134
Thurcroft	300	389	-89	79
Wath-upon-Deane, Brampton & West Melton	1,300	1,271	29	168
Wickersley, Bramley & Ravenfield Common	800	239	561	648
<b>TOTAL:</b>	<b>14,371</b>	<b>7,026</b>	<b>7,345</b>	<b>8,626</b>

<b>Settlement Group</b>	<b>Core Strategy Target (dwellings)</b>	<b>Less Completions 2013-16</b>	<b>Less Planning Permissions (expected to be built in Plan Period) (dwellings)</b>	<b>Balance Required (dwellings)</b>	<b>Development Sites (dwellings) *</b>
<b>Rotherham Urban Area</b>	<b>5,471</b>	<b>337</b>	<b>1,057</b>	<b>4,077</b>	<b>3,812</b>
<b>Dinnington, Anston and Laughton Common</b>	<b>1,300</b>	<b>113</b>	<b>116</b>	<b>1,071</b>	<b>1,026</b>

<b>Settlement Group</b>	<b>Core Strategy Target (dwellings)</b>	<b>Less Completions 2013-16</b>	<b>Less Planning Permissions <i>(expected to be built in Plan Period)</i> (dwellings)</b>	<b>Balance Required (dwellings)</b>	<b>Development Sites (dwellings) *</b>
<b>Wath-upon-Deerne, Brampton &amp; West Melton</b>	<b>1,300</b>	<b>376</b>	<b>313</b>	<b>611</b>	<b>654</b>
<b>Bramley, Wickersley &amp; Ravenfield Common</b>	<b>800</b>	<b>79</b>	<b>162</b>	<b>559</b>	<b>571</b>
<b>Waverley</b>	<b>2,500</b>	<b>414</b>	<b>2,160</b>	<b>-74</b>	<b>0</b>
<b>Maltby and Hellaby</b>	<b>700</b>	<b>12</b>	<b>36</b>	<b>652</b>	<b>757</b>
<b>Aston, Aughton and Swallownest</b>	<b>560</b>	<b>67</b>	<b>90</b>	<b>403</b>	<b>553</b>
<b>Swinton and Kilnhurst</b>	<b>560</b>	<b>86</b>	<b>394</b>	<b>80</b>	<b>102</b>
<b>Kiveton Park and Wales</b>	<b>370</b>	<b>25</b>	<b>141</b>	<b>204</b>	<b>368</b>
<b>Catcliffe, Orgreave, Treeton</b>	<b>170</b>	<b>47</b>	<b>113</b>	<b>10</b>	<b>139</b>
<b>Thorpe Hesley</b>	<b>170</b>	<b>4</b>	<b>12</b>	<b>154</b>	<b>216</b>
<b>Thurcroft</b>	<b>300</b>	<b>195</b>	<b>178</b>	<b>-73</b>	<b>79</b>
<b>Green Belt Villages</b>	<b>0</b>	<b>10</b>	<b>26</b>	<b>-36</b>	<b>0</b>
<b>Non-Green Belt Villages</b>	<b>170</b>	<b>5</b>	<b>47</b>	<b>118</b>	<b>87</b>
<b>TOTAL:</b>	<b>14,371</b>	<b>1,770</b>	<b>4,845</b>	<b>7,756</b>	<b>8,364</b>
<b>Windfall sites: In addition it is estimated that windfall development on small and large sites will deliver an additional 1,980 homes between 2016 and 2028</b>					

**\* Figures exclude sites with planing permission as at 31 March 2016 which are counted within column 4, but may include sites which have been granted planning permission after this date.**

## Reference: MM3

Table MM3

Insert after map 2:

### **Safeguarded Land**

**Safeguarded Land, as shown on the Policies Map and listed in table x, comprises land removed from the Green Belt which may be required to serve development needs in the longer term. Core Strategy Policy CS5 Safeguarded Land will apply to these sites. For clarity, Safeguarded Land is not allocated for development at the present time but is identified to meet possible longer term development needs. Policy CS5 makes clear that the principles of protection enshrined in national Green Belt policy will apply to Safeguarded Land. Development of Safeguarded Land will require a review of the Local Plan and assessment of the land in relation to the need for development at that time and the identification of the most appropriate locations for development to take place. Without prejudicing any future assessment, table x highlights any currently known key constraints or requirements for these sites. It also estimates, in accordance with current practice, the estimated capacity of the safeguarded land sites. However this capacity could change in any future development proposals and is a theoretical estimate only. Temporary developments which assist in ensuring that the land is properly managed may be permitted where they do not conflict with other relevant Core Strategy or Development Management policies. No development which would prejudice later comprehensive development will be permitted.**

Insert Table x Safeguarded Land sites - see below

### **Reason**

To identify safeguarded land and explain the overall approach to its release.

**Table x Safeguarded Land sites**

Reference	Site name	Site size (hectares)	Estimated capacity (dwellings)	Future constraints and requirements
<b><u>SL1</u></b>	<b><u>Land north of Grange Road, Rawmarsh</u></b>	<b><u>13.53</u></b>	<b><u>345</u></b>	<p><u>Further investigation and assessment will be required to determine suitable highways, cycle and pedestrian access.</u></p> <p><u>The site is adjacent to a landfill site and further investigation and potential mitigation measures will be required to address likely contamination and methane gas issues.</u></p> <p><u>A buffer will be required to Local Wildlife Site LWS77 Collier Brook and Marsh to the north.</u></p> <p><u>Landscape Character Assessment will be required to assess and manage the impact of potential new development on the wider landscape, including the Green Belt and on natural landscape features such as hedgerows.</u></p>
<b><u>SL2</u></b>	<b><u>Off West Bawtry Road, Whiston</u></b>	<b><u>10.71</u></b>	<b><u>219</u></b>	<p><u>Further investigation and assessment will be required to determine suitable highways, cycle and pedestrian access, and assess any impact on J33 of the M1.</u></p> <p><u>A buffer will be required to Local Wildlife Site LWS36 Whiston Meadows to the south. This should incorporate land within the southern part of the site which falls within Flood Zones 2 and 3 and which should not include residential development.</u></p> <p><u>Given the presence of potential archaeological remains identified within the wider area further archaeological evaluation will be required to establish the significance and condition of archaeological heritage assets at the site, to determine the suitability and capacity for development and allow any proposed scheme to be designed accordingly.</u></p> <p><u>Landscape Character Assessment will be required to assess and manage the impact of potential new development on the wider landscape, including the Green Belt and on natural landscape features such as hedgerows.</u></p>

Reference	Site name	Site size (hectares)	Estimated capacity (dwellings)	Future constraints and requirements
<u>SL3</u>	<u>Former cricket ground, off Brecks Lane, Brecks</u>	<u>4.85</u>	<u>136</u>	<p>Further investigation and assessment will be required to determine suitable highways, cycle and pedestrian access. The widening and improvement of Brecks Lane may be required.</p> <p>Landscape Character Assessment will be required to assess and manage the impact of potential new development on the wider landscape, including the Green Belt, and on natural landscape features such as hedgerows.</p> <p>A buffer will be required to Local Wildlife Sites LWS63 Listerdale Wood and LWS 64 Gibbing Greave, to the east and west of the site.</p> <p>The site contains a former cricket ground and development proposals which involve the loss of this facility will need to satisfy relevant planning policy regarding the protection of Green Space, and the loss of sporting facilities.</p>
<u>SL4</u>	<u>Land south of Upper Wortley Road, Thorpe Hesley</u>	<u>1.9</u>	<u>46</u>	<p>Further investigation and assessment will be required to determine suitable highways, cycle and pedestrian access, and assess any impact on J35 of the M1.</p> <p>A buffer will be required to the Local Wildlife Site LWS70 Lady Clough &amp; Smithy Wood and area of ancient woodland to the south and west of the site.</p> <p>Given the presence of potential archaeological remains identified within the wider area further archaeological evaluation will be required to establish the significance and condition of archaeological heritage assets at the site, to determine the suitability and capacity for development and allow any proposed scheme to be designed accordingly.</p> <p>Landscape Character Assessment will be required to assess and manage the impact of potential new development on the wider landscape, including the Green Belt and on natural landscape features such as hedgerows.</p>

Reference	Site name	Site size (hectares)	Estimated capacity (dwellings)	Future constraints and requirements
<u>SL5</u>	<u>Land off Farfield Lane, Wath-upon-Dearne</u>	<u>16.01</u>	<u>448</u>	<p>Further investigation and assessment will be required to determine suitable highways, cycle and pedestrian access and linkages with adjoining communities, and assess any impact on the highways network.</p> <p>Landscape Character Assessment will be required to assess and manage the impact of potential new development on the wider landscape, including the Green Belt and on natural landscape features such as hedgerows.</p>
<u>SL6</u>	<u>Land north of Elsecar Road, Brampton Bierlow</u>	<u>3.14</u>	<u>70</u>	<p>There is an identified risk of surface water flooding and 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.</p> <p>Landscape Character Assessment will be required to assess and manage the impact of potential new development on the wider landscape and establish the landscaping required to minimise impact on the Green Belt.</p>
<u>SL7</u>	<u>Land east of Westfield Road, Brampton Bierlow</u>	<u>13</u>	<u>260</u>	<p>A substantial buffer will be required to the adjacent electricity sub-station, with any development being located away from the southern boundary.</p> <p>Development proposals would be required to take account of the pylons and overhead power cables crossing the site.</p> <p>There is an identified risk of surface water flooding in the south-east corner of the site and a possible overland flood route through the site. Development will need to ensure that it does not cause flooding to the site or elsewhere.</p> <p>Landscape Character Assessment will be required to assess and manage the impact of potential new development on the wider landscape and establish the landscaping required to minimise impact on the Green Belt.</p>

Reference	Site name	Site size (hectares)	Estimated capacity (dwellings)	Future constraints and requirements
<u>SL8</u>	Land east of Moor Lane South, Ravenfield Common	<u>15.6</u>	<u>437</u>	<p>Further investigation and assessment will be required to determine suitable highways, cycle and pedestrian access, and assess any impact on the wider highway network including J1 of the M18.</p> <p>Landscape Character Assessment will be required to assess and manage the impact of potential new development on the wider landscape and establish the landscaping required to minimise the impact on the Green Belt.</p>
<u>SL9</u>	Land off St Albans Way, Wickersley	<u>4.87</u>	<u>136</u>	<p>Further investigation and assessment will be required to determine suitable highways, cycle and pedestrian access. The site should be served from an extension of St Albans Way linking to Sorby Way. Additional land is required to complete the link.</p> <p>Landscape Character Assessment will be required to assess and manage the impact of potential new development on the wider landscape and establish the landscaping required to minimise the impact on, and provide a strong boundary to, the Green Belt.</p> <p>There is an identified risk of surface water flooding, including watercourses which run along the north west boundary and a flood route in south east part of the site. Development will need to ensure that it does not cause flooding to the site or elsewhere.</p>
<u>SL10</u>	Wrexham House, Braithwell Road, Ravenfield Common	<u>3.54</u>	<u>76</u>	<p>Further investigation and assessment will be required to determine suitable highways, cycle and pedestrian access. Additional land will be required to enable adequate access to be achieved.</p> <p>Landscape Character Assessment will be required to assess and manage the impact of potential new development on the wider landscape and establish the landscaping required to minimise the impact on the Green Belt.</p>



Reference	Site name	Site size (hectares)	Estimated capacity (dwellings)	Future constraints and requirements
<u>SL11</u>	<u>Land east of Cumwell Lane and south of Bateman Road, Hellaby</u>	<u>15.29</u>	<u>433</u>	<p>Further investigation and assessment will be required to determine suitable highways, cycle and pedestrian access, and assess any impact on J1 of the M18 and the junction of Cumwell Lane and the A631. Junction improvements, including signalisation, may be required.</p> <p>Reconfiguration of the recreation ground may be required to enable access to the wider site. Should this be the case then alternative provision shall be made within the site for recreation ground and play space facilities of equivalent or improved community benefit. Any changes to these facilities will need to satisfy relevant planning policy regarding the protection of Green Space, and the loss of sporting facilities.</p> <p>There is an identified risk of surface water flooding having regard to the watercourse which runs along the southern boundary and a flood route across the eastern section of the site and playing field. Development will need to ensure that it does not cause flooding to the site or elsewhere.</p> <p>Given the presence of potential archaeological remains identified within the wider area further archaeological evaluation will be required to establish the significance and condition of archaeological heritage assets at the site, to determine the suitability and capacity for development and allow any proposed scheme to be designed accordingly.</p> <p>Landscape Character Assessment will be required to assess and manage the impact of potential new development on the wider landscape, including the Green Belt and on natural landscape features such as hedgerows within the site.</p>
<u>SL12</u>	<u>Land off Lodge Lane, Dinnington</u>	<u>4.27</u>	<u>105</u>	<p>This site provides opportunity for development, only in conjunction with Safeguarded Land site SL13 to the north of this site, to deliver improvements to the Lodge Lane / Leys Lane crossroads.</p> <p>Further investigation and assessment will be required to determine suitable highways, cycle and pedestrian access and linkages to adjoining communities, in particular to safeguarded</p>

Reference	Site name	Site size (hectares)	Estimated capacity (dwellings)	Future constraints and requirements
SL13	Land off Oldcoates Road (east), Dinnington	27.1	759	<p>land site SL13 and to Dinnington via Lordens Hill, to ensure that the site is well connected to adjacent communities.</p> <p>There may be further opportunities to provide new residential development within the site, subject to the satisfactory re-location of the former allotment land that has now been landscaped and is no longer used as allotment land. Consideration will need to be given to Statutory nature of this Allotment Land.</p> <p>Landscape Character Assessment will be required to assess and manage the impact of potential new development on the wider landscape, including the Green Belt and on natural landscape features such as hedgerows and existing trees within the site.</p> <p>Further investigation and assessment will be required to determine suitable highways, cycle and pedestrian access and linkages to adjoining communities, in particular to allocation H76 to Dinnington via Lordens Hill, to ensure that the site is well connected to adjacent communities.</p> <p>This site provides opportunity for development, in conjunction with Safeguarded Land site SL12, to deliver improvements to the Lodge Lane / Leys Lane crossroads.</p> <p>Given the presence of potential archaeological remains identified within the wider area further archaeological evaluation will be required to establish the significance and condition of archaeological heritage assets at the site, to determine the suitability and capacity for development and allow any proposed scheme to be designed accordingly.</p> <p>Landscape Character Assessment will be required to assess and manage the impact of potential new development on the wider landscape, including the Green Belt and on natural landscape features such as hedgerows and trees within and on the boundaries of the site.</p>

Reference	Site name	Site size (hectares)	Estimated capacity (dwellings)	Future constraints and requirements
<b><u>SL14</u></b>	<b><u>Stockwell Lane / south of Lambrell Avenue, Kiveton Park</u></b>	<b><u>12.69</u></b>	<b><u>357</u></b>	<p>Further investigation and assessment will be required to determine suitable highways, cycle and pedestrian access, and assess any impact on the local road network.</p> <p>There is an identified risk of surface water flooding with a flood route identified running through the site. Development will need to ensure that it does not cause flooding to the site or elsewhere.</p> <p>The line of the Chesterfield Canal runs along the southern portion of this site and any potential future development of this site must protect the line of the Chesterfield Canal to enable its re-instatement in the future.</p> <p>A buffer will be required to the nearby candidate Local Wildlife Site (cLWS206) Kiveton (Former) Colliery.</p> <p>A Heritage Impact Assessment will be required to assess and mitigate any new development proposals on the adjacent Conservation Area and listed buildings.</p> <p>Given the presence of potential archaeological remains identified within the wider area further archaeological evaluation will be required to establish the significance and condition of archaeological heritage assets at the site, to determine the suitability and capacity for development and allow any proposed scheme to be designed accordingly.</p> <p>Landscape Character Assessment will be required to assess and manage the impact of potential new development on the wider landscape, including the Green Belt and on natural landscape features such as hedgerows within the site.</p>
<b><u>SL15</u></b>	<b><u>Land north of A57 and east of Church Lane, Aston</u></b>	<b><u>7.55</u></b>	<b><u>211</u></b>	<p>Further investigation and assessment will be required to determine suitable highways, cycle and pedestrian access and linkages to adjoining communities. Direct vehicular access to the A57 will not be permitted.</p> <p>There is an identified risk of surface water flooding having regard to the watercourse running along the south west</p>

Reference	Site name	Site size (hectares)	Estimated capacity (dwellings)	Future constraints and requirements
				<p>boundary and a large area of flooding is predicted in the southern corner - adjacent to the road embankment. Development will need to ensure that it does not cause flooding to the site or elsewhere.</p> <p>An appropriate landscape buffer to Aston Hall School to the north shall be maintained.</p> <p>Landscape Character Assessment will be required to assess and manage the impact of potential new development on the wider landscape, including the Green Belt and on natural landscape features such as hedgerows within the site.</p>
	<b>Total</b>	<b>154.07 hectares</b>	<b>4,038 dwellings</b>	

## Reference: MM4

Table MM4

### Policy SP 2 Development in the Green Belt

A Green Belt whose boundaries are defined on the Policies Map will be applied within Rotherham Borough.

Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. In considering planning applications for new development, including improvements to essential infrastructure such as operational Waste Water Treatment Works, and mineral workings within the Green Belt and to ensure proposals minimise the impact of the development on the openness of the Green Belt particular regard will be had to the following factors: the size, scale, volume, height, massing, position, lighting and any proposed enclosures of the proposals; or screen banks and demonstrate that regard has been had to the appropriate Landscape Character Area management strategy for the area.

All new buildings should be well-related to existing buildings, **where relevant**, and should be of a size commensurate with the established functional requirement. Effective siting, screening and high standards of design appropriate to the setting of the proposals can minimise the impact of future development on the openness of the Green Belt. Where possible proposals should reflect the architectural style of original buildings if appropriate, and / or the vernacular styles in the locality.

All proposals for development should satisfy other relevant policies of the Local Plan and National Guidance.

~~All proposals will require careful assessment and agreement prior to their submission, as to their impact and appropriateness and to their long term sustainability. Consideration will be given to the location of the site in relation to other settlements outside of the Green Belt.~~

Proposed changes to explanatory text:

4.23 Broad landscape character area management strategies are referenced in paragraphs 3.12-3.14 and figure 8 of the Rotherham Borough Landscape Character Assessment and Landscape Capacity Study (January 2010). Broad landscape character areas are also identified along with their sensitivity to change. **The Council expects a high standard of design and will consider proposals against the principles and criteria set out in Policy SP58 'Design Principles' and Core Strategy Policy CS28 'Sustainable Design'.**

#### Reason

To ensure that the policies are effective and are consistent with national policy.

## Reference: MM5

Table MM5

### Policy SP 3 Rural Workers Dwellings in the Green Belt

New houses in the Green Belt require special justification for planning permission to be granted and should relate to the essential need for a rural worker to live permanently at or near to their place of work. The applicant will be required to establish a functional need for a new dwelling to support rural business activity, and demonstrate this in support of the planning application. Applicants must demonstrate through the provision of evidence that the business is financially viable. Consideration will be given to approving permission for temporary accommodation in the first instance until the business is established and stable and the need for a permanent dwelling proven.

Where a permanent house is proposed to be built, high standards of design appropriate to the setting of the proposal are required ~~and the impact of the proposed development on the openness of the Green Belt is minimised~~. In considering a planning application for new development regard will be had to the size, scale, position, screening, enclosures, lighting and design of the proposals ~~to ensure they minimise the impact of the development on the openness of the Green Belt~~. Where possible, new dwellings should be well-related to existing buildings and should be of a size commensurate with the established functional requirement.

Proposed changes to explanatory text:

4.27 The Council expects a high standard of design **and will consider proposals against the principles and criteria set out in Policy SP58 'Design Principles' and Core Strategy Policy CS28 'Sustainable Design'**, that minimises the impact of any new development on the openness and character of the Green Belt. This policy will ensure that applicants building a permanent home to house a rural worker have due regard to the impact new development will have on the openness of the Green Belt.

#### Reason

To ensure that the policies are effective and are consistent with national policy.

## Reference: MM6

Table MM6

### Policy SP 4 Extensions to Buildings in the Green Belt

In the Green Belt the extension or alteration of an existing building may be appropriate provided that it does not result in disproportionate additions over and above the size of the original building. The Council considers that an increase in excess of 33% in the external volume of the original building would make the proposals disproportionate. Consideration will be given to the size, scale, position, screening, enclosures, lighting and design of any such extensions or alterations to existing buildings, to ensure that proposals reflect the architectural style of the original building and / or the vernacular styles in the locality.

Proposed changes to explanatory text:

4.28 ~~Proposals will be assessed in the light of their impact on the Green Belt.~~ The Council issues further guidance (Development in the Green Belt Supplementary Planning Document and with the Householder Design Guide Supplementary Planning Document) to assist applicants in submitting their planning applications and will have regard to the degree to which proposals are compatible with the guidance issued. The Council considers that an increase in excess of 33% in the volume of the original building (based on external measurements) would make the proposals disproportionate and therefore inappropriate development in the Green Belt and very special circumstances would need to be demonstrated.

#### Reason

To ensure that the policies are effective and are consistent with national policy.

## Reference: MM7

Table MM7

### Policy SP 5 Alternative Uses for Buildings within the Green Belt

The change of use or conversion of a building in the Green Belt is acceptable in principle providing that the proposals preserve the openness of the Green Belt and do not conflict with the purposes of including land within the Green Belt. ~~All proposals affecting a heritage asset will require careful assessment as to the impact and appropriateness of such changes to ensure that the historic, architectural, natural history, or landscape value of the building and/ or its setting are safeguarded and conserved in accord with the policies of this Plan.~~ Prior to any conversion of a building it should be demonstrated that the building is of permanent and substantial construction and that, in the case of recreation and sporting facilities, the building is surplus to requirements for its sporting use or for use in connection with sport.

Proposed changes to explanatory text:



4.29 Conversions to other uses of buildings in the Green Belt offer an opportunity to retain assets of character in the countryside. Many buildings are of significant value both in relation to landscape character and natural history. There is a need to protect the landscape character of the countryside and any intrinsic character that the building itself derives from style, layout, materials, detailing and setting. Re-use or adaption of buildings can help to reduce demands for new buildings in the countryside, can encourage new enterprises and can provide jobs in rural areas. Applications for conversions that affect heritage assets need to be carefully assessed, having regard to the scale of any harm or loss and to ensure that essential historic, architectural, natural history, or landscape features are retained and the details of the conversion are in keeping with the surroundings, in accord with paragraph 135 of the National Planning Policy Framework

#### Reason

To ensure that the policies are effective and are consistent with national policy.

#### Reference: MM8

Table MM8

#### Policy SP 6 Replacement Buildings in the Green Belt

The replacement of buildings within the Green Belt is not inappropriate provided that the new building is in the same use and not materially larger than the one it replaces. **The Council considers that an increase in excess of 10% in the volume of the existing building would make the proposals materially larger and therefore inappropriate development in the Green Belt.** However replacement buildings will not be permitted where they would result in the loss of a building which makes a positive contribution to the surrounding landscape character or the building is of local architectural or historic interest – ~~a non-designated heritage asset~~. Replacement buildings must not be significantly more visible than the existing building or buildings. A new permanent structure will not be allowed to replace a temporary building / structure.

~~Proposals for replacement buildings should not detrimentally affect the character or openness of the Green Belt and a~~ All proposals requiring planning permission will require careful assessment as to the impact and appropriateness of the development; consideration will be given to the size, scale, position, screening, enclosures, lighting and design of replacement buildings, ~~to ensure that proposals reflect the vernacular styles in the locality. In considering applications that affect directly or indirectly designated and non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.~~

Proposed changes to explanatory text:

4.34 This policy reflects guidance in the National Planning Policy Framework and advice from Historic England (formerly English Heritage) and is intended to enable the continued protection of the ~~openness and character of the Green Belt~~ and to prevent the loss of a building which makes a positive contribution to the surrounding landscape character or where the building is of local architectural or historic interest. The Council **has** prepared a Supplementary Planning Document outlining detailed criteria to enable the successful replacement of buildings within the Green Belt.

The Council considers that an increase in excess of 10% in the volume of the existing building would make the proposals materially larger and therefore inappropriate development in the Green Belt and very special circumstances would need to be demonstrated.

**Reason**

To ensure that the policies are effective and are consistent with national policy.

**Reference: MM9**

**Table MM9**

**Policy SP 7 New Agricultural or Forestry Buildings or Structures in the Green Belt**

Planning applications for new agricultural or forestry buildings or structures must demonstrate that the building or structure is needed, designed and constructed solely for the purposes of agriculture or forestry. The use of appropriate planning conditions will ensure that any new building not used for agricultural purposes within ten years of its construction shall be removed. ~~New agricultural buildings should be kept close to existing buildings, relate well to those buildings and make best use of trees, walls and other landscape features. New agricultural or forestry buildings should not detrimentally affect the character or openness of the Green Belt and a~~All proposals will require careful assessment as to the impact and appropriateness of the development; consideration will be given to the size, scale, position, screening, enclosures, lighting and design of the buildings, to ensure that proposals are justified, and that any harm or potential harm to the openness of the Green Belt is minimised.

**Reason**

To ensure that the policies are effective and are consistent with national policy.

**Reference: MM10**

**Table MM10**

**Policy SP 8 Infilling Development within the Green Belt**

In villages washed over by the Green Belt villages, identified below, limited infilling; may be acceptable where the proposals can demonstrate that the character of the area will not be eroded. Infilling means the filling of a small gap in an otherwise built up frontage. **The Council defines a small gap as a gap which fronts onto a highway and has a width less than 20 metres between the existing buildings.** Any development that does take place should not detract from the character and appearance of such villages.

The villages to which this policy applies are: Brampton-en-le-Morthen, Firbeck, Gildingwells, Hooton Levitt, Hooton Roberts, Letwell, Ravenfield, Thorpe Salvin, Ulley, and Wentworth.

**The Council recognises that there are other smaller hamlets, collections of houses and individual properties washed over by the Green Belt to which this policy does not apply.**

**Depending upon the nature of the proposed development other Green Belt policies may be relevant.**

**Reason**

To ensure that the policies are effective and are consistent with national policy.

**Reference: MM11**

**Table MM11**

**Policy SP 9 Previously Developed Sites within the Green Belt**

In instances where existing activities are located within the Green Belt, proposals for limited infilling **(defined as development between existing permanent buildings)** or the partial or complete redevelopment of previously developed sites, whether redundant or in continuing use (excluding temporary buildings), may be considered acceptable, provided that they would not have a greater impact on the openness of the Green Belt and the purposes of including land within it, than the existing development. ~~All proposals will require careful assessment and agreement prior to their submission, as to the impact and appropriateness of such changes and to the long term sustainability of the proposals including the location of the previously developed site.~~

Consideration will be given to the size, volume, massing, scale, position, siting, screening, enclosures, lighting and design of new buildings or structures to ensure that any harm or potential harm to the openness of the Green Belt is minimised.

Proposed changes to explanatory text:

4.39 Future development proposals for previously developed sites in the Green Belt will be carefully scrutinised to ensure that there will be no greater impact on the openness of the Green Belt and the purposes of including land within it than the existing development. Any proposals for partial redevelopment should be put forward in the context of comprehensive, long-term plans for the site as a whole. For the purposes of this policy, infill will be taken as development between existing permanent buildings. One example is Aven Industrial Park, east of Maltby, located in the Green Belt. Over previous years the Council has considered it appropriate to approve rationalisation and improvement proposals for this site and this approach may also be pursued with other previously developed sites if appropriate and sustainable. ~~Core Strategy Policy CS1 'Delivering Rotherham's Spatial Strategy' sets out the Spatial Strategy and Settlement Hierarchy to guide the delivery of new development in the borough and regard will be had to the location of development proposals within the Green Belt. It is highly unlikely that it will be appropriate to grant planning permission for residential development on previously developed sites that do not accord with the settlement hierarchy; are remote from existing services and facilities including public transport networks and would promote commuting by private vehicles.~~ Further guidance is set out in the Development in the Green Belt Supplementary Planning Document.

**Reason**

To ensure that the policies are effective and are consistent with national policy.

## Reference: MM12

Table MM12

### **Policy SP 11 Five Year Housing Supply**

The Council is committed to assessing the five year supply against the five year requirement plus 20% until it can be demonstrated that the Council is consistently meeting its housing requirement. The Council shall consider that it is consistently meeting its housing requirement if:

- a. The Council can demonstrate a five year supply of deliverable sites plus 20%: and
- b. In the same year the Council has equalled or exceeded its annual target for net additional dwellings per annum for three consecutive years:

From the following year onwards the Council will assess the five year supply against the five year target plus 5%, unless the Council fails to reach its target for net additional dwellings for three consecutive years:

#### **Explanation**

4.43 Core Strategy Policy CS6 'Meeting the Housing Requirement' sets out our approach to the release of allocated housing land. Policy SP 11 'Five Year Housing Supply' sets out how the Council will ensure that an adequate supply of housing land is maintained and, as far as is possible, ensure that the most sustainable sites are delivered.

4.44 Where local planning authorities have consistently failed to meet housing targets, the National Planning Policy Framework requires the addition of a 20% buffer to the five year target against which Local Planning Authorities compare the supply of deliverable sites. It follows, therefore that when a local planning authority is meeting its housing targets they can revert to the standard 5% buffer required by the National Planning Policy Framework and this policy sets out the conditions under which this buffer will no longer be applied.

4.45 The rate of delivery of housing will be monitored and positive action taken to ensure that a continuous five year, plus 20%, supply of deliverable housing land is maintained, in accordance with Core Strategy Policy CS34 'Housing Delivery and Ongoing Co-operation.'

4.46 The five year target is calculated by taking five times the annual target of 850 net additional dwellings per annum plus a five year share of the remaining shortfall against the target since 2008. The shortfall as a whole is distributed evenly through the remaining years of the plan period and the annual apportionment is calculated by dividing the shortfall by the remaining number of years in the plan period.

#### **Reason**

Policy SP11 is not consistent with national policy.

## Reference: MM13

Table MM13

### Policy SP12 Development in Residential Areas

Amend second paragraph :

"...Non residential uses will be considered in light of the need to maintain the housing land supply **and create sustainable communities**, and normally only permitted where..."

#### Reason

To make for an effective policy that is consistent with national policy.

## Reference: MM14

Table MM14

### Policy SP 13 Development on Residential Gardens

Proposals involving development on a garden or group of gardens, including infill of corner plots, will only be permitted where:

- a. The proposals would allow for a comprehensive scheme in the wider area to be achieved in the future; and
- b. the proposal does not harm the amenity of existing properties by overlooking, loss of privacy, **loss of light** or obtrusiveness; and
- c. development would not result in harm to the character of the area.

#### Explanatory text:

**4.54** The Council will need to be satisfied that the proposed development will not affect the amenity of existing properties by overlooking, loss of privacy, loss of light or obtrusiveness. This will require careful consideration of the type, scale and massing of the proposals, the location of habitable rooms with windows, provision of sufficient space for gardens if these are appropriate, and landscape screening to sensitive boundaries.

#### Reason

To make for an effective policy that is consistent with national policy.

## Reference: MM15

Table MM15

Insert new policy after SP14 Gypsy and Traveller Sites:

### **Policy SPA1 Waverley New Community**

**A large-scale mixed use new community is currently being developed at Waverley. The development will principally comprise residential development with complementary retail, community and commercial uses. The Policies Map identifies this Special Policy Area. The allocation will predominantly deliver new residential development within Waverley new community, along with some supporting community services and facilities. The majority of supporting community and commercial uses will be provided on the adjacent Mixed Use Area 21: Highfield Commercial, Waverley.**

**SPA1 will be developed in line with the principles below to ensure the creation of a sustainable community:**

**a. Development of the site will primarily be for C3 residential uses, in accordance with the extant planning permission. It is expected that in the plan period approximately 2,500 dwellings will be built on site.**

**b. The following supporting and complementary uses will also be supported:**

**i. A local centre close to Waverley Lakeside, of an appropriate scale to meet the needs of the new community and recreational users of the Lakeside area, and, taking account of the uses identified as acceptable within the adjacent Mixed Use Area 21. Acceptable uses within local centres are set out in Policy SP22 Development Within Town, District and Local Centres.**

**ii. Provision of appropriate Green Space and Green Infrastructure, including play facilities, of sufficient scale and quality to meet the needs of the residents of the community;**

**iii. A junior and infant school (unless otherwise agreed with the Local Planning Authority);**

**iv. Other non-residential uses will only be considered where proposals satisfy the criteria set out in Policy SP12 Development in Residential Areas; and in light of the need to maintain the housing land supply.**

**c. The site will continue to be developed according to a phased masterplanned approach allowing maximum practical integration between the different uses within and beyond the site to provide links to Mixed Use Area 21, the Advanced Manufacturing Park and to the wider Green Space to the south of the site and to the east.**

### **Explanation**

**x.xxx Core Strategy Policy CS1 'Delivering Rotherham's Spatial Strategy' identifies Waverley as a Principal Settlement within Rotherham for the development of a new community along with supporting services and facilities. Planning permission for the new community has been granted and development is underway. Approximately 2,500 homes are expected to be delivered within the Plan period. Adjacent to this Special Policy Area allocation, Mixed Use Area 21 will deliver the heart of the new community, with a mix of housing, employment, retail and community facilities, and a Mixed Use Centre. Policy SP69 Mixed Use Area 21: Highfield Commercial, Waverley, sets out how this mixed use area will be developed.**

**x.xxx In addition to delivering predominantly residential uses SPA1 will also provide a limited range of supporting complementary uses. Principally these will be focused on a new Local Centre. The indicative location of this Local Centre is shown on the Policies Map and is located close to Waverley Lakeside.**

**x.xxx The secondary Local Centre within SPA1 is expected to be of a significantly smaller scale and it is intended to meet the needs of the new community in this location as well as the users of the lakeside leisure and recreational facilities. The range of acceptable uses within Local Centres is identified at Policy SP22 Development Within Town, District and Local Centres. Core Strategy Policy CS12 Managing Change in Rotherham's Retail and Service Centres indicates that new development of an appropriate scale for local shops and community facilities will be supported in areas of housing growth. The Council will therefore carefully consider any proposals to ensure that they are appropriate in scale for this Lakeside location, whilst having due regard to the proposals for Mixed Use Centre provision within Mixed Use Area 21.**

**x.xxx The provision of an appropriate level and quality of Green Space and green infrastructure, including play areas, within the site allocation is required to ensure that development complies with relevant Local Plan policies; in particular Policy SP35 Green Infrastructure and Landscape, Policy SP40 New and Improvements to Existing Green Space, and Policy SP42 Design and Location of Green Space, Sport and Recreation.**

**x.xxx The scale of development being undertaken at Waverley, for which permission has been granted, requires the provision of two primary schools. The current masterplan for the site includes one of the new Junior and Infant Schools within Mixed Use Area 21. Work is ongoing to deliver this school. The second school (unless agreed with the Local Planning Authority) falls within this SPA to meet the educational needs of the new community.**

**x.xxx The SPA provides for the majority of new residential development to be delivered at Waverley, with appropriate levels of supporting uses primarily being provided within Mixed Use Area 21. In addition to the acceptable alternative uses identified in the policy, the Council recognises that other supporting uses may be acceptable in some circumstances. Policy SP12 Development in Residential Areas sets out the approach to considering such proposals within residential areas. It is considered appropriate that these principles are applied to proposals within the allocation to ensure they:**  
**i. are ancillary and complementary to the residential nature and function of the area;**



- ii. are no larger than is required to meet the needs of local residents;
- iii. will not have an unacceptable impact on the residential amenity of the area; and,
- iv. demonstrate how they will be of benefit to the health and well-being of the local population.

## **Implementation**

**x.xxx Given the scale of development underway to deliver the new community over a substantial period of time, it is vitally important that a masterplan approach continues to be taken. Any future proposals to prepare a refreshed masterplan will need to be agreed with the Local Planning Authority and will set out the land use mix, scale, layout, massing, height, access, landscaping principles; phasing of proposals and delivery of appropriate supporting infrastructure; and illustrate how proposed development will successfully integrate with the wider surrounding area, including Mixed Use Area 21 and the Advanced Manufacturing Park, to ensure an accessible, legible and sustainable development.**

**x.xxx A brief setting out the detailed specification for a site wide masterplan covering the entire Special Policy Area shall be agreed with the Council. The site wide masterplan shall be produced on a collaborative basis and subsequently agreed in writing by the Council before any planning applications are approved for the proposed developments, unless otherwise agreed in writing.**

**x.xxx The masterplan shall satisfy the following objectives:**

- To create a series of new distinctive residential character areas which will provide a range of new facilities (including a school), local green and feature spaces and choice of house types and tenures.**
- Good quality design will be important throughout and development will respond to local site features, and create landscape and townscape character.**
- To develop a sense of place for Waverley New Community with clear orientation through the character areas with a variety of building typologies, public spaces, vistas, gateways, focal points and landmarks.**
- To ensure that the new development at Waverley Square (MU21) is well integrated with the wider new community and with the movement and green space networks.**
- To create a waterside hub and recreational destination alongside Waverley Lakes incorporating a high quality and limited distinctive public promenade, children's play facilities and waterside uses (such as café bar and retail element) and linking to circular walking routes.**
- To provide a clear hierarchy and distinctive character of streets, cycle and pedestrian routes (including the incorporation of water and SuDS) to create a legible, attractive and permeable movement network that connects the new character areas and facilities together and makes strong linkages to the Advanced Manufacturing Park, Mixed Use Area, and the wider locality.**
- To provide an attractive and distinctive strategic route 'Waverley Walk' that links a series of public feature spaces with the key destinations of the Advanced Manufacturing**



**Park, and the new Mixed Use Area including the primary school with the lakes at Waverley Waterside.**

**• To enhance existing and provide new pedestrian, cycle and equestrian routes that connects the new community with the wider rights of way, bridleway and cycle networks in the locality.**

**• To create a strong visual network of multi-functional green spaces and routes (including Highwall Park, Waverley Park, Waverley Waterside and Central Park) through the development to link and integrate into the wider green network and key destinations.**

**• To provide a distinctive and coherent landscape strategy that provides a legible and attractive development where people are clearly signposted to key spaces and facilities.**

**• To create a series of high quality and distinctive public 'feature' spaces that provide areas for people to relax, play, interact with each other and support legibility and vitality throughout the character areas.**

**• To provide a distinctive landscape setting and character and maximise views and routes for new housing adjacent to Highwall Park and Waverley Waterside.**

**• To maximise the visual, recreational and ecological value of the lakes and key green spaces and routes so they form centre-pieces to Waverley new community's blue and green infrastructure.**

**• To maximise opportunities for educational experiences and community involvement in the green routes and spaces.**

**• To provide opportunities to integrate low carbon approaches into the development by prioritising walking and cycling routes, residential proximity to local amenities and services, SUDS and sustainable building techniques and materials.**

**• Parking should be sensitively integrated with street trees and landscaping to avoid visual dominance.**

#### **Reason**

To ensure an effective policy that is consistent with national policy.

#### **Reference: MM16**

**Table MM16**

#### **Policy SP 16 Land Identified for Industrial and Business Uses**

Within areas allocated for industrial and business use on the Policies Map, development proposals falling within Use Classes B1b and B1c, B2 and B8 will be permitted. Offices falling within Use Class B1a will only be acceptable where they are ancillary to the main proposed use or the proposals satisfy the requirements of Core Strategy Policy CS12 'Managing Change in Rotherham's Retail and Service Centres' and other relevant planning policy.

~~Development proposals within Use Classes C2, C3 and C4 will not be acceptable.~~ Other uses will be considered on their merits in line with Policy SP 17 'Other Uses Within Business, and Industrial and Business Areas'.

**Reason**

To ensure an effective policy that is consistent with national policy.

**Reference: MM17****Table MM17****Policy SP17 Other Uses Within Business, and Industrial and Business Areas**

Within areas allocated for business, or industrial and business use on the Policies Map, **proposals for alternative** uses other than those identified **as not acceptable in business use allocations** in Policy SP 15 'Land Identified for Business Use' and Policy SP 16 'Land Identified for Industrial and Business Uses' will be considered **positively** on their merit having regard to other relevant planning policies and **whether the following criteria are satisfied**:

**1 it can be demonstrated that the continued use of the site for business or industrial purposes would cause unacceptable planning problems which cannot be adequately mitigated, and alternative proposals are compatible with adjacent existing and proposed land uses, and the impact on amenity can be appropriately mitigated; or**

**2 proposals are compatible with adjacent existing and proposed land uses and any impact on amenity can be appropriately mitigated; and either**

**a. proposals positively contribute to the range and quality of employment opportunities in the borough; or**

**b. the site is no longer required for employment use on the basis that adequate provision of employment land would remain within the borough to meet its economic strategy and development needs (based upon an assessment of existing land supply including amount, type, quality and use of land, and current and future demand), or, the site is no longer viable for employment use as demonstrated by:**

**i. having been marketed for at least 12 months, including both traditional and web-based marketing, and regular advertisement in local, regional and/or national publications as appropriate; and**

**ii. opportunities to re-let premises having been fully explored; and**

**iii. the premises/site having been marketed for sale or to let (as appropriate), at a price which is commensurate with market values (based on evidence from recent and similar transactions and deals); and**

**iv. the terms and conditions set out in the lease being reasonable and attractive to potential businesses, and that no reasonable offer has been refused.**

**a. their contribution to the range and quality of employment opportunities in the borough;**

b. compatibility with adjacent existing and proposed land uses and any impact on amenity;

c. that adequate provision of employment land would remain within the borough and the locality of the site based upon an assessment of existing land supply (including amount, type, quality and use of land) and current and future demand; and

d. that there is compelling evidence which clearly demonstrates that the site is no longer viable for employment use on the basis that:

- i. The site or premises have been marketed to the Council's satisfaction for at least 12 months and included both traditional and web-based marketing, and regular advertisement in local, regional and/or national publications as appropriate; and

- ii. opportunities to re-let premises have been fully explored; and

- iii. The premises/site have been marketed at a price which is commensurate with market values (based on evidence from recent and similar transactions and deals) and

- iv. it has been demonstrated that the terms and conditions set out in the lease are reasonable and attractive to potential businesses, and that no reasonable offer has been refused.

Proposed amendments to explanatory text:

4.66 Policy SP 15 'Land Identified for Business Use' and Policy SP 16 'Land Identified for Industrial and Business Uses' set out the uses which will be acceptable and unacceptable within business, and industrial and business use areas. These areas encompass sites allocated for new economic development and sites where business, or industrial and business uses are predominant or will be considered acceptable. **Policy SP17 'Other Uses Within Business, and Industrial and Business Areas' establishes how proposals for alternative uses within these locations will be considered. The Council will expect to receive robust evidence to support any proposals in order to satisfy the policy criteria. Where the information submitted is insufficient then the Council will not support the proposal for alternative uses. For clarity this policy does not apply to sites identified as Special Policy Areas which are subject to specific policies reflecting their strategic importance or special characteristics.**

**4.xx In line with Core Strategy Policy CS9 'Transforming Rotherham's Economy' the Council will support and assist the relocation of uses which are ill-suited to their surroundings and which prejudice the satisfactory planning of the area, whilst protecting existing and potential employment opportunities. The situation could arise where uses within existing business or industrial and business use allocations result in conflicts with adjoining or nearby uses which cannot be adequately mitigated. There may be alternative business or industrial uses which could satisfactorily operate from such sites; however the Council acknowledges that in some circumstances there may be evidence that continued business or industrial use of a site could cause unacceptable planning problems which cannot be mitigated. In these circumstances criterion 1 indicates that the Council will positively consider proposals for alternative uses other than those identified as not acceptable in business use allocations in Policy SP 15 'Land Identified for Business Use'. The Council will need to be satisfied that uses compliant with Policies SP15 or SP16 (as appropriate) would not be appropriate in this location.**

**and that alternative development proposals are compatible with adjacent existing and proposed land uses and any impact on amenity can be appropriately mitigated.**

4.67 **The Council recognises that there may also be other circumstances when alternative uses may be appropriate in business or industrial and business use locations (with the exception of B2 general industrial and B8 storage and distribution uses within business use areas which are specifically excluded by Policy SP15 Land Identified for Business Use).** In order to ensure that sufficient suitable employment land remains available whilst allowing flexibility to adapt to changing circumstances, Policy SP 17 'Other Uses Within Business, and Industrial and Business Areas' establishes **the circumstances where** proposals for alternative uses will be considered **positively** on their merits and take **taking** account of a range of factors. **Criterion 2 enables assessment of the compatibility of proposals with adjacent existing and proposed land uses and is required to be satisfied, along with demonstrating either that proposals positively contribute to the range and quality of employment opportunities in the borough (criterion 2a.) or that the site is no longer required or viable for employment use (criterion 2b.).**

4.68 The impact of the proposed development on the character of the area, and the compatibility with adjacent existing and proposed land uses will be considered, along with any impact on amenity. **The Council will require satisfactory demonstration that any amenity impacts identified can be appropriately mitigated.**

4.69 Proposed uses may be acceptable within areas allocated for other uses. Therefore the Council will require evidence that there are no suitable alternative locations available or likely to become available within a reasonable period of time for the proposed development. This should be considered on a borough-wide basis unless compelling evidence can be provided justifying the location of the proposed development within a particular locality. **Some uses may not fall within the traditional employment land use classes (B1, B2 and B8) but generate employment opportunities similar to these uses. Alternative uses may therefore be acceptable where it can be demonstrated that they will positively contribute to the range and quality of employment opportunities within the borough.**

4.70 The Council also needs to be satisfied that viable employment sites are not lost and that alternative development does not jeopardise the Local Plan's strategy for meeting the borough's employment requirements **or the Council's economic strategy. The Core Strategy identifies the need to plan for 235 hectares of employment land over the Plan period; a figure endorsed by the 2015 Sheffield and Rotherham Joint Employment Land Review.** We **The Council** will therefore require evidence that adequate provision of employment land **will** remain within the borough **to meet the Council's economic strategy and development needs,** and the locality of the site **Evidence submitted in support of alternative proposals shall be** based upon an assessment of existing land supply (including amount, type, quality and use of land) and current and future demand. This shall have regard to the Council's latest Employment Land Review **and monitoring data, and Rotherham's Economic Growth Plan 2015 – 25 (or any subsequent replacement).**

4.71 To ensure that viable employment sites are not lost to alternative uses applicants should **will be expected to** provide evidence that the land or property has been advertised on the open

market for at least 12 months. The Council expects marketing to have taken place at least four times at roughly equal periods over the year, at a realistic price which reflects its value as employment land or an employment enterprise, and that no reasonable offer has been refused.

**Reason**

To ensure an effective policy that is consistent with national policy.

**Reference: MM18**

**Table MM18**

**Policy SP 18 Industrial and Business Development in Relation to Sensitive Areas of Land-use**

Where sensitive land uses are situated within or close to areas allocated for industrial and business use or Mixed Use Areas, all development must have regard to the presence of the sensitive land-use and be designed in such a way that residential amenity or the special characteristics of the sensitive area are not adversely affected. Sensitive land uses should not be located close to industrial and business uses where the environmental needs of residents or other occupiers or users of the proposed development would constrain the neighbouring business or industrial activities.

**Explanation**

**4.73**

In some areas, the Local Plan provides for a change in land-use character, with a past predominant land-use being replaced by another. This may, of necessity, be a gradual process where the transition takes place over several years. Policy SP 18 'Industrial and Business Development in Relation to Sensitive Areas of Land-use' ensures that where sensitive land uses are close to areas allocated for industrial and business use or Mixed Use Areas, that amenity considerations are taken into account in any development proposals. Sensitive uses could include, but are not limited, to housing, residential institutions, hotels, hostels, community facilities including health and education, certain leisure uses, and wildlife, geology and heritage sites.

**4.74**

Wherever possible, the amenity of adjoining areas will be protected from the effects of industrial activity by a requirement in any new development for suitably landscaped and contoured buffer strips and appropriate boundary treatment, including screen walls or fences.

**Reason**

Key principles to be incorporated within Policy SP58.

## Reference: MM19

Table MM19

### Policy SP19 Waverley Advanced Manufacturing Park:

To protect and enhance this regionally important cluster development within the Advanced Manufacturing Park, site allocation E22 as shown on the Policies Map, will be restricted to proposals within Classes B1(b) research & development / studios / laboratories / high-tech, B1(c) Light Industry; and B2 general industry (specifically advanced manufacturing / engineering) which can demonstrate that they contribute towards the advanced manufacturing and materials sector. Proposals for B1(a) offices will only be acceptable where they are ancillary to the main use of the Advanced Manufacturing Park be supported where they contribute to the overall growth of the Advanced Manufacturing Park.

Alternative employment proposals within Classes B1 and B2 of the Town and Country Planning (Use Classes) Order, 1987 (as amended) will only be permitted where it can be demonstrated that:

- a. The proposed use would support the activities of existing and future occupiers of the Advanced Manufacturing Park; or
- b. there is no reasonable prospect of the site being developed for advanced manufacturing and materials purposes; and
- c. development would not compromise the development of other sites within the Advanced Manufacturing Park for uses within the advanced manufacturing and materials sector; and
- d. there are no other sites suitable for the proposed development which are available or will become available within a reasonable period of time

### Explanation

4.75 The Advanced Manufacturing Park (AMP) at Waverley (site allocation E22) has developed as a regionally important cluster contributing towards Rotherham's economic transformation. It provides land for new jobs within the priority advanced manufacturing and materials sector. Core Strategy Policy CS9 'Transforming Rotherham's Economy' encourages the development of this cluster by supporting proposals for complementary uses. Policy SP 19 'Waverley Advanced Manufacturing Park' makes clear that the Council, in determining planning applications, will support development proposals which demonstrate that they contribute towards the advanced manufacturing and materials sector. This may include research and development intensive space; development proposals that are suitable for delivering the roll out of high technology, research and development and hybrid space. Proposals that encompass a mix of industrial space and offices, ideal for modern manufacturers providing 'manu' services, and in growth sectors such as low carbon industries and medical technology will all be supported.

4.76 In helping to maintain and enhance this cluster, the site is not considered suitable for more general employment uses which could be accommodated in other locations. Therefore alternative uses within Use Classes B1 and B2 will only be permitted where it can be demonstrated that they

would support the existing and future occupiers of the Advanced Manufacturing Park; or the site has no reasonable prospect of being developed for advanced manufacturing and materials purposes, and that there are no other alternative sites suitable for the proposed development which are available or will become available within a reasonable period of time. It will also be important to ensure that any alternative development does not compromise the development of other sites within the Advanced Manufacturing Park for the preferred uses identified in Policy SP-19 'Waverley Advanced Manufacturing Park'.

**Reason**

To ensure that there is a flexible approach to the development of the Advanced Manufacturing Park.

## Reference: MM20

Table MM20

### Policy SP 21 Todwick North

Within site allocation E16 as shown on the Policies Map, development proposals for B1b, B1c (business) and B2 (general industry) uses will be permitted and should form the majority of floorspace within the area. B8 (storage and distribution) uses will only be acceptable where they are ancillary to the main proposed use. Offices falling within Use Class B1a will only be acceptable where they are ancillary to the main proposed use or the proposals satisfy the requirements of Core Strategy Policy CS12 'Managing Change in Rotherham's Retail and Service Centres' and other relevant planning policy. Other uses will not be permitted.

The site is intended to attract major inward investment by accommodating one or more large users or through the development of smaller plots which comprise a high quality business park. Where smaller plots are developed the preferred outcome is the creation of a cluster responding to the borough's economic priorities set out in Core Strategy Policy CS9 'Transforming Rotherham's Economy'.

Development will be of a high quality of design and of an appropriate scale that is sensitive to its surroundings. A high quality landscaping scheme will be required, incorporating and enhancing natural environmental features. Appropriate mitigation of adverse impact on ecological interests will be required.

Masterplanning will be required in line with Core Strategy Policy CS2 'Delivering Development on Major Sites', to enable a comprehensive vision for development of this area.

### Explanation

**4.81** The Council's strategy has provided a range of types and qualities of development site. Numerous other sites are available to provide for more general industrial and business needs. This site (E16) is allocated to help attract major inward investment into Rotherham and the City Region, and deliver a premium business park with opportunities for high quality office, business and industrial development. It is an excellently located site with minimal investment requirements and the potential deliver a large number of jobs.

**4.82** The Council will seek to ensure that the opportunities presented by the site are maximised. The site offers potential for a single, or several large occupiers whose requirements cannot be met on other sites. Alternatively it also offers an opportunity for smaller plots to be developed. Where this is the case the preference is for the site to contribute towards the borough's economic priorities.

**4.83** Development here will take advantage of recent improvements to upgrade the stretch of the A57 between Junction 31 of the M1 and Todwick Crossroads. There are also bus services in South Anston with stops on Sheffield Road (A57) that could serve the development but further provision may be required.



**4.84** In delivering a high quality, prestigious business location the Council will pay particular attention to the quality of design and landscaping, and how this incorporates and enhances natural environmental features. Masterplanning will be vital to ensure that a comprehensive vision for the site's development is achieved.

**4.85** Recent ecological surveys of the wider area confirm the presence of a number of priority habitats forming a valuable farmland mosaic. The site is likely to support a range of wildlife including bat species. The wintering bird survey recorded 52 species with 49 species actively using the site for feeding, resting or roosting; 15 of these species are designated or are of, conservation concern. The site should be considered of importance to these species for winter foraging but also, for the majority of these species, as a breeding site. The large site and mosaic of habitats support a significant range and number of bird species. Taking account of this the Council will ensure that appropriate mitigation of adverse impact on ecological interests is in place as part of any planning permission. Mitigation will need to demonstrate protection of adjacent and connected habitats and features of interest and the conservation of ecological networks with the wider site.

#### Reason

This site, together with other areas of land around Todwick, makes a significant contribution to preventing the neighbouring settlement groupings of Dinnington/ Anston/Laughton Common and Wales/Kiveton Park from merging into one another. Furthermore development of this extensive area of farmland would constitute encroachment into the countryside and cause severe damage to the attractive rural character of the local area. Consequently the allocation is not justified and is not consistent with national policy.

#### Reference: MM21

Table MM21

#### Policy SP 23 Primary Shopping Frontages

To protect and enhance the concentration of A1 shops within Primary Shopping Frontages proposals for A2 financial and professional services and A3 restaurants and cafés uses at ground floor level will be supported where it can be demonstrated that they would:

- a. not dilute the concentration of A1 shops in the Primary Shopping Frontage below 65%, **or further reduce the current percentage of A1 shops where the concentration is already below 65%;** and
- b. not detract from the appearance and character of the frontage; and
- c. retain an active frontage and where the proposal relates to a premises with an existing shop front, the shop window would continue to be used for display purposes

Uses other than those identified above (except for public toilets, baby changing and breast feeding facilities) will not normally be supported at ground floor level.

Explanation

4.92 In order to maintain the shopping focus within these areas the Council will seek to ensure that A1 shop uses in Primary Shopping Frontages are not diluted below 65% **or reduced below current levels where the percentage of A1 shops is already below 65%**; considered across the whole Primary Shopping Frontage. The Council maintains annual monitoring data for town and district centres, including Primary and Secondary Shopping Frontages. However applicants will be expected to demonstrate, by way of up to date survey data, that proposed development will not reduce the concentration of A1 shops in the Primary Shopping Frontage below 65%, **or below current levels where the percentage of A1 shops is already below 65%**.

#### Reason

To secure an effective policy that is consistent with national policy.

### Reference: MM22

Table MM22

#### Policy SP25 Hot Food Takeaways

Hot food takeaways will be permitted within town, district and local centres (but outside of Primary and Secondary Shopping Frontages) where they:

- a. Would not result in more than 10% of the ground floor units within a defined town or district centre being hot food takeaways; or
- b. Would not result in more than 25% of the ground floor units within a defined local centre being hot food takeaways; and
- c. Would not result in more than two A5 units being located adjacent to each other; and
- d. Will not negatively impact upon the amenity of surrounding businesses or residents.

Hot food takeaways (including A3 restaurants with takeaway facilities) **outside of town, district and local centres will be required to satisfy Core Strategy Policy CS12 and** will not be permitted where they:

- e. ~~Are within 800 metres of a primary school, secondary school or college (measured in a straight line from any pedestrian access to the school or college), except where they are within a defined town, district or local centre and satisfy criteria a, b, c and d above;~~
- f. ~~Would~~ result in more than two A5 units being located adjacent to each other.

Proposals for hot-food takeaways will be considered in light of their impact on amenity and any mitigating measures. This will include taking account of highway safety and parking, hours of operation, control of odours and cooking smells, litter and waste disposal, and crime and anti-social behaviour.

#### Explanation

**4.100** National planning policy encourages Councils to support local strategies to improve health and wellbeing and help create a healthier built environment. The Local Plan supports the vision and strategic objectives of the Rotherham Health and Wellbeing Strategy; in particular promoting healthy lifestyles to tackle high obesity rates and high levels of lifestyle risks such as smoking, alcohol, diet and obesity. Policy SP 25 'Hot Food Takeaways' seeks to address the proliferation of takeaways to help maintain the economic vitality and viability of town, district and local centres and promote healthy lifestyles. **4.101** Hot food takeaways can contribute to the vitality and viability of centres by providing accessible services and promoting linked trips; however they are not supported within Primary or Secondary Shopping Frontages, where the retention of the shopping character is considered of central importance. Unless adequately controlled takeaway uses can result in harmful impacts to the vitality and viability of centres, through shutters being closed throughout the day and clustering of premises which detract from an area's character and function. Takeaways will therefore only be permitted where they do not result in more than 10% of the ground floor units within a defined town or district centre, or 25% within local centres being hot food takeaways. To reduce the impact of clustering, proposals will not be permitted where they would result in two or more A5 units being located next to each other.

**4.102** The Policy also ensures that permission will only be granted where hot food takeaways will not negatively impact on the amenity of nearby businesses and residents, taking account of issues such as litter, smells, anti-social behaviour, noise and general disturbance, parking and traffic problems.

**4.103** Rotherham's Health Profile (2013, Department for Health) shows that about 20.5% of Year 6 children (age 10/11) are classified as obese, higher than the average for England. It also shows that healthy eating adults and the number of obese adults are significantly worse than the England average. The Child Health Profile (Child and Maternal Health Observatory, 2012) also shows that 8% of reception age children (age 4/5) are obese. Data from the National Obesity Observatory shows a strong association between deprivation and the density of fast food outlets, with more deprived areas having more fast food outlets per 100,000 population. It reveals that as of 2013 Rotherham had 88.9 hot food takeaways per 100,000 population (compared to 86 for England as a whole).

**4.104** Policy SP 25 'Hot Food Takeaways' therefore seeks to ensure that new hot food takeaways do not increase the exposure of school children and young adults to these uses. Hot food takeaways may be acceptable outside of town, district and local centres; for example in neighbourhood parades which serve the needs of local communities. To ensure that access to hot food takeaways are controlled the Policy makes clear that in such circumstances hot food takeaways will not be permitted within 800 metres of a primary or secondary school or college unless they are within a town, district or local centre and meet the requirements of the policy. For the purposes of this policy 800 metres will be measured in a direct line from any pedestrian access to the school or college. **Hot food takeaways are considered to be main town centre uses as defined in the National Planning Policy Framework. As such proposals in out of or edge of centre locations will be required to satisfy the requirements of Core Strategy Policy CS12 Managing Change in Rotherham's Retail and Service Centres.** To reduce the impact of clustering, proposals outside of defined centres will not be permitted where they would result in two or more A5 units being located next to each other.

**4.105** The exception to this approach is set out in Policy SP 33 'Motorway Service Areas' which identifies hot food takeaways as an acceptable use within Motorway Service Areas. It is considered that such sites will be primarily accessed by car and therefore not easily accessible for younger people without private transport.

**Reason**

To secure an effective policy that is consistent with national policy.

**Reference: MM23**

**Table MM23**

**Policy SP31 Development Affecting Key Routes and the Strategic Road Network**

Careful consideration will be given to any potential adverse impacts of development on the Key Transport Routes and the Strategic Road Network, **having regard where relevant to guidance in circular 02/2013 or any subsequent replacement**. Where a proposal is likely to have transport implications, applicants must set out suitable mitigation measures in their Transport Assessment.

**Explanation**

4.133 The Key Routes and Strategic Road Network are the main arteries allowing the transport of goods and people to and through the borough. As such they must be protected from the adverse effects of development. These effects primarily take the form of additional vehicle trips that cause congestion and increased queueing at junctions. The analysis of the likely effects of a development on the roads should be addressed by means of a transport assessment. **Regard should be had, where relevant, to the guidance relating to the Strategic Road Network in Circular 02/2013 or any subsequent replacement.** This **analysis** will identify the scale and nature of the adverse effects. Mitigation should be proposed and modelled as part of the planning application and secured by means of a planning agreement. Where the effects of the development are not severe the developer will be expected to contribute to a future scheme of mitigation where costs are apportioned on the basis of the number of extra trips that the development adds to the network.

**Reason**

To produce an effective policy that is consistent with national policy.

## Reference: MM24

Table MM24

### Policy SP33 – Motorway Service Areas

The Council will consider proposals for the establishment of additional facilities **Motorway Service Areas** to meet clearly identified and evidenced needs of motorway travellers on their merits **in accordance with Circular 02/2013 or any subsequent replacement**, and in the light of Policy SP 2 'Development in the Green Belt' and subject to the other provisions of the Local Plan to mitigate the impact of development on the local road network, landscape, **ecological resources**, heritage resources and local amenity.

Acceptable uses within Motorway Service Areas include hotels (C1), restaurants (A3), hot food takeaways (A5), petrol filling station (Sui-Generis) and ancillary retail (A1). **In considering uses in addition to the minimum mandatory requirements for signed Motorway Service Areas as set out in Circular 02/2013 or any subsequent replacement, regard will be had to the primary function of roadside facilities which is to support the safety and welfare of the road user.** However a Motorway Service Area should not become a destination in its own right. Proposals for services should include sustainable refuelling infrastructure.

Supporting text paragraph 4.139:

Motorway service areas provide facilities for travellers alongside motorways and motorway junctions. It is recognised that within Rotherham opportunities for motorway service areas are most likely to occur in **might be constrained by** the Green Belt where there is a presumption against inappropriate development and planning permission will only be given in exceptional **very special** circumstances. Proposals for motorway services will be considered on their merits and the Council will be mindful of the **need for such facilities, based upon the existence of a recognised gap in provision between existing Motorway Service Areas (as set out in Circular 02/2013 or any subsequent replacement)**. existence of a recognised range of facilities for motorway users which already exist in and adjoining the motorway corridors within the borough and wider sub-region and expect developers **Developers will be expected to clearly demonstrate that any harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations including the need for and the benefits of a new Motorway Service Area and as such very special circumstances exist which justify the grant of planning permission.** the need for additional facilities in seeking to justify exceptions to Green Belt policy. Furthermore, the Council will require developers to mitigate the likely impact of development on the local road network, landscape, **ecological resources**, heritage resources and local amenity. The Council is keen to encourage sustainable travel options and reduce carbon emissions, therefore proposals for service areas should include sustainable refuelling infrastructure which accommodate alternative means of refuelling such as electric charging points, LPG autogas, compressed natural gas and biodiesel.

### Reason

To make for an effective policy that is consistent with national policy.

## Reference: MM25

Table MM25

### Policy SP 35 Green Infrastructure and Landscape

The Council will require proposals for all new development to support the protection, enhancement, creation and management of multi-functional green infrastructure assets and networks including landscape, proportionate to the scale and impact of the development and to meeting needs of future occupants and users.

**Within the most sensitive landscape character areas (identified as high or moderate to high landscape sensitivity), development will only be permitted where it will not detract from the landscape or visual character of the area and where appropriate standards of design and landscape architecture are achieved.**

In preparing planning applications developers will be expected to consider:

- a. the location and function of existing green infrastructure assets in relation to the development, and the potential to contribute to wider green infrastructure networks and initiatives;
- b. sensitively managing change in the landscape **and contributing, where appropriate, to the enhancement of the urban fringe and other degraded areas in accordance with identified Landscape Character Area management strategies** through the minimisation of adverse impacts and enhancement of the beneficial impacts of new development;
- c. contributing, where appropriate, to the enhancement of the urban fringe and other degraded areas in accordance with identified Landscape Character Area management strategies.

Where development proposals will most likely result in a significant impact on the borough's green infrastructure, landscape and visual amenity, the proposals should assess the potential impact and propose how any negative effects will be minimised. In doing so consideration should be given to:

- d. ~~alternative site selection;~~
- e. ~~the scale, massing, design, form, layout, orientation and/ or operation of the development;~~
- f. ~~the incorporation of suitable mitigation measures or;~~
- g. ~~where suitable mitigation measures are not achievable on site, then development should provide appropriate compensation off site.~~

**c. the incorporation of suitable mitigation measures or; where suitable mitigation measures are not achievable on site, then development should provide appropriate compensation off site.**

For major development of more than 10 dwellings, or more than 1,000 square metres of floorspace applicants are expected to ~~undertake site survey, assessment and evaluation of their proposals~~

~~prior to submission of any planning application, to set out~~**demonstrate** how they have considered the elements listed below, and to clearly set out appropriate mitigation/ remediation and enhancement~~enhancement, mitigation and/or compensation~~ measures **as appropriate**:

~~h.d.~~ topography,~~and~~ geology, natural patterns of drainage and proposed water management;

~~i.e.~~ the type, location and composition of wildlife habitats and ecological networks;

~~j.f.~~ the creation of new and enhancement of existing green infrastructure to enhance links, increase function,~~connect places~~, and to address deficits, priorities, needs and opportunities;

~~k.g.~~ the presence, pattern and composition of existing historic landscape features including hedgerows, field boundaries, ancient and semi-natural woodland and veteran trees, and disused quarries;

~~l.h.~~ the pattern, distribution and relationship of footpaths, cycleways, **including Public Rights of Way and national trails**, and roads to settlements;

~~m.i.~~ the special qualities and landscape features which contribute to landscape character, local distinctiveness and the setting of neighbouring settlements; and where relevant, adjacent landscape character areas;

**j. provision for sustainable long term maintenance and management including climate change adaptation.**

~~n.~~ the visual aspects of the landscape setting including visually sensitive skylines, settlement edges, and the opportunities available to safeguard and enhance important views to and from landscape and historic features of significant local value;

~~o.~~ proposals should be of an appropriate scale and density for their location;

~~p.~~ in designing the layout and orientation of development proposals, consideration will need to be given to the function and end use of any proposals;

~~q.~~ the use of reclaimed materials, vernacular materials and appropriate native species;

~~r.~~ provision for sustainable long term maintenance and management including climate change adaptation.' This policy should be read in conjunction with Core Strategy Policy **Policies** CS19 'Green Infrastructure' **and CS21 'Landscape'**.

Where the prime function of green infrastructure is for recreational open space, development proposals will be primarily considered by Policy SP 40 'New and Improvements to Existing Green Space', Policy SP 41 'Protecting Green Space', and Policy SP 42 'Design and Location of Green Space, Sport and Recreation' as appropriate.

Proposed changes to explanatory text under Green Infrastructure:

Insert new paragraph after 4.144:



**4.xxx Consideration should also be given to the Council's Public Rights of Way Improvement Plan which sets out key improvements and projects for the future. Proposals for the diversion or rationalisation of Public Rights of Way routes will be supported provided they are in the public interest and in keeping with local land management practices.**

Proposed changes to explanatory text under 'Guidance on landscape requirements':

4.158 In planning for development, reference should be made to the Rotherham Borough Landscape Character Assessment and Landscape Capacity Study (2010), which identifies broad landscape character areas and their sensitivity to change. In particular paragraph 3.12-3.14 and figure 8 refer to broad landscape character area management strategies. In addition the Council has published further landscape capacity assessments to ensure comprehensive coverage of all site allocations. In order to assess a landscape's potential ability to adapt to change without losing its intrinsic character, it is necessary to analyse the condition of the landscape together with its strength of character. The aim of this policy is to ensure a quality transition between urban and rural areas:

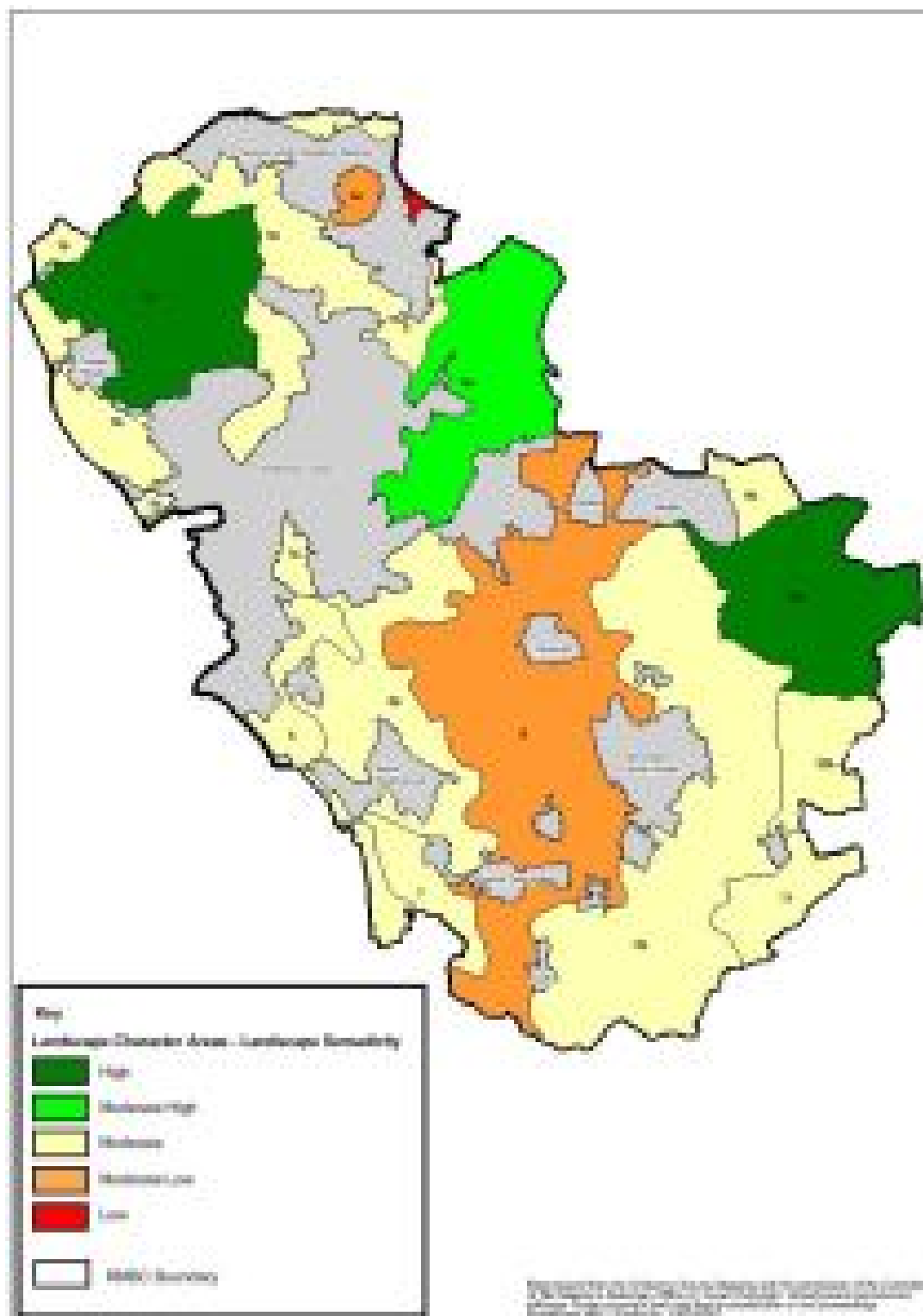
**4.xxx In planning for development, reference should be made to the Rotherham Borough Local Landscape Character Areas and their sensitivity to change. Further detail is provided in the Landscape and Visual Impact Assessment 2015. Map x and table x illustrate the Landscape Character Areas and their sensitivity to change.**

**4.xxx Core Strategy Policy CS21 Landscape states that within Areas of High Landscape Value, development will only be permitted where it will not detract from the landscape or visual character of the area and where appropriate standards of design and landscape architecture are achieved. The Areas of High Landscape Value designation has been replaced in the Sites and Policies document with an approach based on landscape character areas. The most sensitive landscape character areas (identified as high or moderate to high landscape sensitivity) are all predominantly within the former Areas of High Landscape Value and contain heritage assets and registered parks and gardens (Sandbeck and Wentworth). In order to ensure consistency with the Core Strategy and its commitment to provide the highest level of protection to sensitive landscapes, Policy SP35 states that development within landscape character areas (identified as high or moderate to high landscape sensitivity) will only be permitted where it will not detract from the landscape or visual character of the area and where appropriate standards of design and landscape architecture are achieved.**

**Map x Landscape Character Area Sensitivity**



Map x Landscape Character Area Sensitivity



**Table x Rotherham Landscape Character**

<b>Landscape Character Areas</b>	
<b>1a</b>	<b><u>Wentworth Parkland - Core</u></b>
<b>1b</b>	<b><u>Wentworth Parkland - Fringes</u></b>
<b>2</b>	<b><u>Dearne Valley Floor</u></b>
<b>3a</b>	<b><u>Wath and Swinton farmlands – Swinton racecourse</u></b>
<b>3b</b>	<b><u>Wath and Swinton farmlands – Railway triangle</u></b>
<b>4</b>	<b><u>Don Valley Floor</u></b>
<b>5a</b>	<b><u>Coalfield Tributary Valleys - Thrybergh</u></b>
<b>5b</b>	<b><u>Coalfield Tributary Valleys - Treeton</u></b>
<b>5c</b>	<b><u>Coalfield Tributary Valleys - Canklow</u></b>
<b>6</b>	<b><u>Rother Valley Floor</u></b>
<b>7</b>	<b><u>Rother Valley Reclaimed Farmland</u></b>
<b>8</b>	<b><u>Central Rotherham Coalfield Farmland</u></b>
<b>9a</b>	<b><u>East Rotherham Limestone Plateau</u></b>
<b>9b</b>	<b><u>East Rotherham Limestone Plateau – Maltby Colliery</u></b>
<b>10a</b>	<b><u>Sandbeck Parklands - Core</u></b>
<b>10b</b>	<b><u>Sandbeck Parklands - Fringes</u></b>
<b>11</b>	<b><u>Ryton Farmlands</u></b>

**4.xxx In order to assess a landscape's potential ability to adapt to change without losing its intrinsic character, it has been necessary to analyse the condition of the landscape together with its strength of character and its sensitivity to change. This has resulted in a Sensitivity Matrix which sets out broad Landscape Character Area Management Strategies. Further detail is provided in the Rotherham Landscape Character Assessment and Landscape Capacity Study (2010; paragraphs 3.12 -3.14 and Figure 8).**

**4.xxx The matrix should be used in conjunction with map x to determine the Landscape Character Area(s) relevant to development proposals, the landscape sensitivity of these areas and the appropriate management strategy. Proposals should clearly demonstrate how they have responded to the relevant management strategy. This approach may be updated should the Council undertake detailed Landscape Character Assessment work in the future.**

**Table x Landscape Sensitivity Matrix**

### Landscape Character Areas

Condition	Management Strategy		
Good	Strengthen and reinforce	Conserve and strengthen	Safeguard and manage
Moderate	Improve and reinforce	Improve and conserve	Conserve and restore
Poor	Reconstruct	Improve and restore	Restore condition and maintain character
	Weak	Moderate	Strong
	Strength of Character		

### Landscape Sensitivity Matrix

	High Sensitivity
	Moderate/High Sensitivity
	Moderate Sensitivity
	Moderate/Low Sensitivity
	Low sensitivity

### Reason

To ensure an effective policy that is consistent with national policy.

## Reference: MM26

Table MM26

<p><b>Policy SP36</b></p> <p>Amend title:</p> <p>Policy SP36 Conserving <b>and Enhancing</b> the Natural Environment</p> <p>Amend paragraph 4 of the policy:</p> <p>Planning permission will not be granted for development that is likely to, directly or indirectly, result in the loss or deterioration of sites, habitat or features that are considered to be irreplaceable due to their age, status, connectivity, rarity or continued presence <b><u>unless the need for, and benefits of, the development in that location clearly outweigh the loss. The 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.</u></b></p> <p><b>Reason</b></p> <p>To ensure an effective policy that is consistent with national policy.</p>
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## Reference: MM27

Table MM27

<p>Policy SP37 Sites Protected for Nature Conservation</p> <p>Amend first sentence:</p> <p>Development or changes of use on land within or outside a statutorily protected site (either individually or in combination with other developments) which would adversely affect the <b><u>notified special interest features</u></b> interest, fabric or setting of the statutorily protected site will not be permitted.</p> <p>Amend supporting text paragraph 4.174:</p> <p>In the case of statutorily protected sites the views of the relevant statutory agency will be sought. The Council will only support proposals where there will be no adverse effect on the reasons for designation and then only on the express advice of the statutory agency concerned. <b><u>An exception will only be made where the benefits of the development, at the proposed site, clearly outweigh both the impacts that it is likely to have on the notified special interest features of a Site of Special Scientific Interest and any broader impacts on the national network of the notified special interest features. As set out in paragraph 119 of NPPF, the 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.</u></b></p>
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**Reason**

To ensure an effective policy that is consistent with national policy.

**Reference: MM28****Table MM28****Policy SP 38 Protected and Priority Species**

Amend first sentence of SP38:

'Planning permission for development likely to have a direct or indirect adverse impact on the following will only be granted if they can demonstrate the need for the development in that location, **that there are no alternative sites with less or no harmful impacts that could be developed** and that mitigation and/or compensation measures can be put in place that enable the status of the species to be **conserved** maintained or enhanced:'

Amend supporting text paragraph 4.178:

When considering a development proposal that is likely to result in harm or disturbance to protected species the views of the relevant statutory agency will be sought and respected, and regard will be given to the requirements of relevant legislation. **Developments adversely affecting European or nationally protected species will also require a licence from Natural England, which must be applied for after planning permission is granted.**

**Reason**

To ensure an effective policy that is consistent with national policy.

**Reference: MM29****Table MM29****SP40 New and Improvements to Existing Green Space**

~~a. Residential development proposals, will be expected to provide Green Space in line with the following principles will be applied:~~

**a. Residential** development schemes of 36 dwellings or more ~~shall~~**should** normally provide 55 square metres of Green Space per dwelling, ~~on site where necessary~~ to ensure that all new homes are:

- i. Within 280 metres of a Green Space; and
- ii. Ideally within 840 metres of a Neighbourhood Green Space (as defined in the Rotherham Green Space Strategy 2010); and

iii. Within 400 metres of an equipped play area.

**The exception to this will be where the characteristics of the site and the nature of the proposals are likely to impact on the delivery of the Green Space or the overall development scheme. In these circumstances, then evidence shall be provided with the planning application to justify any lower level of Green Space provision on site or off site contributions. This shall take into account the nature of the proposed development, and the particular characteristics of the site and the wider local area.**

b. Proposals for Green Space should include a variety of experiences for different age groups, **depending upon the size of the scheme and the type of development proposed.**

c. The Council will consider the cumulative impact of development proposals of all sizes, on existing green space and the need to enhance / expand existing Green Space provision within a locality, **through financial contributions.**

d. In all cases where new Green Space does not have to be provided on site, then developer contributions will be sought to enhance existing Green Space based on an assessment of need within the local area at the time of any planning application **and proportionate to the scale and nature of the planned development.**

e. Where new **on site** Green Space **provision** on site is required, the applicant will be expected to **review national, regional and local information where available and, in discussion with the Council and any other body as necessary,** prepare and submit an appropriate assessment of demand; **that is** proportionate to the scale and nature of the development proposed, ~~that c~~ **Considerations shall be given to** the borough-wide standards for playing pitches and play spaces to determine as appropriate, the composition of any provision that will assist in achieving these standards; specifically:

i. The Rotherham Playing Pitch Strategy recommendations (subject to periodic review) for provision of mini-soccer, junior and senior football, cricket, and rugby union and league pitches

ii. Whether all new homes would be within 400 metres of an equipped play area (which includes a variety of experiences for different age groups) and 280 metres of Green Space

f. New Green Space and equipped play areas will be accompanied by either (i) provision for maintenance by a landscape management company or similar, to standards agreed with the Local Authority for the lifetime of the development, or (ii) a financial contribution by way of a commuted sum equivalent to the cost of maintaining new Green Space or enhancements to existing Green Space for a period of thirty years.

### **Explanation**

**4.xxx Core Strategy Policy CS19 Green Infrastructure confirms that Rotherham's network of Green Infrastructure assets, which include Green Space, will be conserved, extended, enhanced, managed and maintained throughout the borough. Policy CS 22 Green Space goes on to establish that Rotherham's green spaces will be protected, managed, enhanced and created by requiring development proposals to provide new or upgrade**

**existing provision of accessible green space where it is necessary to do so as a direct result of the new development. It indicates that the Sites and Policies document will establish a standard for green space provision where new green space is required. This policy (SP40) New and Improvements to Existing Green Space sets out the standard for provision of green space and how the principles should be applied to new residential development.**

4.xxx The Council expects developers to consider the level of existing provision of green space as part of their residential development proposals. Providing new green space within new development should be an integral part of the proposals **in accord with NPPF paragraph 58 bullet 3**. However providing green space in residential proposals can be complex as there are various types of green space that will meet different functions and provide varying benefits to the local community.

4.xxx Green spaces within or adjacent to residential areas are the most regularly and intensively used types of open space. They comprise one or more character types supporting a variety of uses including informal grass areas, children's play facilities, sport pitches, multi-use games areas, skate parks and tennis courts. In considering proposals for new, or enhancing existing provision, consideration should also be given to other forms of green space or green infrastructure which include more diverse character areas such as woodlands, wildlife conservation areas, allotments and green corridors; particular regard should be had to Green Infrastructure and Landscape.

4.xxx Walk times of five minutes and fifteen minutes for Green Spaces and Neighbourhood Green Spaces respectively have been converted to walk distances assuming an average walk speed of 3 miles per hour (4.8 kilometres per hour). These walk distances (of 400 metres and 1.2 kilometres) have then been converted to straight line (or 'radial') distances to take into account the fact that walking routes have to follow roads and paths which do not normally follow a straight line. The straight line walking distance to equipped play areas of 400 metres takes account of the fact that existing Green Spaces and Neighbourhood Green Spaces often include equipped play areas already.

4.xxx It is important therefore that developers respond to local demand ~~where necessary,~~ **and having regard to the nature of the proposed development, the particular characteristics of the site and the wider local area,** by providing green space of appropriate scale and types within development proposals. An appropriate assessment of demand ~~will~~ **should** be ~~prepared~~ **required for to clearly identify** the provision of ~~requirements for~~ new green space, and the scope and extent of the area or locality to be assessed; ~~and the framework for the assessment should be based on best practice and agreed with the Council prior to submission of a planning application. The outcomes of the assessment shall be submitted with the application. In situations where the scheme is smaller, or where it may be physically impossible to achieve green space provision on site, such as possibly within Rotherham Town Centre, then the Council will consider the appropriateness of developer contributions, to enhance existing green space based on an assessment of need within the local area.~~

4.xxx We will liaise with the developer to agree area specific priorities for the development proposal. Where possible, new play areas should be located within the wider network of green spaces and **provide** links to improve their accessibility. We will also agree with the developer how the green spaces will be protected, managed and maintained **in the future**. It is important to establish at the outset how new Green Space or equipped play areas will be managed and maintained in the

long term. As such the Council will expect proposals to make provision for maintenance by a landscape management company or similar, to standards agreed with the Local Authority for the lifetime of the development. Alternatively the Policy also provides the option for a financial contribution to the Council by way of a commuted sum equivalent to the cost of maintaining new Green Space or enhancements to existing Green Space for a period of thirty years. Such an arrangement would be subject to the agreement of both parties on a case by case basis.

4.xxx The standards in this policy take account of Rotherham's Green Space Strategy (September 2010) which reviewed the current (at that time) and potential value of Green Spaces to local people and environment of Rotherham. Accordingly, the Strategy's intent was to take stock of current Green Space provision across the borough, to agree new Green Space standards including delivery of a minimum size threshold, and to recommend how these can be achieved.

4.xxx Allied to this, the Rotherham Playing Pitch Strategy (2009) presents a strategic framework for the development of playing pitches with community access across Rotherham and this allows for determining whether a specific type of playing pitch is required. It is also important to emphasise that regard has been had to the guidance presented by Fields in Trust in establishing the standards detailed within this Policy.

4.xxx ~~Priority will be given to securing open space as part of the design of development proposals, if necessary by planning condition. Where this is not possible developer contributions will be sought by S106 or Community Infrastructure Levy (CIL) if introduced. If CIL is introduced the role of developer contributions will be set in documents accompanying the CIL Charging Schedule (such as the 'Regulation 123 list of infrastructure to be funded by CIL) to ensure no duplication between the two methods.~~ **The Council has adopted a Community Infrastructure Levy (CIL) accompanied by the 'Regulation 123' list of infrastructure, which identifies specific Green Spaces to be funded. Developer contributions through S106 agreement may be sought where off site proposals involve Green Space not identified on the CIL Regulation 123 list. This will ensure no duplication between the two methods.** A Developer Contributions Supplementary Planning Document may be prepared if required to clearly establish how CIL and Section 106 Planning Obligations will be used.

#### **Reason**

To ensure an effective policy that is consistent with national policy.

### **Reference: MM30**

**Table MM30**

#### **SP41 Protecting Green Space**

Development proposals that result in the loss of **Existing** Green Space **including open space, sports and recreational land, including playing fields,** as identified on the Policies Map or as subsequently provided **as part of any planning permission,** will only be allowed in exceptional circumstances, where **should not be built on unless:**



- a. An assessment **has been undertaken which has clearly shown the open space, sports and recreational land to be surplus to requirements** shows ~~and~~ its loss would not detrimentally affect the existing and potential Green Space needs of the local community. The assessment will consider the availability of sports pitches, children's play areas and allotment provision, to determine existing deficits and areas for improvement; or
- b. **the loss resulting from the proposed development would be replaced by** Appropriate replacement Green Space of at least equivalent **or better provision in terms of quantity and quality in a suitable location;** or community benefit, accessibility and value is provided in the area which it serves; or
- c. The development is for **alternative sports and recreational provision and** facilities of appropriate scale and type needed to support or improve the proper function of the remaining Green Space in the locality, **the needs for which clearly outweigh the loss.**

These criteria will not apply to Green Space that performs an irreplaceable amenity or buffer function. These sites will be protected from future development as it is considered that their loss cannot be compensated for given the **location**, purpose and function of the allocation.

Development proposals will be required to demonstrate how any likely negative impact on the amenity, ecological value and functionality of adjacent Green Space and other Green Infrastructure within the immediate vicinity has been mitigated.

Development that **will** results in the loss of any small incidental areas of green space, not specifically identified on the Policies Map, which make a significant contribution to the character of residential areas and/or green infrastructure, **and function as a facility for the benefit of the local community,** will not normally be permitted.

### Explanation

4.xxx **Core Strategy Policy CS19 Green Infrastructure confirms that Rotherham's network of Green Infrastructure assets, which include Green Space, will be conserved, extended, enhanced, managed and maintained throughout the borough .** Green Space can meet the recreational and leisure needs of a community, provide a strong element in the architectural and aesthetic form of a settlement, act as a buffer separating incompatible land uses including sensitive land uses and major transport infrastructure, and assist in maintaining features of landscape, wildlife or heritage value.

**4.xxx The function of green spaces can be eroded by insensitive development or incremental loss of a site. Policy CS 22 Green Space establishes that the Council will seek to protect and improve the quality and accessibility of green spaces available to the local community. It sets out how Rotherham's Green spaces will be protected, managed, enhanced and created. Green Space makes a valuable contribution to local communities and should not be sacrificed for development where it is required to fulfil a local Green Space need.**

4.xxx The function of green spaces can be eroded by insensitive development or incremental loss of a site. This policy and the accompanying Policies Map **designates areas of Green Space to**

**which Policy SP41 will apply** identify those areas that are protected. In addition to those areas of Green Space defined on the Policies Map, the Policy will also apply to new areas of green space which are subsequently provided (for example as part of new development) and therefore not shown as such on the Policies **Policies** Map.

4.xxx The provision of new ancillary sports facilities, and play equipment may be supported on **open green** space policy areas provided the development proposal improves the site and results in no significant loss of valuable open space used for recreational purposes. Appropriate development on green space may include a new play area, a multi-use games area (MUGA), a sports pavilion, or changing room improvements or extensions. Ultimately the development has to result in an overall improvement to the site, be sensitive to the local situation and provide significant benefits to the users.

4.xxx In undertaking the appropriate assessment of green space the scope and extent of the area or locality to be assessed and the framework for the assessment should be based on best practice and agreed with the Council prior to **the** submission of a planning application. The outcomes of the assessment **should lead to a development scheme that is able to satisfy the requirements of this policy and** should be submitted with the application.

4.xxx In performing an amenity or buffer zone function, or supporting the setting of the historic environment or a heritage asset, **such allocated** green space is location specific and is not necessarily publicly accessible. It is important to recognise that green space can play one or any number of equally important roles and, in accord with Core Strategy Policy CS19 'Green Infrastructure', may form part of a wider Green Infrastructure Corridor or should be recognised as a Green Infrastructure asset.

4.xxx It should be noted that urban areas include numerous green and open spaces which are too small to be mapped. These areas tend to be amenity road verges, landscaped or 'grassed' incidental open spaces around buildings and residential areas and have little or no recreational value. They can however make an important contribution to the environmental quality of the area and as such contribute positively to the urban aesthetic. Furthermore as development takes place over the life of this plan, new open spaces will be created which are not shown on the Policies Map. ~~Therefore, it is essential that proposals for building on 'non-designated' green and open space, demonstrate why the need for the development outweighs the loss of the green and open space.~~

~~4.xxx Development proposals which result in the loss of green and open space will normally be presumed to be unacceptable. However, it is acknowledged that not all green and open space is of value to the local community. In such cases an assessment will be required to identify whether the site is suitable for a different type of green space use. Permanent loss of green space will require careful consideration as this can result in increased pressure on remaining facilities or a loss of amenity or buffer functions.~~

This policy makes clear that planning permission for development which results in the loss of the **green open** space and **land** will not be granted where the green space **which** serves an irreplaceable amenity or buffer purpose it is considered that the loss of the amenity or buffer function cannot be **surplus to requirements** nor **the function it performs be** compensated for by equivalent or improved green space in other locations as the buffer function is location specific.

4.xxx Green spaces performing an amenity or location specific buffer function identifies **those open green spaces in the Borough which it is considered** perform an amenity or location specific buffer function. **Efforts have been made to ensure** This list is not **comprehensive, exhaustive and** **However the impact on the site's amenity or location specific buffer function will be considered at the time of any future planning application.** development proposals on other green space areas including land within the Green Belt and incidental green space will be considered for any impact on amenity or location specific buffer functions.

### **Green spaces performing an amenity or location specific buffer function**

- Land along the M1/ A630 Parkway corridors at Catcliffe / Brinsworth
- Land to the east of Pontefract Road / south of (A633) Barnsley Road at Brampton / West Melton
- Land to the rear of the former Beighton Colliery site and along the route of the B6200 at Swallownest
- Land along Fenton Road at Greasbrough/ Kimberworth Park
- Land along Roughwood Road at Wingfield
- Land east and west of Droppingwell Road / New Droppingwell Road at Blackburn
- Land to either side of Meadowbank Road (A6109)
- Land to either side of Wortley Road/ New Wortley Road (A629) at Masbrough and Bradgate
- Land to north and south of River Don at Meadowbank/ Jordan
- Land at Holmes Cord (divergence of rail lines) / north and south of the Sheffield Navigation at Ickles Lock/ Jordan/ Masbrough
- Land to either side of (A630) Centenary Way / and adjacent to River Rother, at Canklow / Canklow Meadows
- Land to the frontage of Hellaby Hall Hotel; as determined by the Secretary of State for the Environment in 1971 in granting planning permission for the construction of roads and sewers to facilitate development of the Hellaby Industrial Estate for industry and warehousing in order to protect the setting of this Grade II\* Listed Building .
- Other heritage buffer zones not shown as green space on the Policies Map but including for example: incidental green space to the south of Rotherham Minster, All Saints Square;
- land at St Margaret's Church, Swinton

- Land within the Green Belt that performs a location specific buffer function including for example: land along the A57 from Junction 31 of the M1 to the roundabout at Todwick at its junction with Todwick Road /Kiveton Lane (B6463)
- Land that performs a location specific buffer function along the (A631) West Bawtry Road almost to its junction with Moorgate Road/ Mansfield Road (A618).
- Land to north and south of Bawtry Road (A631) at Brinsworth
- The Pony Paddock to the east of the Dinnington Colliery site tip, north of Cramfit Road, North Anston.
- All dismantled/ former railway sidings and or embankments.
- Other allocated green space and incidental green space ~~not shown on the Policies Map but~~ associated with current or former transport infrastructure, or, performing a heritage or other location specific buffer function.

4.xxx Allotment gardens provide a valuable recreational resource for the community. ~~Whilst~~Some allotment gardens have statutory protection, but this policy seeks to extend protection, where appropriate to all allotments within the borough. There will be a general presumption against the development of allotment gardens, unless it can be demonstrated that there is no need for the facility in the locality and the site has no other green space value or where suitable and enhanced alternative provision is made.

Appropriate assessment of development proposals and their impacts on adjacent Green Space and green infrastructure assets will ensure that any potentially adverse impacts are appropriately dealt with in the design of the scheme. The immediate vicinity will need to be agreed and defined with the Local Planning Authority to ensure that the impact of the development proposals is considered appropriately.

#### **Reason**

To ensure an effective policy that is consistent with national policy.

#### **Reference: MM31**

**Table MM31**

#### **Policy SP 46 ~~Conserving~~Understanding and Recording the Historic Environment**

**All proposals affecting a heritage asset will require careful assessment as to the impact and appropriateness of development to ensure that the historic, architectural, natural history, or landscape value of the asset and / or its setting are safeguarded and conserved, and any conflict avoided or minimised in accordance with the policies of this Local Plan.**

Development proposals that affect known or potential heritage assets will need to provide supporting information in sufficient detail that the impact of the proposed scheme on those heritage assets can be established, in line with the following approach:

- a. Where proposals involve sites which have been assessed as part of the Council's Archaeological Scoping Studies evidence base, Heritage Statements will be required where sites are identified as having 'major', 'potential' or 'uncertain' objections to development. Where this applies to sites allocated through Policy SP 1 'Sites Allocated for Development' it is identified in the site specific development ~~principles~~**guidelines** at Chapter 5 'Site development ~~principles~~**guidelines**';
- b. Proposals on other sites will be required to submit a Heritage Statement if development would affect a known or potential heritage asset.

Heritage Statements should consider the impact of the specific development proposed with regard to: the setting of heritage assets on or in the vicinity of the site; detailed archaeological assessment; and the results of field evaluation.

In the exceptional circumstances that harm could be justified, resulting in the loss or damage of a heritage asset, appropriate recording will be required to an agreed standard in advance of any alteration, demolition or groundworks, to ensure that: an understanding of the remains is gained before they are lost or damaged, that the knowledge gained is widely disseminated, and that the resulting archive is deposited for long-term duration.

Proposed changes to supporting text:

4.236 This policy reinforces national policy **regarding the historic environment and Policy CS23 Valuing the Historic Environment. It clarifies how heritage assets will be considered to ensure that they are safeguarded and conserved, and any conflict arising from development proposals avoided or minimised using appropriate mitigation measures. It sets out that** in requiring proposals affecting heritage assets to **must** be supported by an adequate Heritage Statement so that the significance of an asset is clearly understood and informs the development proposal. The policy explains when such a Heritage Statement is required.

**x.xxx Proposals that affect heritage assets need to be carefully assessed, having regard to how they may safeguard and conserve the asset and ensure that any conflict is avoided or minimised using appropriate mitigation measures. This must take account of the scale of any harm or loss and ensure that essential historic, architectural, natural history, or landscape features are retained wherever possible. Proposals should also ensure that they are in keeping with the surroundings.**

**x.xxx Where proposals impact upon a designated heritage asset then weight will be attached to its conservation taking account of the importance of the asset. Where proposals impact upon a non-designated heritage asset regard will be had to the scale of any harm or loss and the significance of the heritage asset in decision making.**

#### **Reason**

To ensure an effective policy that is consistent with national policy.

## Reference: MM32

Table MM32

### Policy SP49 War Memorials

Where development proposals may impact upon War Memorials or their siting, Memorials should be retained in situ, if possible, or otherwise sensitively relocated following appropriate community consultation. ~~Where demolition of structures which house War Memorials is undertaken developers should first inform, through Prior Notification, the Council of the presence of the War Memorials.~~

4.249 In most cases planning permission for the demolition of buildings is not required, however the Council will need to approve how the demolition will be carried out (through a "prior approval application") where such activity involves a War Memorial. **Alongside the process for considering planning applications (including pre-application discussions), this provides the Council an opportunity to ensure that the implications of demolition or development on war memorials are appropriately considered in line with the Policy** ~~To ensure that War Memorials can be recorded and re-sited where possible, the Council will encourage notification of the presence of War Memorials where buildings are proposed for demolition but where planning permission is not required.~~

#### Reason

To ensure an effective policy that is consistent with national policy.

## Reference: MM33

Table MM33

### Policy SP 53 Exploration and Appraisal of Hydrocarbons

Amend Policy SP53 as follows:

'c. infrastructure and associated facilities are sited in the least sensitive location from which the target resources can be accessed, so as to ~~minimise~~**avoid** the environmental and ecological impact of development **wherever possible**;

d. any adverse impacts can be mitigated to an acceptable level, with safeguards to protect environmental and amenity interests put in place as necessary;'

Amend supporting text paragraph 4.277:

Proposals for exploration and appraisal will need to be supported by an overall scheme which includes identification of the likely extent of resources and the area of search. The area of search is defined as the area within which the exploration or appraisal will take place in relation to the wider reservoir. The Council will require evidence which demonstrates that the geological structure is suitable for appraisal and exploration. Permission will only be granted where **the environmental and ecological impact of development is avoided where possible, or** any identified impacts

can be appropriately mitigated and where it can be demonstrated that infrastructure and facilities have been sited in the least sensitive location to enable access to the target resource. Proposals will be required to comply with other Plan policies and particular attention will be given to the proximity of dwellings or other sensitive land use, **and to ensuring that, in line with Policy CS24 Conserving and Enhancing the Water Environment, there is no resulting deterioration of water courses and that water quality is conserved and enhanced.**

**Reason**

To ensure an effective policy that is consistent with national policy.

**Reference: MM34**

**Table MM34**

**Policy SP 54 Hydrocarbon Production Facilities and Ancillary Development**

Amend Policy SP54 as follows:

'c. infrastructure and facilities are justified in terms of their number and extent, sited in the least sensitive location from which the target resources can be accessed, and designed and operated to **avoid or** minimise environmental and amenity impacts'.

Amend paragraph 4.280

Permission will only be granted where any identified impacts can be **avoided or** appropriately mitigated and where it can be demonstrated that infrastructure and facilities have been sited in the least sensitive location to enable access to the target resource. Proposals will be required to comply with other Plan policies and particular attention will be given to the proximity of dwellings or other sensitive land use, **and to ensuring that, in line with Policy CS24 Conserving and Enhancing the Water Environment, there is no resulting deterioration of water courses and that water quality is conserved and enhanced.** ...

**Reason**

To ensure an effective policy that is consistent with national policy.

**Reference: MM35**

**Table MM35**

**Policy SP 58 Design Principles**

All forms of development are required to be of high quality, incorporate inclusive design principles, **create decent living and working environments,** and positively contribute to the local character and distinctiveness of an area and the way it functions.



Proportionate to the scale, nature, location and sensitivity of development, regard will be had to the following when considering development proposals:

- a. the setting of the site, including the size, scale, mass, volume, height, orientation, form, and grain of surrounding development;
- b. that an assessment of local building materials, their colour and architectural detailing has been undertaken and submitted with the application;
- c. the use of appropriate materials and landscaping and utilisation of natural features, such as topography, watercourses, trees, boundary treatments, planting and biodiversity to create visually attractive high quality development;
- d. proposals reinforce and complement local distinctiveness and create a positive sense of place; public art should be incorporated into proposals where appropriate;
- e. the legibility and permeability of development to promote ease of movement, the creation of safe, secure and accessible environments and provide clear distinction between public and private spaces - lighting of the public realm and the built development will be particularly important;
- f. the provision of satisfactory arrangements for the storage and collection of refuse, recyclable materials and garden waste to enable easy and convenient recycling and composting;
- g. the design and layout of buildings to enable sufficient sunlight and daylight to penetrate into and between buildings, and ensure that adjoining land or properties are protected from overshadowing;
- h. new public and commercial developments are encouraged to include baby changing facilities, breast feeding facilities and accessible 'Changing Places' toilet facilities in addition to standard accessible toilets.

**All development proposals must have regard to the presence of sensitive land uses and be designed in such a way that the amenity of any land use and the specific characteristics of the sensitive area are not adversely affected.**

Design and Access Statements, and where appropriate detailed masterplanning, will be expected to encompass these broad aims and principles and have regard to the Building for Life toolkit, or the most up to date guidance. Applicants are strongly encouraged to demonstrate an appropriate level of community engagement in their preparation; to comprehensively consider health and equalities impacts and safety and security issues and, clearly demonstrate through their submission, how these issues and any impacts arising, have influenced the final design solution.

Add new explanatory text after paragraph 4.315:

**x.xxx Development proposals should have due regard to the presence of sensitive land uses and the impact of development both on the sensitive use and any other land uses. Sensitive uses could include, but are not limited, to housing, residential institutions,**



**hotels, hostels, community facilities including health and education, certain leisure uses, and wildlife, geology and heritage sites.**

**x.xxx All development proposals should be designed to ensure that characteristics specific to sensitive land uses are not adversely affected by the proposals. This includes circumstances where new sensitive uses are proposed close to other land uses, or alternatively where new development is proposed close to existing sensitive uses. It may require, for example, ensuring that residential, business or other amenity is considered and where necessary mitigation measures put in place such as suitably landscaped and contoured buffer strips, including appropriate stand-off zones, and the provision of appropriate boundary treatment, including screen walls or fences. Sensitive land uses should not be located close to industrial and business or other uses where amenity issues would constrain the neighbouring business, industrial or other activities, or conversely where business, industrial or other activities would adversely affect the amenity of the sensitive land use. The purpose of this policy is to prevent conflict between uses and to protect existing users in the locality.**

#### **Reason**

To ensure an effective policy that is consistent with national policy.

#### **Reference: MM36**

**Table MM36**

#### **Policy SP 60 Sustainable Construction and Wind Energy**

##### **~~1 Sustainable Construction~~**

To enable high quality, functional and sustainable design to be clearly embedded in future development, proposals will need to be designed to withstand and adapt to the predicted impacts of climate change. The evidence supporting the planning application should be proportionate to the scale of the development and:

...b. meet the relevant BREEAM 'very good' standards **or better** for non-residential buildings over 1,000 square metres unless it can be demonstrated that it would not be technically feasible or financially viable;

c. Demonstrate how the installation of integrated renewable and low carbon energy technologies in new and existing **non-residential** developments, in order to off-set CO2 emissions and mitigate the impacts of climate change, has been assessed and included within the development unless it can be demonstrated that it would not be technically feasible or financially viable. These could include (but are not limited to):...Move part 2 relating to wind energy to a new policy (see proposed amendment below)

Explanatory text

Insert new paragraphs after 4.325:

**4.xxx BREEAM (Building Research Establishment's Environmental Assessment Method) is a widely used environmental assessment method to assess a building's performance in aspects such as energy use, pollution and water consumption and efficiency. It is intended to be a means of bringing sustainable value to development and helping to use natural resources more efficiently. The assessment evaluates a building's performance against the BREEAM scheme and its criteria using an independent third party auditor. Awards are then made based on a scale of Pass, Good, Very Good, Excellent and Outstanding.**

**4.xxx Criterion b. of Policy SP 60 'Sustainable Construction' includes a requirement that proposals for non-residential buildings over 1,000 sqm should meet the relevant BREEAM 'very good' standards unless it can be demonstrated that it would not be technically feasible or financially viable. The Council will therefore expect evidence to be provided that the proposed development would meet this standard, or that this would not be technically feasible or would not be financially viable.**

**Reason**

To ensure effective policies consistent with national policy.

**Reference: MM37**

**Table MM37**

**Policy SP 6x Wind Energy**

**2-Wind Energy**

Planning permission will only be granted for wind energy development involving one or more wind turbines where:

a. Proposals are within an Area of Search for Wind Energy Developments as shown on the Policies Map; and

b. Proposals satisfy the requirements of Policy CS30 'Low Carbon & Renewable Energy Generation', and any other relevant planning policy; and

c. **Cumulative** development would not lead to significant coalescence of areas dominated by wind energy development; and

d. In respect of visual amenity, any proposed turbine would be located at least 6 times its overall height from any residential property, unless it can be demonstrated that it would not be overbearing **or that a greater distance is required to mitigate the impact on visual amenity;** and

**e. it can be demonstrated that any potential for visual distraction has been avoided wherever possible or has been minimised, and that turbines will be constructed with materials that eliminate dazzle; and**

**ef.** In respect of shadow flicker, any proposed turbine would be located at least 10 times its rotor diameter from a susceptible dwelling house, community facility or workplace, unless it can be demonstrated that shadow flicker would not occur, or would be prevented from occurring; and

**fg.** Any adverse impacts on radar systems, utility telemetry links, TV reception, communications links or telecommunications systems are capable of being acceptably mitigated; and

**gh.** Any proposed turbine would be setback from any highway boundary, railway line, canal, public footpath or bridleway by the height of the turbine plus 50 metres, or 1.5 times the height of the turbine, whichever is the lesser; **and**

**i. Acceptable access to the site for construction, maintenance and de-commissioning can be achieved.**

Insert additional explanatory text:

4.333 Wind energy proposals will be acceptable where **cumulatively** they would not lead to a significant coalescence of areas dominated by wind energy development. This recognises that the borough has a number of existing wind energy developments; in particular at Penny Hill near Ulley, and Loscar Farm near Harthill. Whilst there are no established minimum distance requirements between wind farms or turbines, it is acknowledged that cumulative individual developments could lead to more extensive tracts of wind farms in the landscape which potentially will be visually dominant and /or harmful to the character of the landscape. The cumulative effects will need to be assessed on a case by case basis having regard to the degree to which a proposed renewable energy development will become a significant or defining characteristic of the landscape.

**x.x In considering the location of turbines, any potential for visual distraction should be avoided wherever possible or minimised. Wind turbines should not be located where motorists need to pay particular attention such as the immediate vicinity of road junctions, sharp bends, and crossings for pedestrians, cyclists and horse riders. Consideration will also be given to the record of road accidents in the vicinity of the proposed development. The number and type of accidents may inform the appropriate location of development or any mitigation measures to reduce the visual impact of development and ensure safety. Evidence of the materials and technology utilised on the proposed turbines to eliminate dazzle should be provided.**

4.340 The setback of turbines from highways can also assist in minimising any distraction to motorists. The Council is also aware that access to the site during construction can be problematic, particularly given the large size of the wind turbine components. Consideration will be given to whether components can be delivered to site via existing highways or whether third party land is required. **Permission will only be granted where the council is satisfied that acceptable access to the site for construction, maintenance and de-commissioning can be achieved.**

#### **Reason**

To ensure effective policies consistent with national policy.

## Reference: MM38

Table MM38

### Policy SP64 Safeguarding Community Facilities

Those areas allocated on the Policies Map for Community Facilities will be retained or developed for such purposes. In addition, land or buildings currently used or last used for community purposes, including sport and recreational facilities but not identified as such on the Policies Map will be similarly safeguarded.

#### **Development involving the loss of existing sports and recreational buildings will only be permitted where:**

**a. an assessment has been undertaken which has clearly shown them to be surplus to requirements; or**

**b. the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or**

**c. the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.**

Development proposals which involve the loss of ~~other~~ key community facilities shall only be permitted where the Local Planning Authority is satisfied that adequate alternative provision has been made or where some other overriding public benefit will result from the loss of the facility, or that the retention of the land or building in community use is no longer viable, on the basis that:

~~a.~~ **d.** the site or premises have been marketed to the Council's satisfaction for at least 12 months and included both traditional and web-based marketing, and regular advertisement in local, regional and/or national publications as appropriate; and

~~b.~~ **e.** opportunities to re-let premises have been fully explored including the formation of a social enterprise or charitable group that can take over the premises; and

~~c.~~ **f.** the premises/site have been marketed at a price which is commensurate with market values (based on evidence from recent and similar transactions and deals); and and

~~d.~~ **g.** it has been demonstrated that the terms and conditions set out in the lease are reasonable and attractive to potential businesses, and that no reasonable offer has been refused.

Amendments to explanatory text:

4.352 Community facilities provide for the health and well being, social, educational, spiritual, recreational, leisure and cultural needs of the community. The Policies Map identifies a range of community use sites for leisure, education and civic uses. However this is not exhaustive and the Policies Map does not identify smaller community uses. ~~For clarity community facilities may include, but are not limited to, places of worship, education facilities, village halls, community centres, local shops including post offices, doctors surgeries, health services (such as midwifery care, health~~

visiting and mental health services), social clubs, banks or cash points, swimming pools, leisure centres, sports halls and other cultural, sport and recreational facilities, and civic offices. **Having regard to the definition at paragraph 5.7.31 of the Core Strategy community facilities are defined as including, but not limited to, public services, community centres and public halls, arts and cultural facilities, policing, fire and ambulance services, health and education facilities, public houses, public toilets, youth centres, nurseries, libraries, leisure centres (including swimming pools, sport and recreational facilities), social care facilities including day centres, places of worship and services provided by the community and voluntary sector e.g. scout and guide premises. In addition for the purposes of this policy it includes local shops including post offices and banking facilities or cash points.**

4.353 "Commercial opportunism may often lead to pressure to displace community uses in favour of more profitable forms of development. This can be damaging to the interests of the local community dependent on such facilities. It may be particularly damaging for rural communities where key village services are lost..."

#### **Reason**

To ensure an effective policy that is consistent with national policy.

#### **Reference: MM39**

**Table MM39**

#### **Policy SP65 Loss of Public Houses**

Proposals for the redevelopment or change of use of public houses to other uses will be expected to demonstrate to the satisfaction of the Local Planning Authority that:

- a. the public house is no longer economically viable; and
- b. opportunities to re-let premises have been fully explored including the formation of a social enterprise or charitable group that can take over the premises; and
- c. the site or premises have been marketed to the Council's satisfaction at a price which is commensurate with market values for at least 12 months and included both traditional and web-based marketing, and regular advertisement in local, regional and/or national publications as appropriate; and
- d. there is not an ~~undefined~~ **identified** need for a ~~the~~ public house **based on the following:**

**i. there are alternative licensed premises within 800 metres reasonable walking distance of the public house; and**

**ii. where the public house provides a wider variety of ancillary uses there are alternative premises which offer similar facilities within 800 metres reasonable walking distance of the public house.**

#### Explanatory text

4.360 With regard to criterion d, ~~an~~**identified** need can be demonstrated in no particular order of preference by, the pub being statutorily listed, locally listed, a non-designated heritage asset, listed as an Asset of Community Value, the pub is covered by an Article 4 direction, the pub having other local contextual significance, there being sustained and documented local objection to the loss of the pub **by there being no alternative licensed premises within reasonable walking distance of the proposal site**, and **where** the pub ~~provides~~ being used for a wider variety of ancillary uses such as functions, social events and other community activities **there are no alternative premises (licensed or otherwise) which offer similar facilities within reasonable walking distance.**

**4.xxx For the purposes of this policy reasonable walking distance will be 800 metres from the centre of the site, taking into account barriers such as main roads, rivers and railway lines. It is recognised that flexibility will be required in certain circumstances; therefore walking distances may be shortened (for example where site surroundings are particularly steep) or lengthened (for example in rural locations and green belt villages) where appropriate.**

#### Reason

To ensure an effective policy that is consistent with national policy.

#### Reference: MM40

Table MM40

#### Policy SP66 Access to Community Facilities

Residential development should have good access to a range of shops and services. On larger scale residential developments of 10 or more dwellings the majority of homes (minimum of 80%) should be within 800 metres reasonable walking distance **(measured from the centre of the site, taking into account barriers such as main roads, rivers and railway lines)** via safe pedestrian access of a local convenience shop and a reasonable range of other services or community facilities. This may require the provision of local services or facilities by developers where these requirements would not otherwise be met or where new development would place an unacceptable burden upon existing facilities, unless it can be demonstrated that such provision would not be viable or would threaten the viability of the overall scheme.

#### Explanatory text

4.361 Access to a local convenience shop is considered vital to ensure that communities have access to every day essential items. Communities should also have access to a reasonable range of other local facilities and services. **For the purposes of this policy,** ~~These could include, but are not limited to, other shops~~ **including post offices or their services**, banking facilities **or cash points**, public houses, ~~libraries,~~ **health and education facilities** ~~hospitals, schools, health care surgeries, places of worship, nurseries, day care provision, indoor and outdoor recreation,~~

cultural and leisure **uses (including swimming pools, sport and recreational facilities)** facilities, youth centres, village **community centres and public** halls and **services provided by the community and voluntary sector** emergency service buildings. **This represents a subset of the community uses defined at paragraph 4.352.** Other types of facilities which offer benefits to the community will be considered on their merits.

**x.xxx Rotherham consists of a number of settlement groupings of differing character; including rural and urban settings and locations with differing geographical and topographical characteristics. As such it is not practical to specify the range of services and facilities which every community should have access to. It is recognised that what constitutes a 'reasonable range' of facilities and services will vary on a case by case basis depending upon a number of factors including the location of the site, the site context, and the details of the proposed development including its scale. Paragraph x.xxx above does however provide an indication of the types of facilities which would be considered as part of implementing this policy.**

4.363 Where development proposals would otherwise not meet the requirements of this Policy the Council may require the provision of local services or facilities. This could be in the form of shop units to provide for local needs, or other facilities as appropriate to that community. New developments not only create demands for new infrastructure but also impact upon wider community and civic provision. For example, a large new housing development may place a burden on the capacity of existing shops, **health, education, leisure and community facilities** schools, nurseries, libraries, and social services or may exacerbate a situation where an under-provision already exists in the area. Provision of, or a contribution towards new or improved facilities may therefore be sought where development would place an unacceptable burden upon existing facilities. It is acknowledged that in some circumstances such provision may not be viable or may threaten the viability of the overall scheme. In such cases the Council will require that developers provide suitable, robust evidence to demonstrate that this is the case. This should include appropriate viability assessments, which should adopt an 'open-book' approach.

#### **Reason**

To ensure an effective policy that is consistent with national policy.

## Reference: MM41

Table MM41

<b>Policy SP67 – MU14 Junction 33 (M1)</b>									
<b>Table 13 Acceptable Uses Within Mixed Use Areas</b>									
Ref	Mixed Use Area	Acceptable Uses							
		B1a	B1b/c	C1	C2	C3	D1	D2	Other
MU14	Junction 33 (M1)			•					<ul style="list-style-type: none"> <li>Motorway service area. Refer to Policy SP 33 'Motorway Service Areas' for acceptable uses within motorway service areas</li> </ul> <p><b><u>A3 restaurant, A4 drinking establishment, sui generis car park</u></b></p>

**Reason**

To ensure a justified policy that is consistent with national policy. There is insufficient information available at the present time to determine whether a motorway service area in this location would be acceptable in highway terms. Proposals will be determined against Policy 33 Motorway Service Areas (as proposed to be modified).

## Reference: MM42

Table MM42

New Mixed Use Area and policy at Aston Common									
Include additional entry in table 13 Acceptable Uses Within Mixed Use Areas									
Ref	Mixed Use Area	Acceptable Uses							
		B1a	B1b/c	C1	C2	C3	D1	D2	Other
<b><u>MU22</u></b>	<b><u>Land at Aston Common, Aston</u></b>	<b><u>Refer to Policy xx Mixed Use Area 22: Land at Aston Common for acceptable uses</u></b>							

Insert new Mixed Use Area policy at Aston after Policy SP 69 Mixed Use Area 21: Highfield Commercial, Waverley and supporting text:

**Policy xx Mixed Use Area 22: Land at Aston Common, Aston**

**The development of Mixed Use Area 22, as shown on the Policies Map, for a mix of residential and employment uses will be supported in principle.**



**Appropriate uses are:**

**a. C3 (residential).**

**b. B2 (general industry).**

**c. B1b, B1c (business).**

**d. B1a (offices) where Core Strategy Policy CS12 Managing Change in Rotherham's Retail and Service Centres can be satisfied.**

**Approximately 150 dwellings shall be developed, predominantly on the eastern part of the site. Not less than 4.65 hectares (gross) of land shall be developed for employment uses, close to the existing industrial estate.**

**A masterplan, agreed with the Local Planning Authority, for the comprehensive development of the site will be required to support any planning permission. The masterplan and any development proposals shall have regard to the site development guidelines in Chapter 5 and in particular shall provide appropriate mitigation measures to ensure there is no detrimental impact on the amenity of either residential or employment occupiers.**

**Having regard to the topography of the site and to the proximity and layout of the existing Mansfield Road industrial estate, the Council will need to be satisfied that proposals for residential and employment uses on Mixed Use Area 22 are viable, attractive to the market and deliverable.**

#### **Explanation**

**x.xxx This site lies between Mansfield Road and the A57. It adjoins and wraps around the existing Mansfield Road Industrial Estate. The site offers opportunity for residential development predominantly on the eastern part of the site, with land closest to the existing industrial estate offering opportunities for further economic development.**

**x.xxx Policy xx Mixed Use Area 22: Land at Aston Common acknowledges the site configuration and the proximity of the existing industrial estate, providing flexibility for an innovative development scheme and ensuring that amenity considerations can be taken into account at the detailed design stage to deliver both residential and employment uses.**

**x.xxx It is considered that the site has capacity for approximately 150 dwellings.**

**x.xxx Not less than 4.65 hectares (gross) shall be developed for employment uses. A range of business and industrial uses will be acceptable in principle, subject to satisfying any policy considerations regarding amenity. Offices are identified in national planning policy as main town centre uses and where offices falling within Use Class B1, form the main use of any proposed development, then a sequential and impact test will be required, as set out in Core Strategy Policy CS12 'Managing Change in Rotherham's**

**Retail and Service Centres' and the National Planning Policy Framework. Office development proposals will only be acceptable where they satisfy the requirements of these policies.**

**x.xxx The Council will support additional land for employment use where it can be demonstrated that the remainder of the site will deliver approximately 150 homes. Flexibility is required to ensure that an appropriate and deliverable employment scheme can be achieved taking account of the site's constraints. The Council will, however, be mindful of ensuring that all development proposals are of an appropriate density and can be demonstrated to be deliverable.**

**x.xxx Given the challenges of this site it is vitally important that a masterplan approach is taken, which will need to be agreed with the Local Planning Authority.**

**x.xxx The site wide masterplan shall be produced on a collaborative basis and subsequently agreed in writing by the Council before any planning applications are approved for the proposed developments, unless otherwise agreed.**

**x.xxx The masterplan should satisfy the following objectives:**

- To set out the mix, scale and distribution of uses to create a sustainable development which ensures the continuing amenity of residential and employment occupiers.**
- To provide quality new homes for Rotherham, through a range of distinctive market and affordable housing, to create a robust and attractive housing market.**
- To provide quality and market attractive new employment uses.**
- To ensure that development takes account of the topography of the site and the adjacent industrial estate to deliver residential and employment uses which are viable, market attractive and deliverable.**
- To provide a sustainable access strategy, including attractive, accessible, legible and well-designed pedestrian and cycle linkages connecting to adjacent public rights of way and bridleways.**
- To ensure the site is well connected and accessible through provision of crossing points from surrounding development to and through the development.**
- Good quality design will be important throughout and development will respond to local site features, including topography and adjacent land uses and create landscape and townscape character.**
- To identify a sustainable green infrastructure network, including formal and informal green spaces.**
- To provide a distinctive and coherent landscape strategy that provides a legible and attractive development, including the sensitive integration of parking.**

#### **Reason**

To produce an effective policy that will ensure that the area is developed comprehensively and with the most appropriate disposition of land uses. Sites H89, E27 and E28 to be combined and allocated as a Mixed Use Area. Detailed guidance to be included in the policy as regards the type and amount of development required.

## Reference: MM43

**Table MM43**

Proposed changes to Policy SP69 Mixed Use Area 21: Highfield Commercial, Waverley, part 1 and part 3:

1 Land north of, and including, the University of Sheffield training centre Appropriate uses in this location are:

- B1a, B1b, B1c (business)
- C1 (hotel)
- D1 (conference centre)
- Car parking/public transport interchange **facilities**

3 Land north of Mitchell Way and south of the University of Sheffield training centre

..A1 retail floorspace shall not exceed 2,300 square metres gross and no more than 1,500 square metres gross of A1 retail floorspace shall be provided in a single unit, **unless demonstrated by an up to date sequential and impact assessment.**

Explanatory text

4.374 It is expected that this area will be used for car parking along with public transport interchange facilities...

4.377 The broad range and quantum of uses is supported by the current evidence base. A range of different uses will support activity at different times of the day. The Core Strategy identifies Waverley as providing local centres as part of the borough's hierarchy of retail centres. Recognising this, the policy limits A1 retail floorspace to no more than 2,300 square metres gross and no more than 1,500 square metres gross of A1 retail floorspace to be provided in a single unit, **unless demonstrated by an up to date sequential and impact assessment carried out in line with Policy CS12 Managing Change in Rotherham's Retail and Service Centres.**

### **Reason**

To ensure an effective policy that is consistent with national policy.

## Reference: MM44

**Table MM44**

### Chapter 5 - Site Development Guidelines

Refer to separate document which contains the deletions, additions and amendments to Chapter 5 Site Development Guidelines. This can be viewed here: [\[direct link to doc\]](#). These changes have been proposed following the Inspector's request that the Council examine each set of Site Development Guidelines critically and robustly to ensure that the specified requirements are clear and justified. It also includes changes to the introductory paragraphs and a site status update table clarifying those sites for which site development guidelines are not provided.

When providing comments please specify which site and development principles your representations relate to.

The document includes the following changes identified by the Inspector as Proposed Main Modifications in his letter of 10 March 2017:

Include additional Site Development Guideline to make it clear that the provision of new green space will be determined through an assessment of local needs: Site H5 Former Cricket Ground off Munsborough Lane. Reason: To make for an effective and justified policy that is in line with national policy.

Include additional Site Development Guideline to make it clear that the provision of new green space and community facilities will be determined through an assessment of local needs: Sites H29 Boswell Street /Arundel Road, Herringthorpe, H30 Site of former Herringthorpe Leisure Centre Community, H80 Land off Lodge Lane / Silverdales, H70 Recreation Grounds / Allotments to the east of Highfield Park, Maltby. Reason: To make for an effective and justified policy that is in line with national policy.

H80 - create single entry for the allocation in the Site Development Guidelines chapter. Reason: To make for an effective and justified policy that is in line with national policy.

H85 Land to East of Park Hill Farm, Swallownest - include an additional Site Development Guideline specifying the need to protect the rural setting of the heritage assets at Park Hill Farm, by the provision of a sizeable stand-off zone around the farm within which built development will not be permitted.

H90 & SG15 Land to the north of Aston Bypass - Council to consider whether a Main Modification is required to ensure that access would still be available to the Safeguarded Land site. An additional Site Development Guideline has been included to ensure access to the Safeguarded Land.

H93 Land at Keeton Hall Road - include additional Site Development Guidelines specifying the need to protect the setting of the heritage assets to the north, by ensuring, amongst other things, that built development is set well away from the northern boundary of the allocation and its north-eastern corner. Reason: To ensure an effective policy and accord with national policy.

E5 Land off Rotherham Road, Parkgate - remove Site Development Guidelines. Reason: To take account of previous studies carried out on the site.

E22 Advanced Manufacturing Park - revise Site Development Guidelines in accordance with the Council's Working Schedule of Possible Main Modifications (Version 4 – 3 February 2017).

For new additional site allocations without planning permission and a small number of sites which previously did not include them the Council proposes to include site development guidelines to provide clarity regarding key issues which any future planning applications would need to address. These sites are:

- H1, E1 and E2 - Bassingthorpe Farm Strategic Allocation
- New housing allocation - Swinden Technology Centre, Moorgate
- Employment allocation - E19 Manvers Way / Dearne Lane, Brampton
- New housing allocation - Land off Far Field Lane, Wath upon Dearne
- New housing allocation - Land between Pontefract Road and Barnsley Road, West Melton
- Mixed use Area MU22 - Aston Common, South of Mansfield Road - to reflect the replacement of housing allocation H89 and employment allocations E27 and E28 with the new mixed use area.

### **Reason**

To ensure an effective policy.

## Reference: MM45

Table MM45

Key to Policies Map sheets 1, 2 and 3:
Non-Statutorily Protected Sites:
Insert at end: <b><u>Register of Historic Parks and Gardens of Special Historic Interest</u></b>
Special Policy Areas - change hatching to provide clearer distinction between land uses, and amend the text as follows:
AMP-SP18-Advanced Manufacturing Park
<b><u>SPA1 SPxx Waverley New Community</u></b>
MC-SP19 <b><u>SPA2 SPxx Former</u></b> Maltby Colliery
TN-SP20-Todwick North
Housing
<b><u>SL</u></b> Safeguarded Land
Insert additional informative note:
<b><u>Refer to Policy SPxx for Landscape Character Area Sensitivity inset map</u></b>
Policies Map
Replace Special Policy Area allocation references with SPA1 and SPA2 labels as indicated above.
Include Safeguarded Land references for each Safeguarded Land site.
<b>Reason</b>
To correct omissions and reflect main modifications; to remove reference to special policy areas which are proposed to be deleted and addition of special policy area to be added; to update special policy area allocation labels; to reflect the addition of the Landscape Character Area Sensitivity Map.

**Reference: MM46****Table MM46**

<p>Policies Map</p> <p>Delete the notation for Areas of High Landscape Value and associated entry in the map key</p> <p><b>Reason</b> Lack of up-to-date evidence to justify the Area of High Landscape Value designation.</p>
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**Reference: MM47****Table MM47**

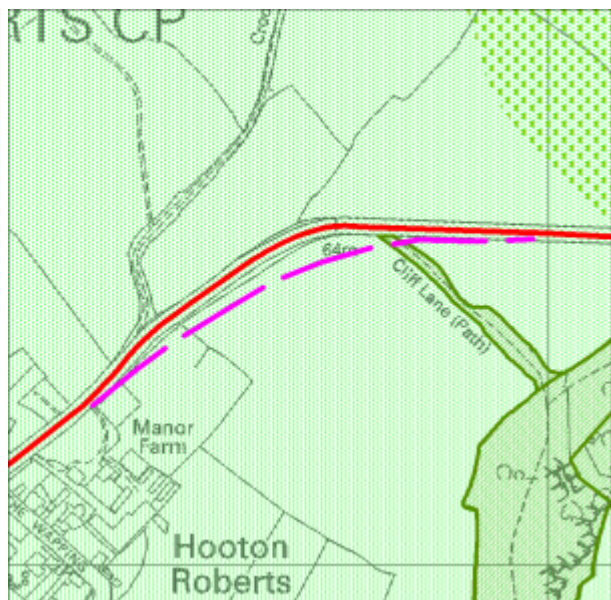
<p>Policies Map</p> <p>Delete the existing proposed HS2 route and include the recently issued safeguarded route on the Policies Map.</p> <p>Policies Map key</p> <p>HS2 <b><u>Line subject to Safeguarding Directions issued July 2017</u></b> <del>Consultation Line published 2013 (route still to be finalised by Government)</del></p> <p><b>Reason</b> To ensure that the plan is up-to-date and is consistent with national policy.</p>
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**Reference: MM48****Table MM48**

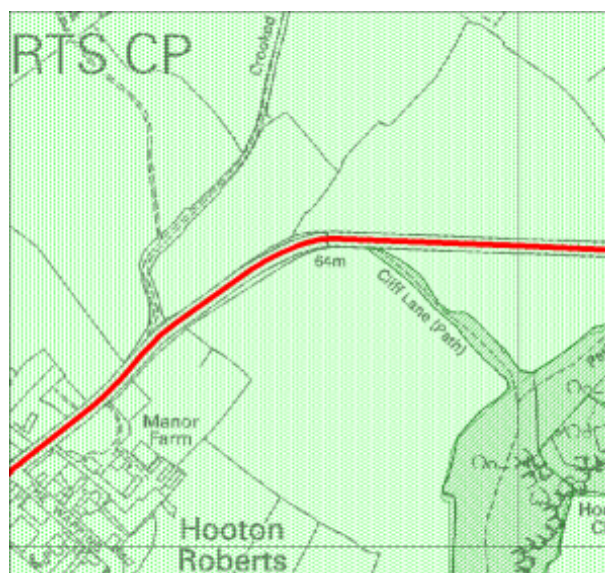
<p>Delete the following Highways Development Control Lines from the Policies Map:</p> <ul style="list-style-type: none"> <li>• Doncaster Road, Hooton Roberts</li> <li>• Morthen Lane/York Lane, Morthen</li> <li>• Doncaster Road, Thrybergh</li> </ul>
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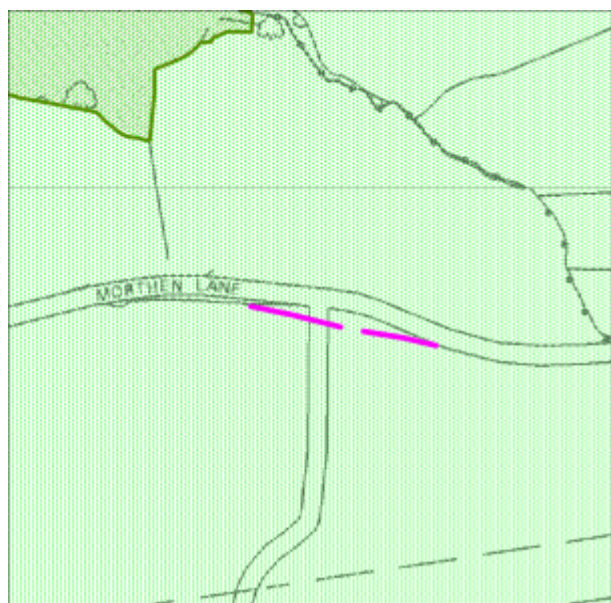
**Publication Policies Map extract: Highways Development Control Line - Hooton Roberts**



**Publication Policies Map extract as proposed to be amended: Highways Development Control Line - Hooton Roberts**



**Publication Policies Map extract: Highways Development Control Line - Morthen**

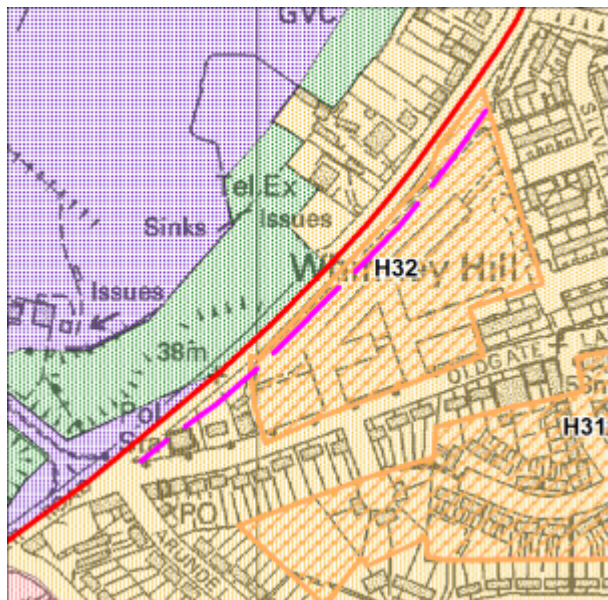


**Publication Policies Map extract as proposed to be amended: Highways Development Control Line - Morthen**

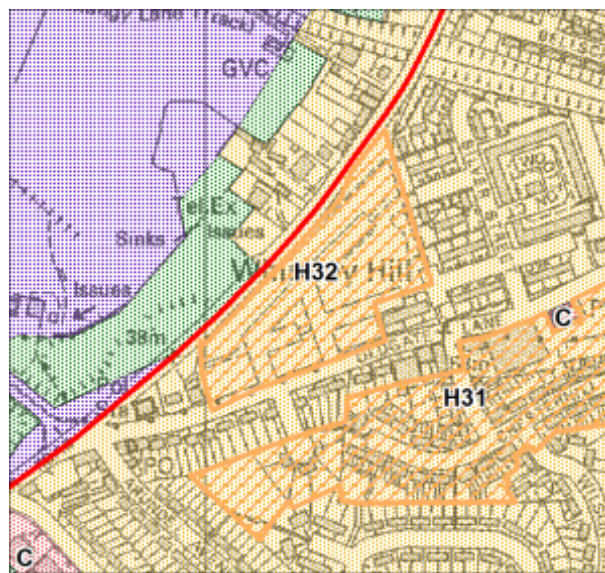




**Publication Policies Map extract: Highways Development Control Line - Thrybergh**



**Publication Policies Map extract as proposed to be amended: Highways Development Control Line - Thrybergh**



**Reason**

Schemes completed or no longer required.

## Reference: MM49

**Table MM49**

<p>Policies Map 4</p> <p>Delete the notation for Petroleum Exploration and Development Licence</p> <p>Amend the map key:</p> <p style="padding-left: 40px;"><del>Petroleum Exploration and development License (PEDL) areas (as at June 2015)</del></p> <p>Rotherham Boundary <b><u>(also indicates the extent of Petroleum Exploration and Development License (PEDL) areas (as at January 2017))</u></b></p> <p><b>Reason</b></p> <p>To bring the Plan up-to-date.</p>
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## Reference: MM50

**Table MM50**

<p>Policies Map</p> <p>Delete the following residential allocations but retain washed over for residential use:</p> <ul style="list-style-type: none"><li>• H12 land adjacent Barbers Avenue, Rawmarsh</li><li>• H36 land off Field View, Brinsworth</li><li>• H41 Milking Lane, Brampton Bierlow</li><li>• H42 Land at former Brampton Centre, Brampton Road, Wath-upon-Dearne</li><li>• H45 Land at Manvers Way, Manvers</li><li>• H46 Land off Valley Drive, Wath-upon-Dearne</li><li>• H47 Land at Park Road, Wath-upon-Dearne</li><li>• H55 Front Street, Treeton</li><li>• H56 Bradshaw Avenue, Treeton</li><li>• H59 Land off Fairways, Wickersley</li><li>• H60 Land Off Gill Close, Wickersley</li><li>• H63 Former Council Depot, Wadsworth Road, Bramley</li></ul>
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- H74 Outgang Lane, Laughton Common
- H77 Old School site, Doe Quarry Road / East Street, Dinnington

Delete the following retail allocation but remain washed over as a Local Centre

- R4 Main Street / Bawtry Road, Bramley

### Reason

Sites completed or nearing completion.

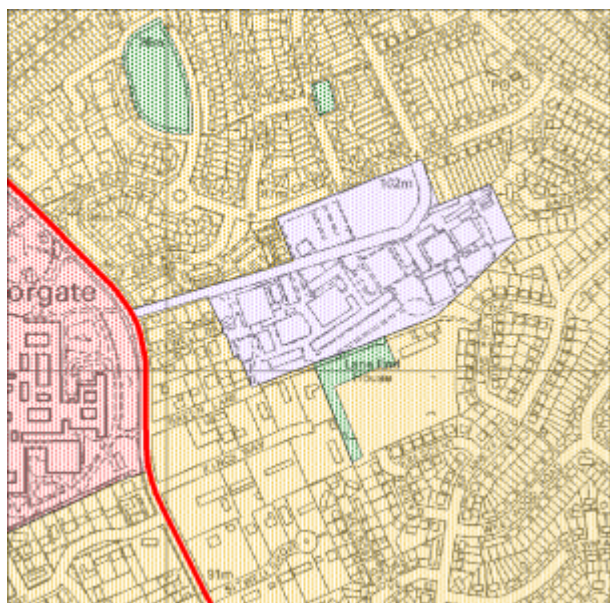
## Reference: MM51

**Table MM51**

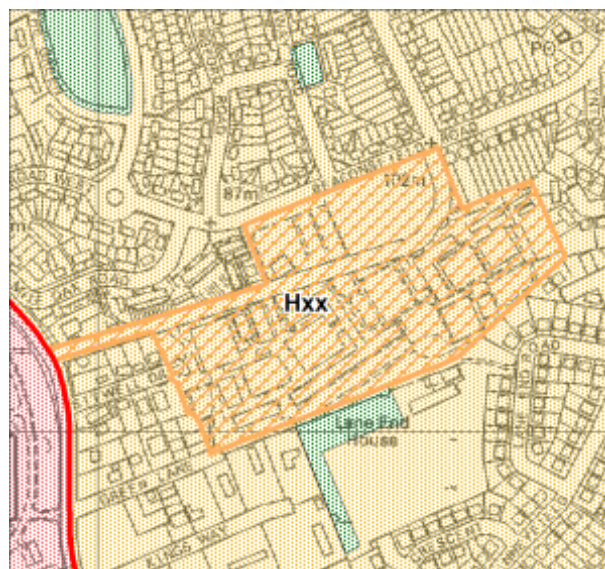
Policies Map - Rotherham Urban Area

Swinden technology centre - change Policies Map 1 to remove the business use allocation and show as a residential allocation.

**Publication Policies Map extract: Swinden Technology Centre, Moorgate**



**Publication Policies Map extract as proposed to be amended: Swinden Technology Centre, Moorgate**



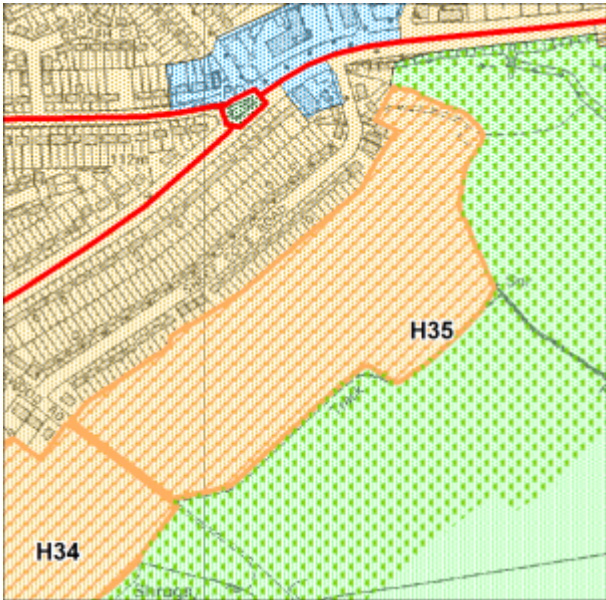
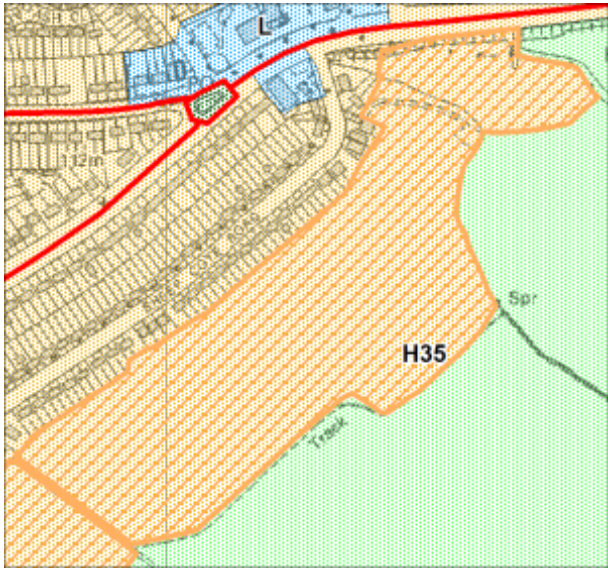
### Reason

To take account of a site that has recently become available.



## Reference: MM52

Table MM52

<p>Policies Map - Rotherham Urban Area</p> <p>Remove LDF0838 (land between Bawtry Road and H35) from the Green Belt and include within H35.</p>	
<p><b>Publication Policies Map extract: H35 Off Shrogswood Road, Whiston</b></p> 	<p><b>Publication Policies Map extract as proposed to be amended: H35 Off Shrogswood Road, Whiston</b></p> 
<p><b>Reason</b></p> <p>To provide additional access thereby ensuring an effective policy.</p>	

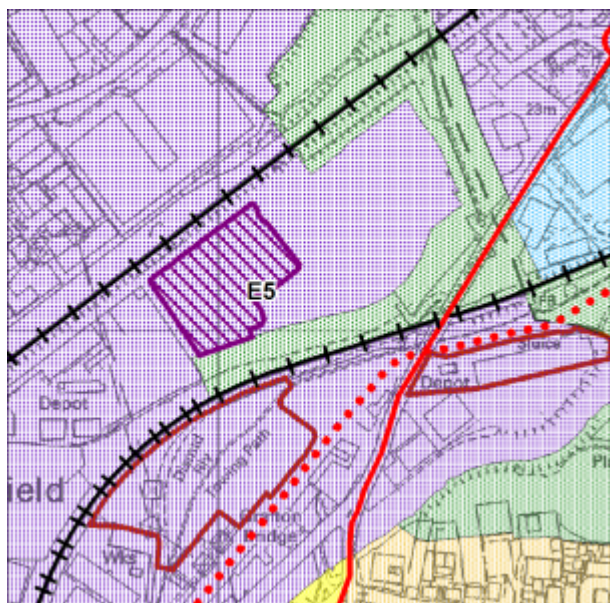
## Reference: MM53

Table MM53

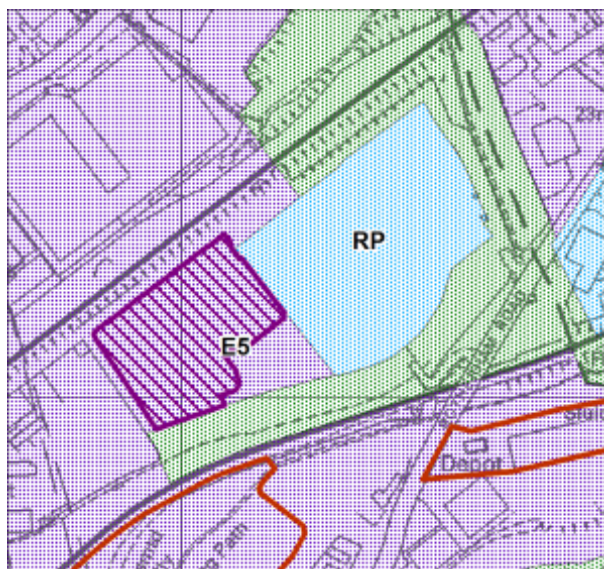
Policies Map - Rotherham Urban Area

Northfield Retail Park, Parkgate - remove industrial and business use designation and replace with 'Retail Park' designation and notation.

**Publication Policies Map extract: Northfield Retail Park, Parkgate**



**Publication Policies Map extract as proposed to be amended: Northfield Retail Park, Parkgate**



Amend explanatory text to Policy SP26 'Out-of-Centre Retail Parks and Other Out of Centre Developments'

4.106 Whilst current national planning policy seeks to direct shops towards town, district and local centres, over the years Rotherham has seen the development of a number of free-standing retail units and the establishment of a number of retail parks in out-of-centre locations. Rotherham's ~~three~~**four** retail parks, defined on the Policies Map, are located at:

- Cortonwood
- Parkgate Shopping Park, Parkgate
- **Northfield Retail Park, Parkgate**
- Great Eastern Way, Aldwarke

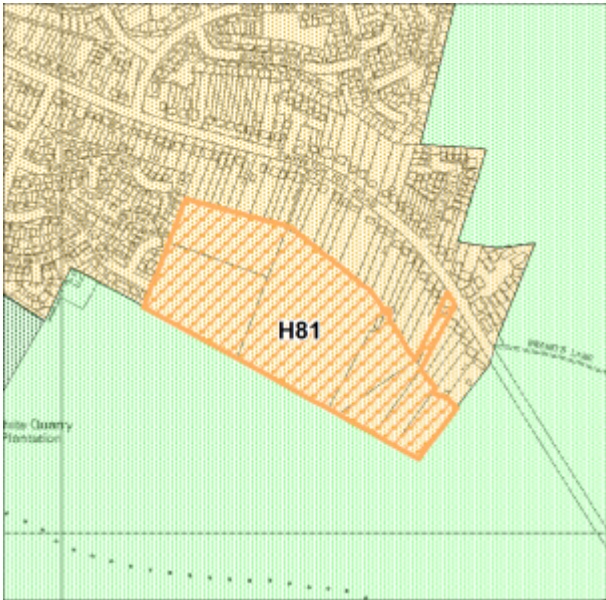
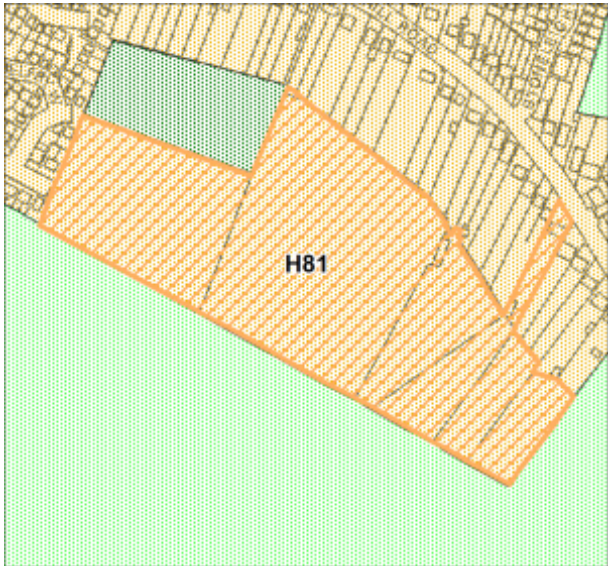
### Reason

To reflect existing permission.



**Reference: MM54**

**Table MM54**

<p>Policies Map - Dinnington, Anston and Laughton Common</p> <p>Amend boundary of Allocation Reference: H81 Land Off Wentworth Way, Dinnington to exclude land at the north-west corner of the site. Allocate this excluded land as Green Space.</p>	
<p><b>Publication Policies Map extract: H81 Land Off Wentworth Way, Dinnington</b></p> 	<p><b>Publication Policies Map extract as proposed to be amended: H81 Land Off Wentworth Way, Dinnington</b></p> 
<p><b>Reason</b></p> <p>To make for an effective and justified policy that is consistent with national policy.</p>	

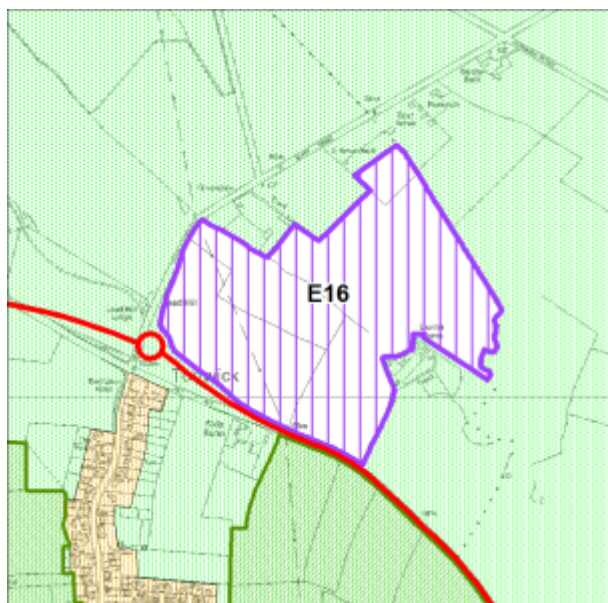
## Reference: MM55

Table MM55

Policies Map - Dinnington, Anston and Laughton Common

Delete E16 Todwick North employment and special policy area notation and retain within the Green Belt.

Publication Policies Map extract: E16 Todwick North



Publication Policies Map extract as proposed to be amended: Land north of Todwick



### Reason

The allocation is not justified and would not be consistent with national policy.

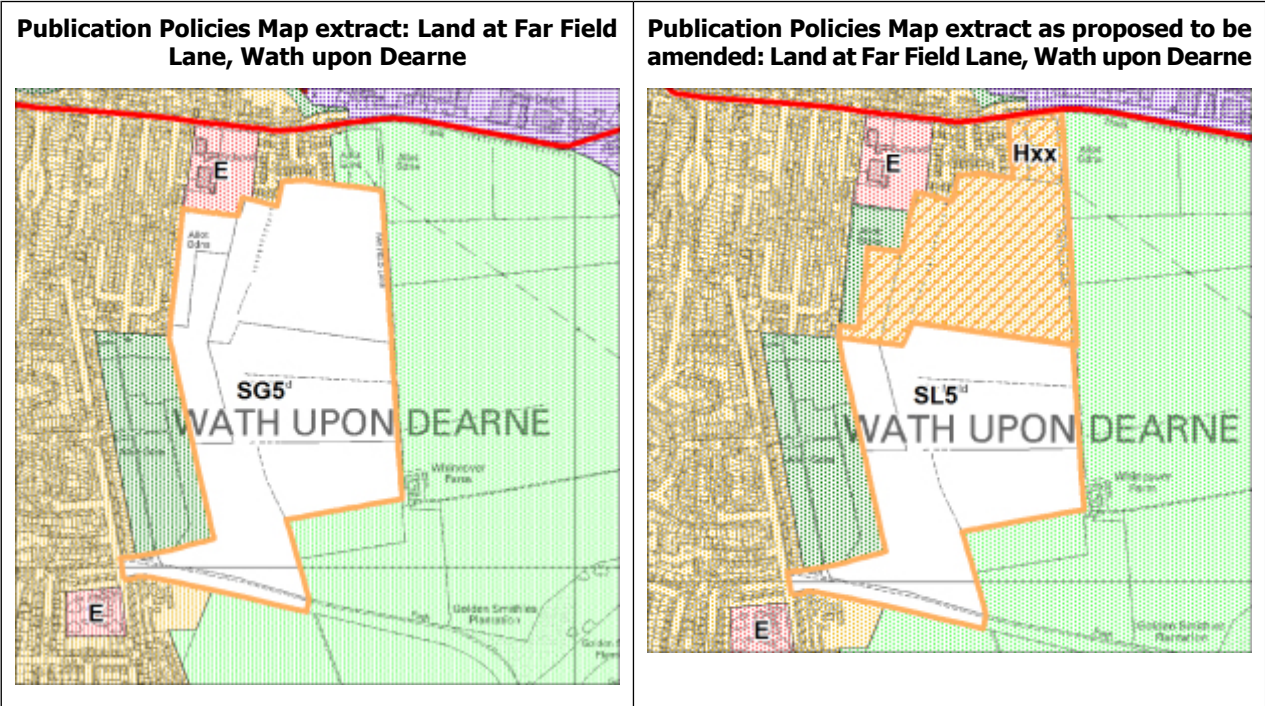


**Reference: MM56**

**Table MM56**

Policies Map - Wath-upon-Dearne, Brampton Bierlow and West Melton

Add a new residential allocation at Land off Far Field Lane, Wath upon Dearne.



**Reason**

To ensure that the housing supply figures broadly accord with the distribution of development set out in the Core Strategy



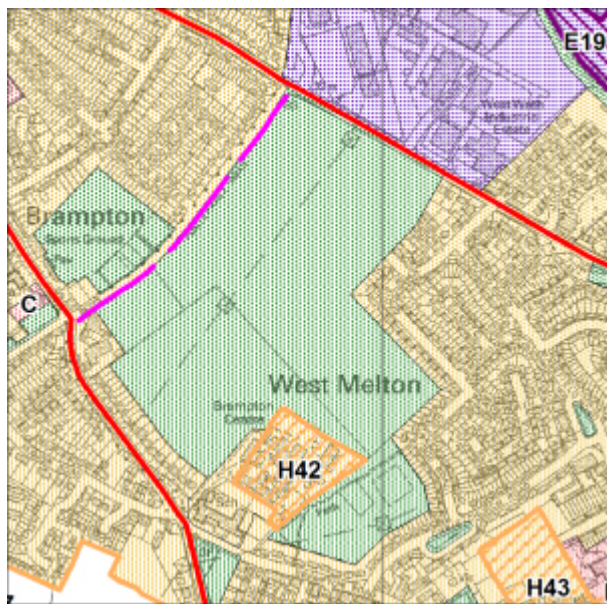
## Reference: MM57

Table MM57

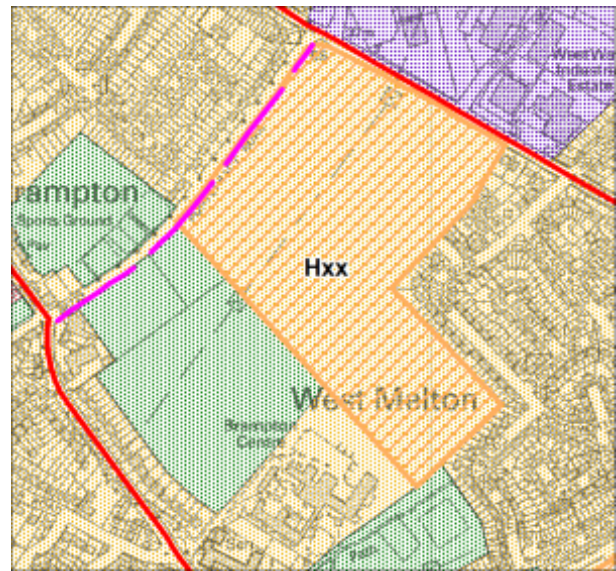
Policies Map - Wath-upon-Deane, Brampton Bierlow and West Melton

Add a new residential allocation at Land between Pontefract Road and Barnsley Road, West Melton.

**Publication Policies Map extract: Land at Pontefract Road and Barnsley Road, West Melton**



**Publication Policies Map extract as proposed to be amended: Land at Pontefract Road and Barnsley Road, West Melton**



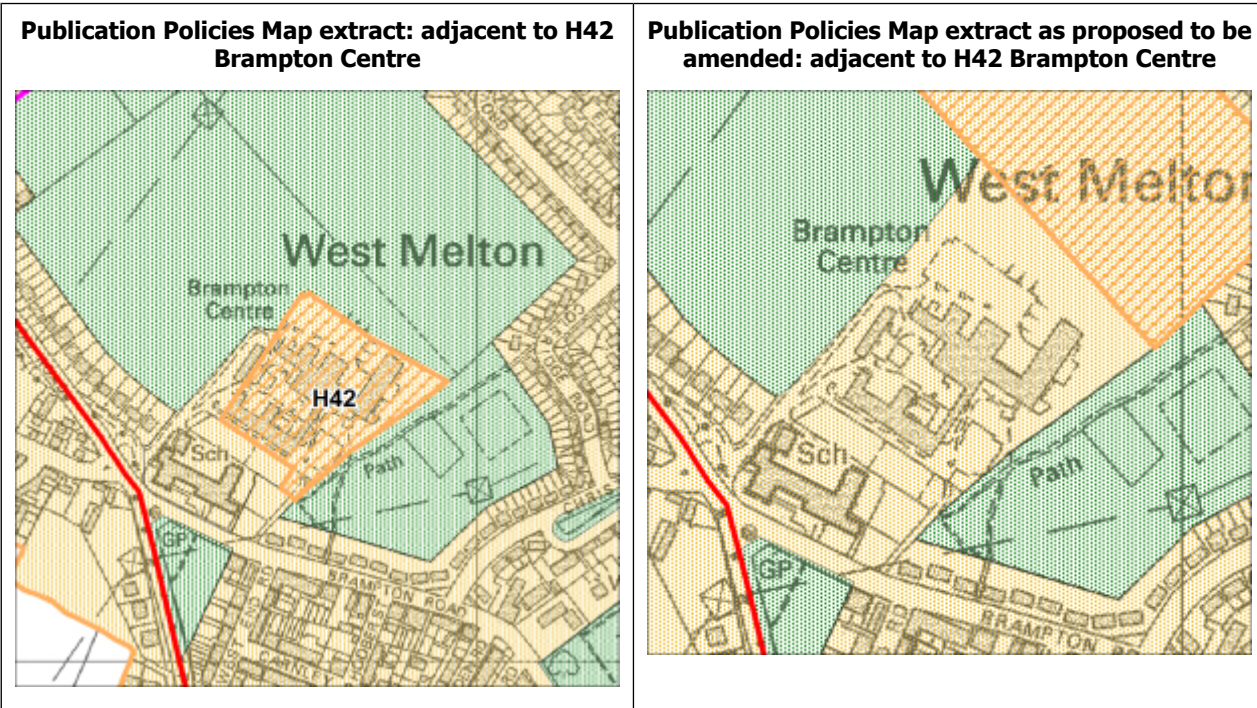
### Reason

To ensure that the housing supply figures broadly accord with the distribution of development set out in the Core Strategy

**Reference: MM58**

**Table MM58**

Policies Map - Wath-upon-Deerne, Brampton Bierlow and West Melton  
Re-allocate land adjacent to allocation H42 (north and east) from Green Space to residential use.



**Reason**  
To reflect permission and extent of site. It is noted that the development site allocation notation is to be removed as the site is under construction.



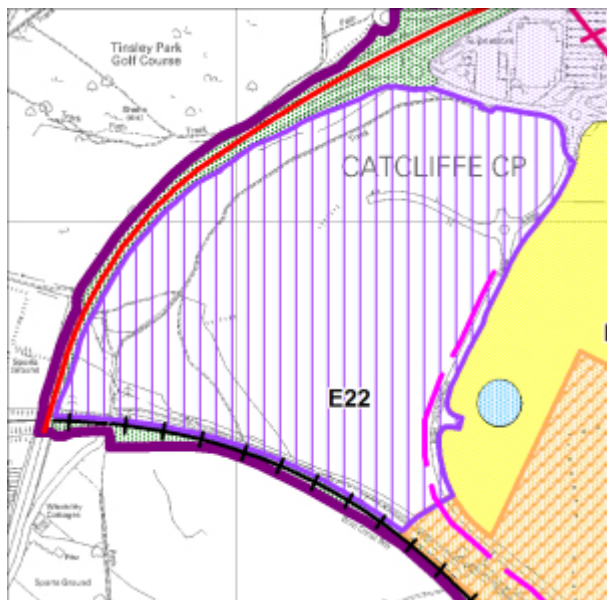
## Reference: MM59

Table MM59

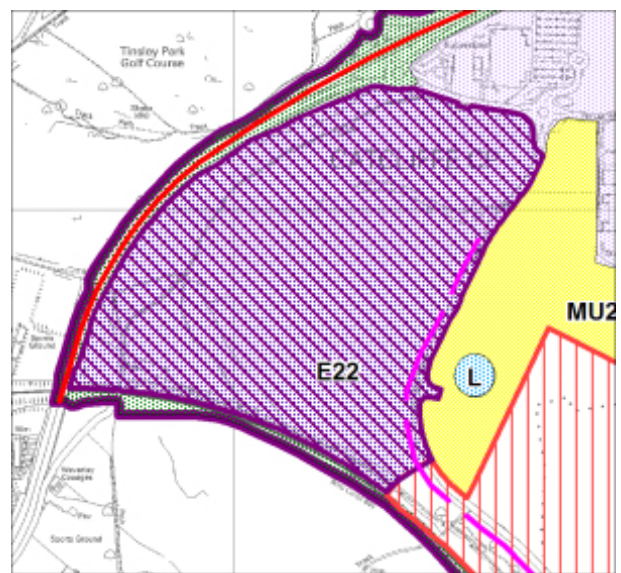
### Policies Map - Waverley

Delete Special Policy Area hatching and 'AMP' notation from allocation E22. Replace with Industrial and Business Use and New Employment hatchings.

**Publication Policies Map extract: E22 Advanced Manufacturing Park, Waverley**



**Publication Policies Map extract as proposed to be amended: E22 Waverley Advanced Manufacturing Park, Waverley**



### Reason

To ensure an effective policy.

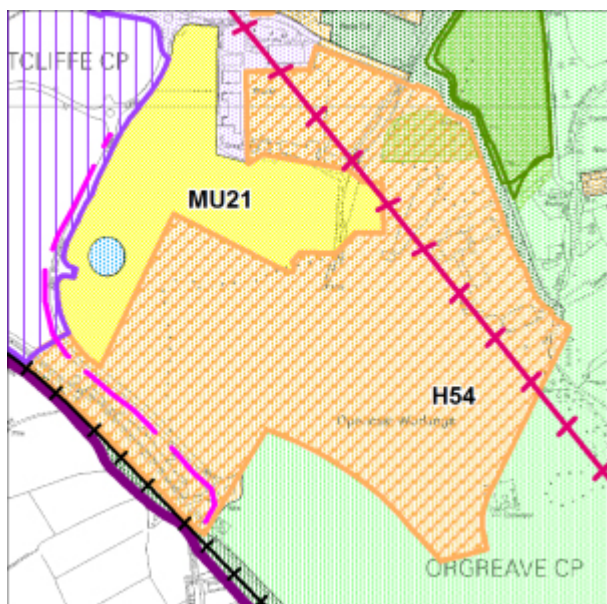
## Reference: MM60

Table MM60

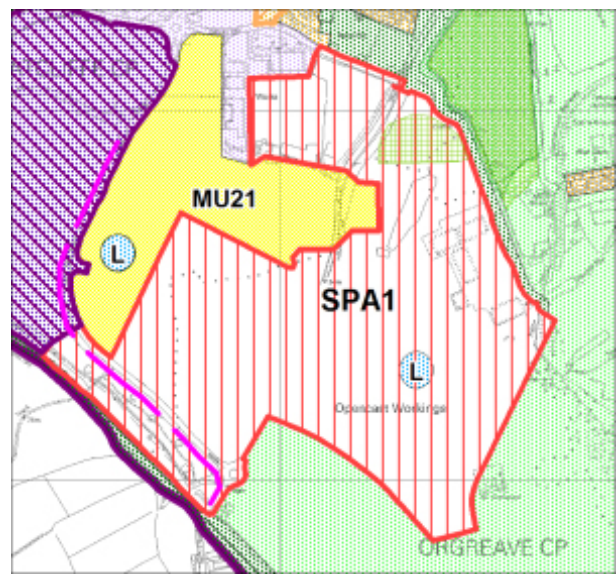
Policies Map - Waverley

H54 Waverley Mixed Use Community. Delete policy and allocate as a Special Policy Area.

**Publication Policies Map extract: H54 Waverley New Community, Waverley**



**Publication Policies Map extract as proposed to be amended: SPA1 Waverley New Community, Waverley**



### Reason

To ensure an effective policy that is consistent with national policy.

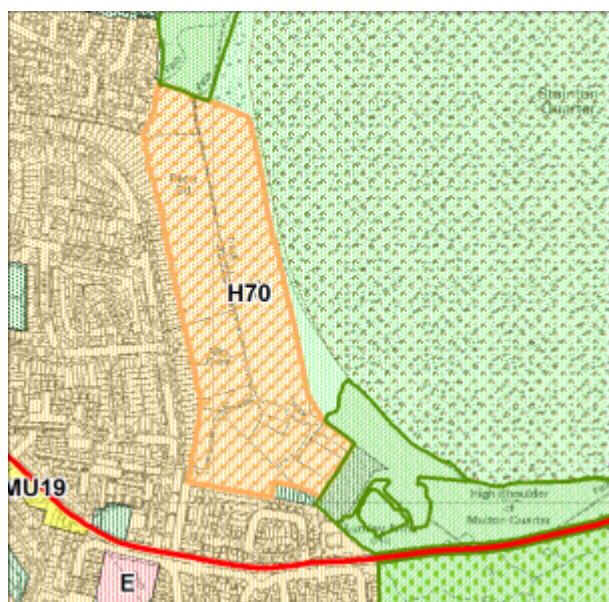
## Reference: MM61

Table MM61

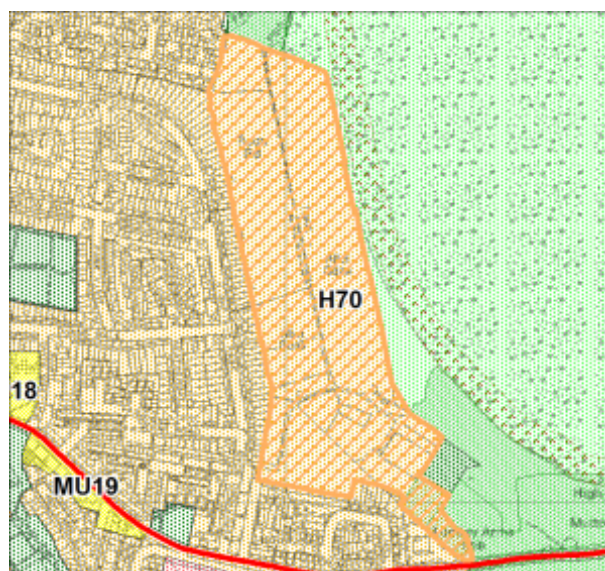
Policies Map - Maltby and Hellaby

Remove part of LDF0839 from the Green Belt and include within H70 at Maltby.

**Publication Policies Map extract: H70 Recreation Grounds And Allotments To The East Of Highfield Park**



**Publication Policies Map extract as proposed to be amended: H70 Recreation Grounds And Allotments To The East Of Highfield Park**



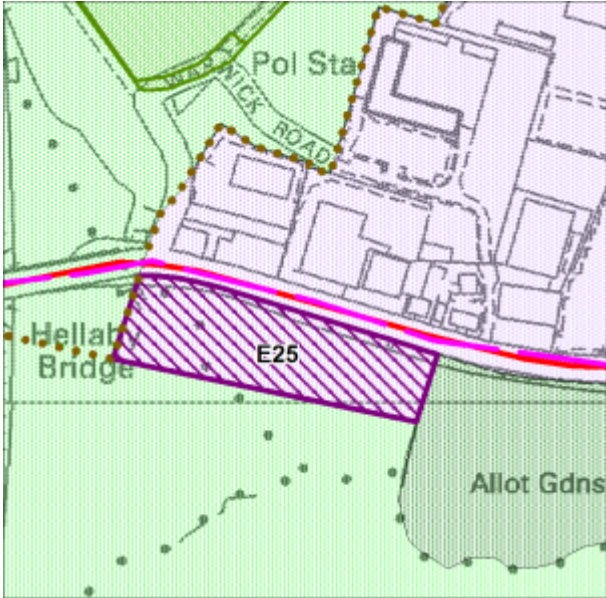
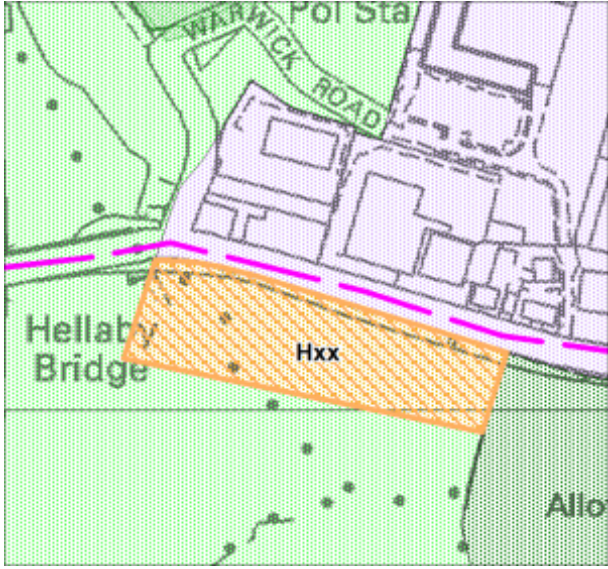
### Reason

To provide an effective policy that is in line with national policy.



**Reference: MM62**

**Table MM62**

<p>Policies Map</p> <p>Delete employment site allocation designation at E25 at Maltby and replace with residential site allocation.</p>	
<p><b>Publication Policies Map extract: E25 Land Off Rotherham Road, Maltby</b></p> 	<p><b>Publication Policies Map extract as proposed to be amended: Land off Rotherham Road, Maltby</b></p> 
<p><b>Reason</b></p> <p>To recognise the permission for the residential use of the site.</p>	

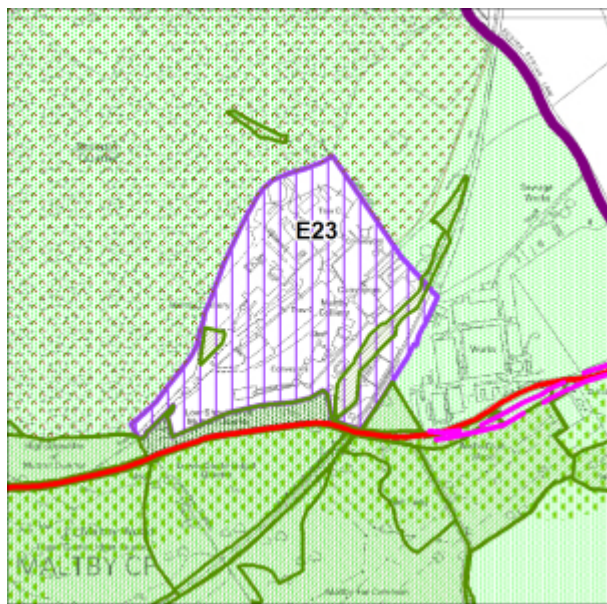
## Reference: MM63

Table MM63

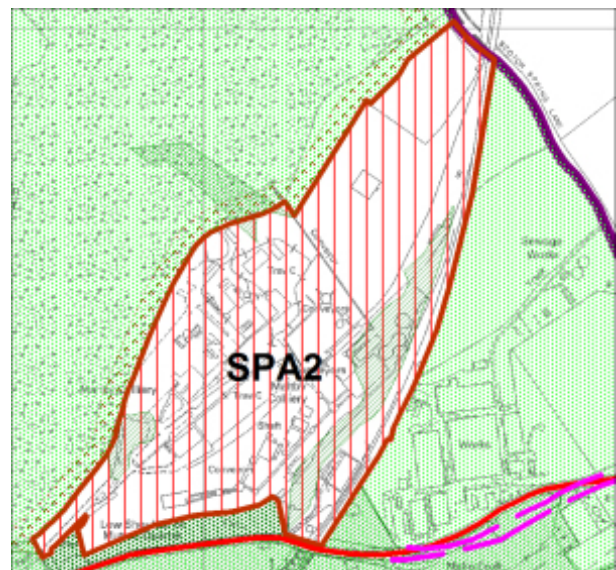
Policies Map - Maltby and Hellaby

E23 Land at former Maltby Colliery. Remove LDF0842 from Green Belt and include within E23.

**Publication Policies Map extract: E23 Land At Former Maltby Colliery, Maltby**



**Publication Policies Map extract as proposed to be amended: SPA2 Former Maltby Colliery**



### Reason

To define a clear Green Belt boundary, using physical features that are readily recognisable and likely to be permanent, and increase employment opportunities.



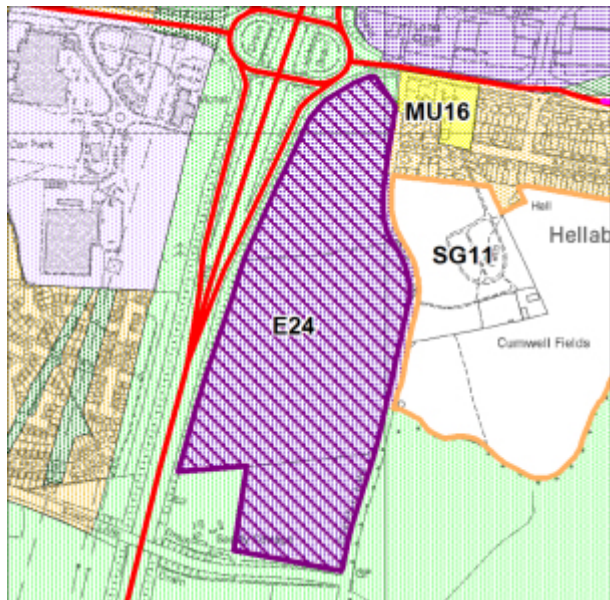
## Reference: MM64

Table MM64

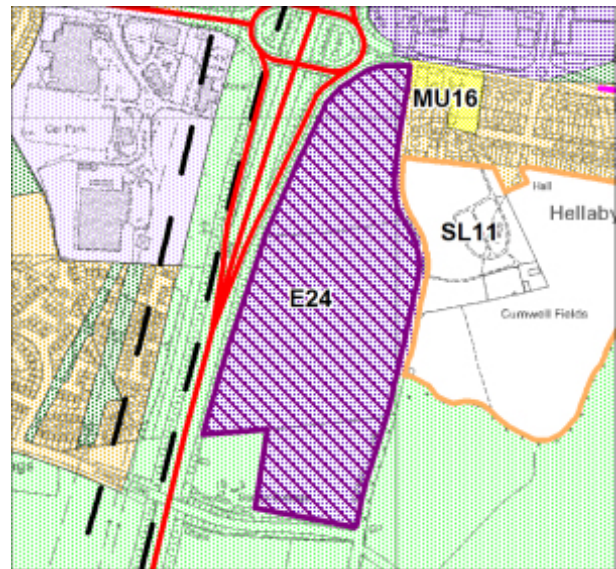
Policies Map - Maltby and Hellaby

Amend the northern boundary of employment allocation E24 (Cumwell Lane, Hellaby) to include a small area of Green Belt to ensure that it follows the field boundary.

**Publication Policies Map extract: E24 Land Off Cumwell Lane, Hellaby**



**Publication Policies Map extract as proposed to be amended: E24 Land Off Cumwell Lane, Hellaby**



### Reason

To follow a physical feature that is readily recognisable.



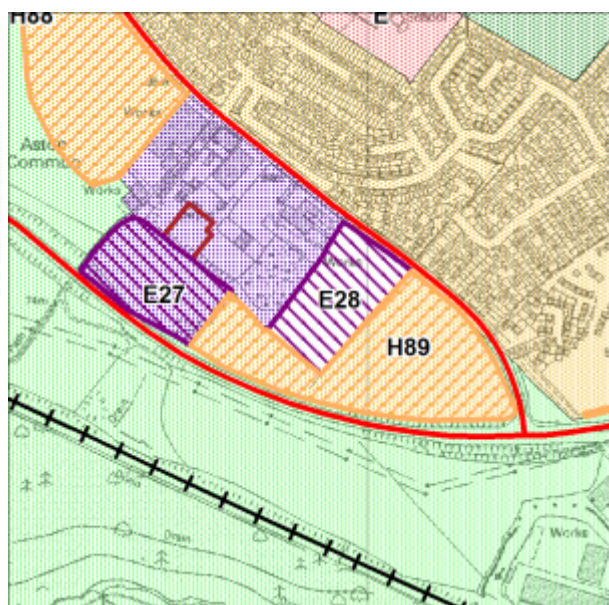
## Reference: MM65

**Table MM65**

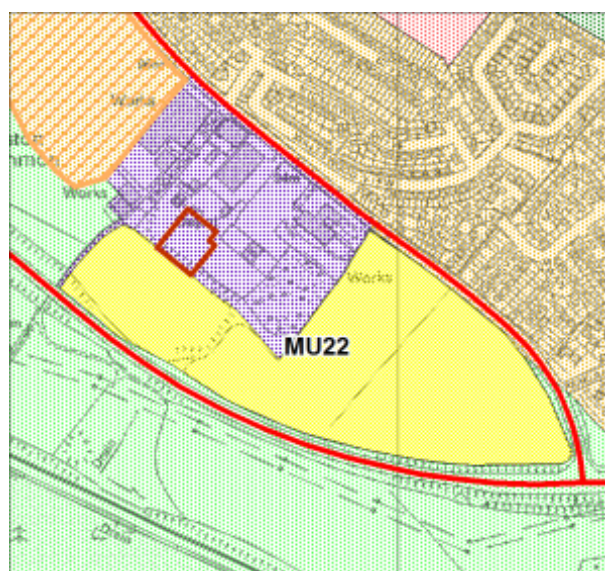
Policies Map - Aston, Aughton and Swallownest

H89 Aston Common, South of Mansfield Road, E27 Aston Common, West of Mansfield Road and E28 Aston Common, East of Mansfield Road Industrial Estate. Combine sites, delete housing and employment allocations and change to a mixed use allocation.

**Publication Policies Map extract: H89, E27 and E28, Aston**



**Publication Policies Map extract as proposed to be amended: Mixed Use Area 22, Aston**

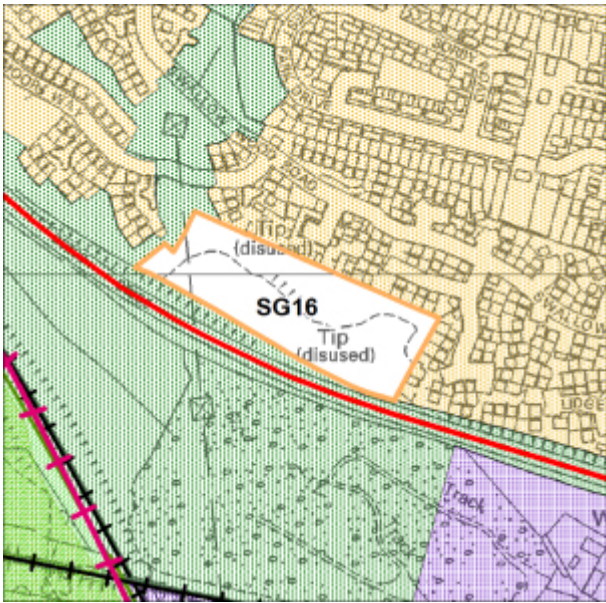
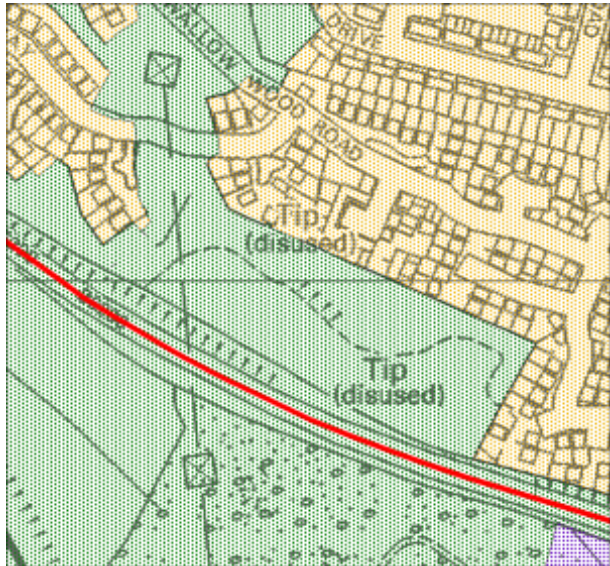


### Reason

To produce an effective policy that will ensure that the area is developed comprehensively and with the most appropriate disposition of land uses.

**Reference: MM66**

**Table MM66**

<p>Policies Map - Aston, Aughton and Swallownest</p> <p>SG16 Disused tip on Aston Bypass. Redraw the Green Space boundary to include SG16 within Green Space and remove safeguarded land allocation.</p>	
<p><b>Publication Policies Map extract: SG16 Aston Tip</b></p>  <p>This map extract shows a residential area with a green space boundary. A specific area labeled 'SG16 Tip (disused)' is highlighted with an orange outline. The surrounding area is green, and a red line indicates a boundary or road. A purple area labeled 'Track' is visible at the bottom right.</p>	<p><b>Publication Policies Map extract as proposed to be amended: Aston Tip, Aston</b></p>  <p>This map extract shows the same residential area as the previous map, but with the 'SG16 Tip (disused)' area now integrated into the green space boundary. The orange outline is removed, and the area is now part of the green space. The red line and the 'Track' area are still visible.</p>
<p><b>Reason</b></p> <p>To ensure an effective policy that is consistent with national policy.</p>	



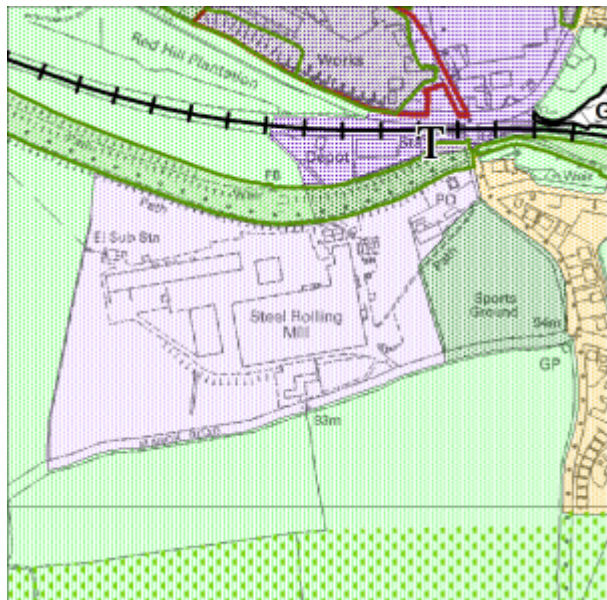
## Reference: MM67

Table MM67

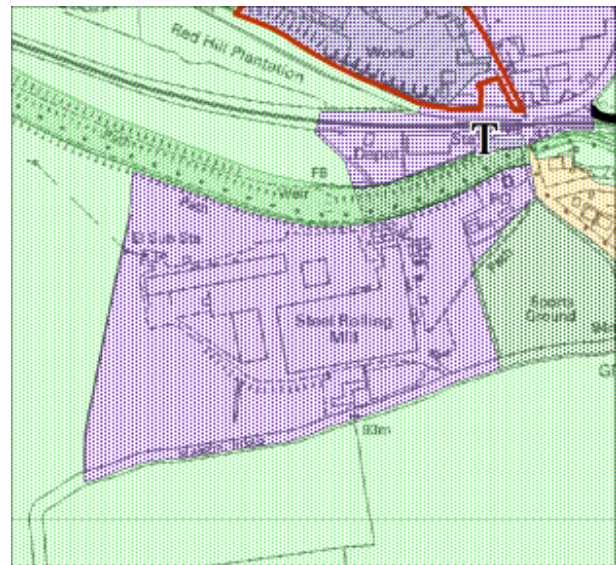
Policies Map - Wales and Kiveton Park

LDF0461 – Unsko Steel, Manor Road, Kiveton Park. Delete business allocation and allocate for industrial and business use.

**Publication Policies Map extract: Land at the former UNSCO site**



**Publication Policies Map extract as proposed to be amended: Land at the former UNSCO site**



### Reason

The allocation for business use is not justified and is not deliverable. The site is predominantly occupied by uses that fall outside the B1 Use class and is a valuable resource for such uses. Development management policies can be used to ensure that due regard is paid to the environmental and highway impacts of proposals.

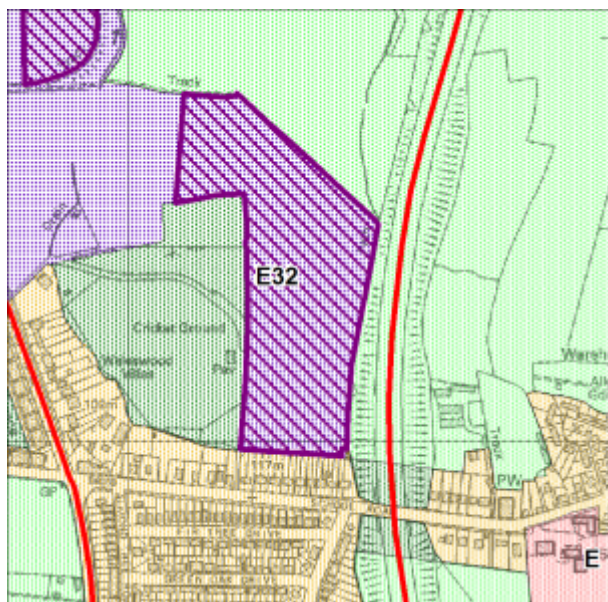
## Reference: MM68

Table MM68

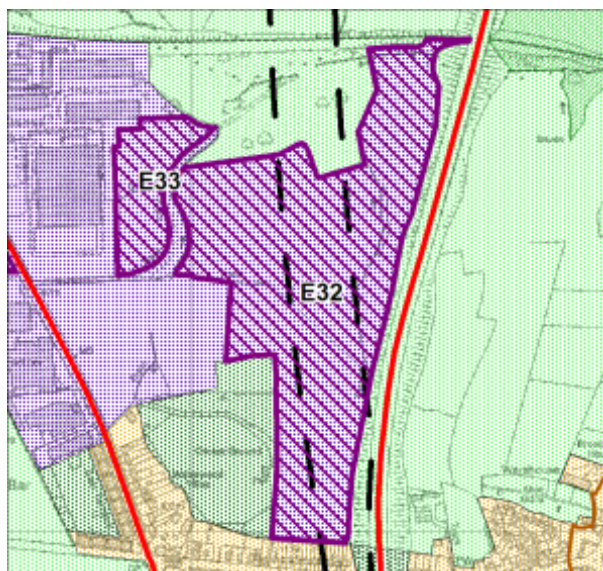
Policies Map - Wales and Kiveton Park

E32 North of School Road, Waleswood. Remove LDF840 from the Green Belt and identify as an extension to the E32 business and industry allocation, taking account of the route for HS2 announced by Government on 17 July 2017.

**Publication Policies Map extract: E32 North Of School Road, Waleswood**



**Publication Policies Map extract as proposed to be amended: E32 North Of School Road, Waleswood**



### Reason

To define a clear Green Belt boundary, using physical features that are readily recognisable and likely to be permanent, and provide further employment opportunities in the area.



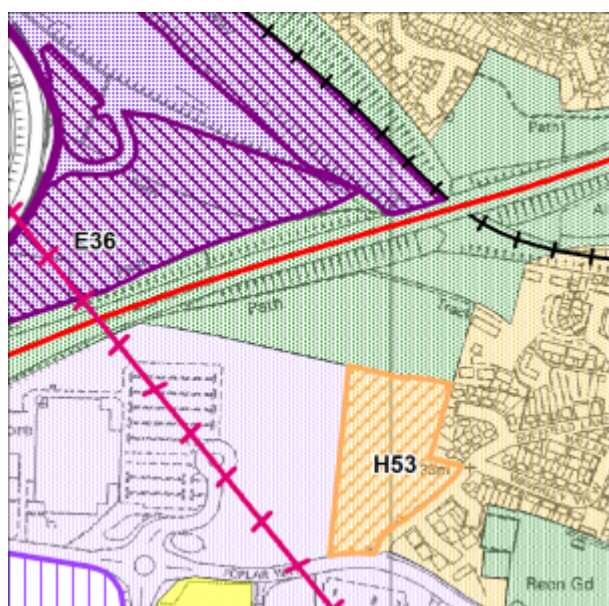
## Reference: MM69

Table MM69

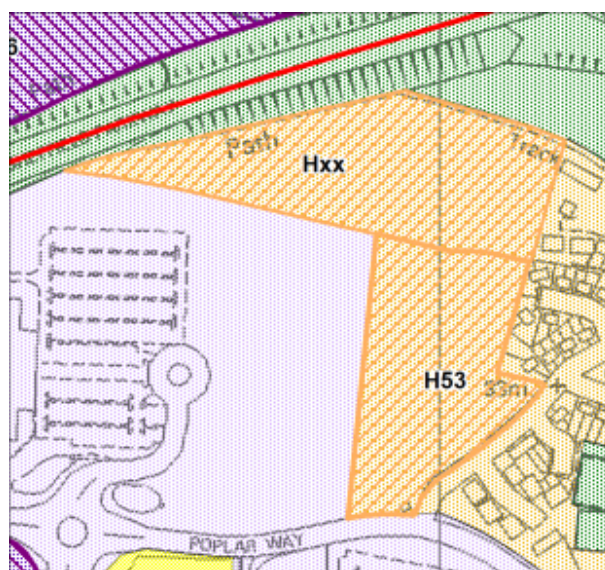
Policies Map - Catcliffe, Treeton and Orgreave

LDF0501 Bluemans Way, Catcliffe. Allocate for residential development.

**Publication Policies Map extract: Blue Mans Way, Catcliffe**



**Publication Policies Map extract as proposed to be amended: Blue Mans Way, Catcliffe**

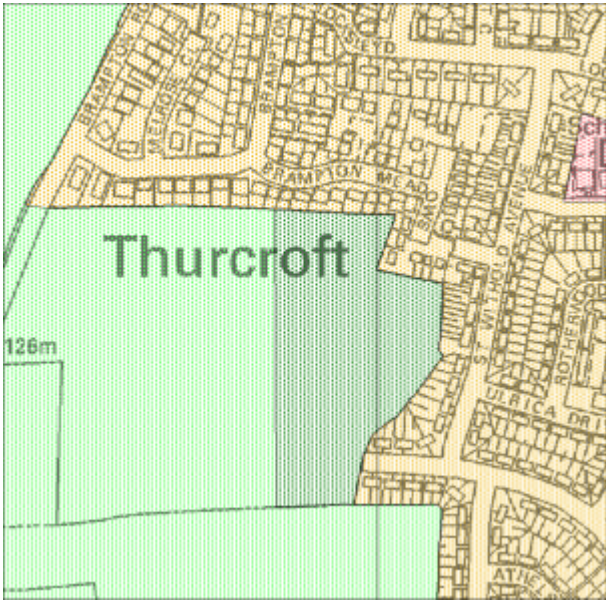
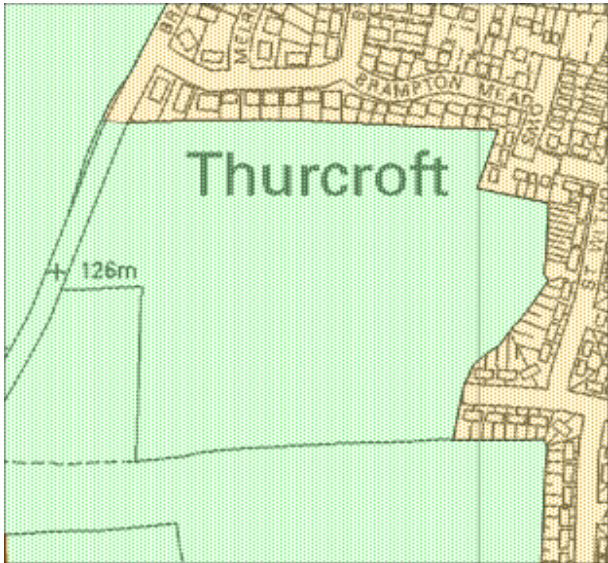


### Reason

To recognise the recent permission for the residential development of the site for up to 64 dwellings.

**Reference: MM70**

**Table MM70**

<p>Policies Map - Thurcroft</p> <p>LDF0433 South of Brampton Meadows. Delete as Green Space and include within the Green Belt.</p>	
<p><b>Publication Policies Map extract: Brampton Meadows</b></p> 	<p><b>Publication Policies Map extract as proposed to be amended: Brampton Meadows</b></p> 
<p><b>Reason</b></p> <p>To define a clear Green Belt boundary, using physical features that are readily recognisable and likely to be permanent. Furthermore the existing designation is not justified as this area of farmland does not perform a Green Space function.</p>	



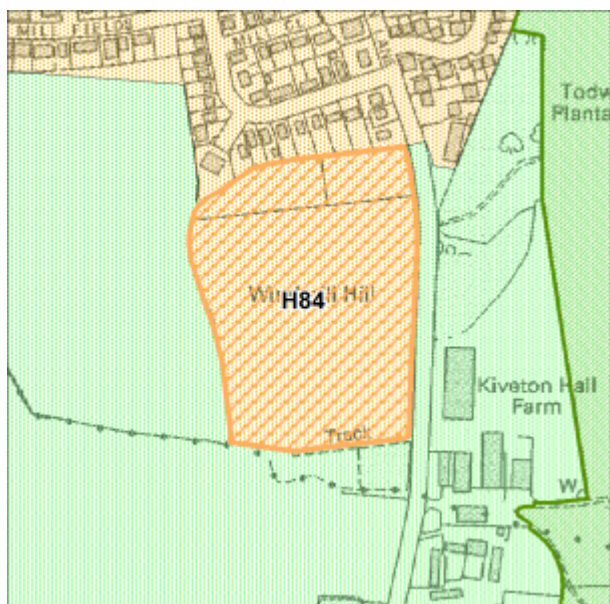
## Reference: MM71

Table MM71

Policies Map - Todwick

H84 Land to the west of Kiveton Lane. Delete allocation and retain area in the Green Belt.

**Publication Policies Map extract: H84 Land To The West Of Kiveton Lane, Todwick**



**Publication Policies Map extract as proposed to be amended: Land To The West Of Kiveton Lane, Todwick**



### Reason

This site, together with other areas of land around Todwick, makes a significant contribution to preventing the neighbouring settlement groupings of Dinnington/ Anston/Laughton Common and Wales/Kiveton Park from merging into one another. Furthermore the site is poorly related to the existing built form of the village, would constitute encroachment into the countryside, and would cause significant harm to the attractive rural character of the local area. Consequently the allocation is not justified and would be contrary to national planning policy.





