

Comments

Maltby Neighbourhood Plan Consultation (30/06/23 to 21/08/23)

Comment by RMBC (- 1281096)

Comment ID MNP4

Response Date 08/08/23 11:46

Status Processed

Submission Type Email

Version 0.4

Q1. To which document do your comments relate? Maltby Neighbourhood Plan 2017-2028

Q2. Do you wish to? Support with conditions

Q3. Please provide your comments below making clear which part of the document you are referring to (specifying relevant paragraphs, tables, figures, boxes or appendices).

Please see attached document

Q4. Suggested modifications. If you consider that amendments should be made then it will be helpful if you could put forward any suggested wording changes.

Please see attached document

You may also upload any supporting documents to support your representation. [RMBC response to MNP submission version document 1.pdf](#)

Q5. Do you wish to be notified of the Council's decision under Regulation 19 of the Neighbourhood Planning Regulation 2012 whether to accept the Examiners' recommendation? (please tick)

**Maltby Neighbourhood Plan Submission Consultation –
‘RMBC Single Response comments’**

RMBC comments on Maltby Neighbourhood Plan consultation document 1

Documents	Q2. Do you wish to? Support/ Object/ Support with conditions/ Make observations	Q3. Please provide your comments below making clear which part of the document you are referring to (specifying relevant paragraphs, tables, figures, boxes or appendices).	Q4. Suggested modifications. If you consider that amendments should be made then it will be helpful if you could put forward any suggested wording changes.
01 Maltby Neighbourhood Plan Draft Submission Version	Support with conditions	General comment on whole plan - please see detailed comments below.	
01 Maltby Neighbourhood Plan Draft Submission		Rotherham Metropolitan Council Comments (RMBC) Comment: <u>General comment on whole plan</u> Please cross reference to all sources used from the Local Plan.	<u>Para 118.</u> The Core Strategy housing target (2016 - 2028) provides for a total of 14,371 dwellings for Rotherham

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Version		<p><u>Page 7, Para 24.</u> Please check and provide the source of these figures it is not apparent from SP1 directly ('Policy SP1 (Sites Allocated for Development), sets out the sites required to accommodate the <i>8,350 new homes and 30 hectares of additional employment 3 land to meet the targets set out in the Core Strategy.</i> This includes the specific sites allocated for new homes and employment use, which are required to meet the targets in the Core Strategy').</p>	<p>borough (see Core Strategy, Map5 housing and Employment Land Distribution 2013 – 2028)</p> <p><u>Para 119.</u> The Core Strategy breaks the overall borough wide housing target into proposed numbers for each of the main settlements in the borough. For Maltby and the adjoining smaller settlement of Hellaby, the proposed target is approximately 700 new homes (see Policy CS1 Delivering Rotherham's Spatial Strategy).</p>
01 Maltby Neighbourhood Plan Draft Submission Version		<p><u>General comment on whole plan.</u> The links to RMBC website pages may change in the future.</p> <p>Will links provided to Maltby Town Council website be maintained for the duration of the plan?</p> <p>Please check all links work.</p>	

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		<p>In particular footnotes 3 and 4 links don't work: https://www.rotherham.gov.uk/info/200074/planning_and_regeneration/617/a_guide_to_the_local_plan_4 https://www.rotherham.gov.uk/info/200074/planning_and_regeneration/617/a_guide_to_the_local_plan</p> <p>Also the link does not work at para 179. https://www.rotherham.gov.uk/info/200074/planning_and_regeneration/617/a_guide_to_the_local_plan/3</p> <p>For your information a current link to our Local Plan pages is as follows: https://www.rotherham.gov.uk/local-plan</p>	
01 Maltby Neighbourhood Plan Draft Submission Version		<p><u>Landscape elements of the whole plan.</u></p> <p>The Landscape Design Team Leader has reviewed the document and also referred back to her previous comments and suggesting new wording – she advises these have now all been adequately addressed and notes the policy relating to views has now been omitted and is overall supportive of the Neighbourhood Plan.</p>	
01 Maltby Neighbourhood Plan Draft Submission Version		<p><u>Para 12.</u></p> <p>'A neighbourhood plan provides the opportunity for the community to set out a vision and plan for how they want Maltby to develop over the next ten years and beyond...'</p>	<p><u>Para 12.</u></p> <p>A neighbourhood plan provides the opportunity for the community to set out a vision and plan for how they want Maltby to develop over the next</p>

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		<p>RMBC Comments: RMBC is in the process of reviewing the Core Strategy as a partial update and are awaiting the new NPPF, the current local plan as stands lasts up to 2028.</p>	<p><i>five years and beyond</i></p>
01 Maltby Neighbourhood Plan Draft Submission Version		<p><u>Para 13.</u> 'It enables the community to put in place locally formulated planning policies that will help deliver an agreed vision for Maltby. It provides the opportunity to specify in more detail what we expect from development in Maltby and how and where it should take place, if at all.'</p> <p>RMBC Comments: Employment and residential allocations are already provided in the Rotherham Local Plan.</p>	<p><u>Para 13.</u> It provides the opportunity to specify in more detail what we expect from development in Maltby and how and where it should take place, if at all, <i>provided it is in conformity with the Local Plan.</i></p>
01 Maltby Neighbourhood Plan Draft Submission Version		<p><u>Para 24.</u> 'Policy SP1 (Sites Allocated for Development), sets out the sites required to accommodate the 8,350 new homes and 30 hectares of additional employment...'</p> <p>RMBC Comments: To request the source is provided for the reader; particularly as we are unclear where the figures were from in order to check that they are correct.</p>	
01 Maltby Neighbourhood		<p><u>Para 25.</u> 'Rotherham MBC is also working on various Supplementary Planning</p>	

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Plan Draft Submission Version		<p>Documents ('SPDs') which will provide detailed policy guidance in support of the Local Plan and are relevant to the Plan. These SPDs include guidance covering:</p> <ul style="list-style-type: none"> • Householder Design Guide. • Development in the Green Belt. • Equal and Healthy Communities. • Town Centre Uses and Developments. • Air Quality and Emissions. • Shop Front Design' <p>RMBC Comments: Further SPD are available, they are all listed below:</p> <ul style="list-style-type: none"> • Rotherham Town Centre August 2016 Supplementary Planning Document No. 1 • Rotherham Local Plan Supplementary Planning Document No. 2 Air Quality and Emissions • Rotherham Local Plan Householder Design Guide Supplementary Planning Document • Rotherham Local Plan Supplementary Planning Document No. 5 Equal and Healthy Communities • Rotherham Local Plan Supplementary Planning Document No. 6 Shop Front Design Guide • Rotherham Local Plan Supplementary Planning Document No. 7 Town Centre Uses and Developments • Rotherham Local Plan Supplementary Planning Document No. 8 Affordable Housing 	

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		<ul style="list-style-type: none"> • Rotherham Local Plan Supplementary Planning Document No. 9 Development Viability • Rotherham Local Plan Supplementary Planning Document No. 10 Community Facilities • Rotherham Local Plan Supplementary Planning Document No. 11 Natural Environment • Supplementary Planning Document No. 12 Transport Assessments, Travel Plans <p>Note the following additional SPDs were recently approved at Cabinet 10th July 2023 these are:</p> <ul style="list-style-type: none"> • Supplementary Planning Document Development in the Green Belt SPD (Revised) • Supplementary Planning Document Developer Contributions • Supplementary Planning Document Biodiversity Net Gain • Supplementary Planning Document Trees • Supplementary Planning Document Preparing a Soils Strategy 	
01 Maltby Neighbourhood Plan Draft Submission		<p><u>Page 10, Para 40.</u> ‘This means that the residents of Maltby will have far greater control over where development takes place...’</p>	

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Version		<p>RMBC Comments: The Maltby NP does not allocate sites, this has been done in the Sites and Policies document. Officers would have regards to the NP along with other planning material considerations to make a balanced judgement in determining planning applications.</p>	
01 Maltby Neighbourhood Plan Draft Submission Version		<p><u>Para 41-57.</u> Observations on Chapter 2 About Maltby Parish</p> <p>The Council's only comments on the history of the settlement have been made before and ultimately, the details included in this chapter are down to the author(s) However, the history in the document still predominantly concentrates on the settlement's history as a mining village. The Neighbourhood Plan area is large and doesn't just include the urban core. Consequently, the Maltby area has a significant history dating way before the sinking of the colliery. It was an important settlement prior to this date illustrated by the Sandbeck Estate, Roche Abbey and the fact that the centre of Maltby was characterised by its two halls (the Old Hall and Maltby Hall) right up until the 20th century.</p>	<p>The history of any settlement is subjective and open to the interpretation of whoever is writing it. It is also noted that the subject of nationally recognised heritage assets is covered later in Chapter 5.1.2 NATIONALLY AND LOCALLY IMPORTANT BUILDINGS</p>
01 Maltby Neighbourhood Plan Draft Submission Version		<p><u>Para 88-94.</u> '5.1.2 NATIONALLY AND LOCALLY IMPORTANT BUILDINGS'</p> <p>The Council are fully supportive of the sentiment and detail included in this chapter with the notable exception of the detailing contained in paragraph 89.</p>	<p><u>Para 89.</u> This paragraph is factually incorrect and should read:- "It has significant built heritage assets, many of which have been identified as</p>

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		Suggested modifications are provided.	<p>being of national importance. There were 43 entries in 2019 on the National Heritage List for England, comprising 41 listed buildings, an extremely significant Scheduled Ancient Monument at Roche Abbey and one Grade II* historic Park and Garden at Sandbeck Park and Roche Abbey.”</p> <p>The confusion with the Park and Gardens element in the document is that Sandbeck Park and Roche Abbey constitute one entry on the register, not two as it states in the document.</p>
01 Maltby Neighbourhood Plan Draft Submission Version		<p><u>Page 11, Para 44.</u> The reference to the ‘Concealed Coalfield’</p> <p>RMBC Comments: Is this a specific term as it is in capitals- if so what is meant? Or is it a typo?</p>	
01 Maltby Neighbourhood		<p><u>Page 13, Para 56.</u> ‘Levels of deprivation, ill-health and disability are major challenges and well</p>	

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Plan Draft Submission Version		<p>above the national norms, especially in the east of Maltby town where there is a concentration of long-term income, skills and education, employment, crime and health and disability deprivation. As a consequence, part of the parish is within the top 10% most deprived areas nationally...'</p> <p>RMBC Comments: is to point out Aa suspected typo; that there are too many 'ands'?</p>	
01 Maltby Neighbourhood Plan Draft Submission Version		<p><u>Page 13, Para 57.</u> 'A full statistical profile for Maltby can be found on the Town Council website at https://www.maltbytowncouncil.co.uk/neighbourhood-plan/.'</p> <p>RMBC Comments: What is the statistical profile being referred to and can its name be given for clarity please. Will this full statistical profile be maintained and provided on the Town Council website? Along with the other relevant documents housed on the Town Council website?</p>	
01 Maltby Neighbourhood Plan Draft Submission Version		<p><u>Para 106-109.</u> The section on Maltby Historic Core, Para106-109.</p> <p>RMBC Comments: Again, the Council welcome the identification of Local Areas of Special</p>	<p>No modifications are suggested.</p> <p>The job of the Neighbourhood Plan is/has been to identify these Local Areas of Special Character. As it says</p>

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		<p>Character.</p> <p>As it states in the Neighbourhood Plan, the area referred to in the document makes up the oldest part of the actual town of Maltby, though, as discussed before with regard to Local Listing, there are a number of key structures and buildings outside the urban area which clearly pre- date it.</p> <p>It would be helpful if a further appendix was added to the document showing the proposed boundary of the Maltby Historic Core Character Area. A map was definitely included in previous incarnations of the Neighbourhood Plan.</p> <p>The Council also agrees with the facts stated in the Neighbourhood Plan, namely; the origins of this area are still evident with many historically and architecturally important buildings and structures as well as a historic layout and street pattern. Indeed, much of its built and street form has changed little since the late 18th century. It is recognisably the same as that shown on Thomas Jeffery's map of 1772, on the Maltby Tithe Award c1841 and on the Ordnance Survey maps from the 1850s and 1890s.</p> <p>Interestingly, just over a decade ago, RMBC were looking at potentially designating another 11 new Conservation Areas. Maltby was on this list and the proposed boundary was similar, albeit a smaller version of the area proposed by</p>	<p>in paragraph 114, "Their designation as Local Areas of Special Character will be progressed with Rotherham MBC as well as the residents of the concerned areas and other interested bodies and individuals"</p> <p>This is further endorsed by COMMUNITY ACTION 1: MALTBY HISTORIC CORE AND MALTBY MODEL VILLAGE LOCAL AREAS OF SPECIAL CHARACTER – The Town Council will pursue with Rotherham MBC and others the designation of Maltby Historic Core and Maltby Model Village as Local Areas of Special Character.</p> <p>RMBC will welcome the approach stated.</p>

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		<p>Maltby Town Council.</p> <p>At the time it was decided not to proceed with any of the eleven, partly for logistical reasons (lack of staff, mainly) but also because the national mood at that time had concerns over;</p> <ul style="list-style-type: none"> • Devaluing the currency by designating too many new Conservation Areas and, • The inability of many Local Authorities to properly maintain and administer the ones they had already designated. This was certainly felt to be the case in Rotherham where we already had 28 CA's, only one of which had an adequate appraisal and management plan. <p>Appraisals were written for all eleven of these potential conservation areas. There were three potential categories, designate, not to designate and worthy of further investigation. Maltby fell into the latter category. At the time, it was felt that despite the industrialisation of the 20th century centred around the sinking of the colliery, the old part of the town, centred north of the spectacular Church of St Bartholemew (listed Grade II*), had managed to maintain some of its rural charm and character. There is no reason to dispute this view today. Therefore, the identification of the Historic Core in this way fits nicely with the statement in paragraph 103 i.e. "A Local Area of Special Character is a recognised local planning designation designed to capture historically or architecturally important</p>	

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		areas that do not meet the more demanding criteria for designation as a Conservation Area”	
01 Maltby Neighbourhood Plan Draft Submission Version		<p><u>Para 110-114.</u> The section on Maltby Model Village, paragraphs 110-114.</p> <p>RMBC Comments: Firstly, as stated above, the Council welcome the identification of Local Areas of Special Character.</p> <p>Again, as stated with Maltby Historic Core above, it would be helpful if a further appendix was added to the document showing the proposed boundary of the Maltby Model Village Historic Core Character area. (A map was definitely included in previous incarnations of the Neighbourhood Plan).</p> <p>In 1901 the population of Maltby was 700. By 1921 it was 7, 657. This ten-fold expansion, resulting from the sinking of Maltby colliery led to an acute need for additional housing in the village. Much of this was addressed by the building of Maltby Model village.</p> <p>The significance of the Model Village is obvious, not least because it serves as a standing example of Maltby’s mining history, of which, like many other settlements in the Borough, there is precious little left. Both Rotherham Council,</p>	<p>No modifications are suggested.</p> <p>The job of the Neighbourhood Plan is/has been to <i>identify</i> these Local Areas of Special Character, however, as stated, the document needs a plan to correctly identify the Character Area.</p> <p>As it says in paragraph 114, “Their designation as Local Areas of Special Character will be progressed with Rotherham MBC as well as the residents of the concerned areas and other interested bodies and individuals” This is further endorsed by COMMUNITY ACTION 1: MALTBY HISTORIC CORE AND MALTBY MODEL VILLAGE LOCAL AREAS OF</p>

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		<p>and the conservation officer in particular, share the opinion that Maltby Model Village is <i>the</i> best example of a planned model village layout, not just in the Borough but in the surrounding area as well, where there are many other well documented examples.</p> <p>It's a fine example of it's type and in planning terms, model villages have been portrayed as playing a crucial role in the genesis of the concept of modern town planning. Their demonstration of the benefits of community life, removed from the unpleasantness and pressures of the urban setting, made a significant contribution to the concept of housing reform.</p>	<p>SPECIAL CHARACTER – The Town Council will pursue with Rotherham MBC and others the designation of Maltby Historic Core and Maltby Model Village as Local Areas of Special Character.</p> <p>RMBC will welcome the approach stated.</p>
01 Maltby Neighbourhood Plan Draft Submission Version		<p><u>Para 120.</u> Land off Rotherham Road (Ref H99) – site area 13.91 hectares.</p> <p>RMBC Comments: Land off Rotherham Road (Ref H99) site area is 1.03 ha (see Table 2 in the Sites and Policies document).</p>	<p><u>Para 120.</u> Land off Rotherham Road (Ref H99) – site area 1.03 ha</p>
01 Maltby Neighbourhood Plan Draft Submission Version		<p><u>Para 123.</u> 'Development of any of the allocated sites (not already consented or commenced) is expected to comply with the master planning and design principles described in the Maltby Masterplan...'</p>	<p><u>Para 123.</u> Development of any of the allocated sites (<i>not already consented or commenced</i>) is expected to comply with the master planning and design</p>

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		RMBC Comments: The Maltby Neighbourhood Plan needs to conform with the Local Plan policies	principles described in the Maltby Masterplan and Maltby Design Code in accordance with Policy M1 in the Plan and other Plan and Local Plan provisions.
01 Maltby Neighbourhood Plan Draft Submission Version		<p><u>Para 129.</u> ‘There is also some evidence that the main growth in the housing stock in recent years has been larger types of dwellings. According to official figures, over the last ten years, 77% of the 520 new homes built in the parish have been detached, and 3% flats.’</p> <p>RMBC Comments: What is the source of this data for the reader and so it can be checked please?</p>	
01 Maltby Neighbourhood Plan Draft Submission Version		<p><u>Para 130.</u> ‘...the evidence points to a strong need for smaller properties, especially one and two bedroomed homes...’</p> <p><u>RMBC Comments:</u> NB-RMBC do not routinely accept one bedroom homes as S106 planning gain units.</p>	
01 Maltby Neighbourhood		<u>Para 132.</u>	

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Plan Draft Submission Version		RMBC Comments: The house price data is 5 years old, but the general principles of the argument remain valid. House prices have increased since 2016, so affordability issues have not improved.	
01 Maltby Neighbourhood Plan Draft Submission Version		<u>Para 134.</u> RMBC Comments: The wording of this paragraph is incorrect and should be changed. A commuted sum of £10,000 per property in lieu of on-site delivery of affordable housing only related to small developments of 10 units or less. However, due to changes in national planning policy it is no longer admissible to seek affordable housing contributions of developments of 10 units or less. If a commuted sum is taken in lieu of affordable housing delivery on developments of 10 units or more, then the amount of this commuted sum is set as a percentage of the Open Market Value of the required house type – and averages 40% of that Open Market value.	
01 Maltby Neighbourhood Plan Draft Submission Version		<u>Para 140.</u> '...the % of PRS accommodation for the borough being stated as 10.3%,...' RMBC Comments: This should be updated to reflect the 2021 Census, which, for Rotherham, is 15%. Also, for your information, and when considering the local PRS figure and based on LSOA's covering Maltby, the average PRS % is 17.4%, which is still	

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		higher than the borough average and reflects the comment in the Plan. The increase in the proportion of PRS is “a massive and above average expansion” and in respect of whether this is an issue or not, we would like to see the average rental level quoted to indicate whether the increase in PRS is a good or bad thing for the Parish.	
01 Maltby Neighbourhood Plan Draft Submission Version		<p><u>Para 145.</u> ‘The Community Action 2 statement related to HMO’s.’</p> <p>RMBC Comments: Officers would like to know how many ‘small scale’/non-mandatory HMO’s there are in Maltby and the problems this form of accommodation is creating, because there aren’t any mandatory HMO’s that the Council are aware of. This evidence will support an argument to introduce an Article 4 Directive.</p>	
01 Maltby Neighbourhood Plan Draft Submission Version		<p><u>Para 154.</u> ‘Consultation with the community and partners such as Rotherham MBC has confirmed that the proposals provide a sound basis to improve the Town Centre.’</p> <p>RMBC Comments: RMBC supports the Maltby Masterplan but with conditions and has provided comments on the Maltby Masterplan to improve its soundness.</p>	
		<u>Para 167.</u>	

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		<p>'The Planning system can make an important contribution here, as paragraph 06...' and reference to draft Supplementary Planning Document</p> <p>RMBC Comments: Please check with up to date Planning Practice Guidance quotation number - the paragraph referred to appears to now be number 4. Further more, the paragraph later refers and provides a link to a draft Rotherham Local Plan Supplementary Planning Document No. 5 Equal and Healthy Communities. Please note this document is no longer a draft and has been adopted; the text and link needs updating to reflect the now adopted document.</p>	
01 Maltby Neighbourhood Plan Draft Submission Version		<p><u>Para 196.</u> 'There are several other areas identified as a Local Wildlife Site by Rotherham MBC because they contain important habitats, or support priority species or locally uncommon or rare species. These are: Larch Plantation, Roche Abbey. • Wood Lee Common. • Roche Abbey.'</p> <p>RMBC Comment: It is noted that Roche abbey is listed twice (Typo)</p>	
01 Maltby Neighbourhood Plan Draft Submission		<p><u>Para 190.</u> 'The importance of natural environment has been recognised nationally and locally. The Green Belt, and other important green spaces in Maltby, are variously designated as 'Green Belt', "Geodiversity" and 'Sensitive Landscape</p>	

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Version		<p>Character Area' and 'Green Infrastructure' in the Rotherham Local Plan. Indeed, the whole of the Parish lies within Maltby Strategic Green Infrastructure Corridor as defined in the Local Plan - for a settlement of this size this situation is unique to Maltby. All of these statutory and non statutory designations seek to protect and improve the quality of the natural environment and provide strong general protection against unsympathetic development. A map showing the extent of the Green Belt in and around Maltby can be found at https://www.rotherham.gov.uk/downloads/file/682/strategic-green-belt-review-2012.'</p> <p>RMBC Comments: Not all the parish lies within the Strategic Green Corridor, but it does encompass the town of Maltby.</p> <p>Green belt is a land use designation and is not a value designation on the quality of green or other open space land.</p>	
01 Maltby Neighbourhood Plan Draft Submission Version		<p><u>Para 197.</u> 'Consultation shows that the biodiversity and nature conservation value of the parish is highly valued by the community (as well as its wildlife and wildflowers).'</p> <p>RMBC Comments: Please improve the clarity of the sentence. See suggested modification. #</p>	<p><u>Para 197.</u> Suggest could be reworded as <i>Consultation shows that the biodiversity and ecological value of the parish is highly valued by the community.</i></p>

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		could be worded as Consultation shows that the biodiversity and ecological value of the parish is highly valued by the community.	
01 Maltby Neighbourhood Plan Draft Submission Version		<p><u>Para 199.</u> 'The Plan seeks to conserve, restore and enhance nationally and locally important habitats (including trees) and wildlife, as well as the nature conservation of the parish more generally'</p> <p>RMBC Comments: Please improve clarity of this sentence. Suggested rewording and that it may be better to use a term like natural environment or biological diversity then nature conservation.</p>	
01 Maltby Neighbourhood Plan Draft Submission Version		<p><u>POLICY M1: PROMOTING GOOD QUALITY AND DISTINCTIVE DESIGN</u></p> <p>RMBC Comments: This Policy gives status to the Masterplan however the Council has raised comments on this document.</p> <p>In particular: the indicative layouts in the masterplan are likely to need amending where planning permissions have been granted on the sites and where areas are already under construction. The layouts will also need amending in order to reflect any new constraints which have been identified (eg for Site H68: Tarmac Site Off Blyth Road, rights of way from Blyth Road which were not previously</p>	

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		<p>known about).</p> <p>It is considered 'a mix of employment uses' would be better suited on the Former Colliery Site (SPA2) then proposed retail uses, to be in line with the Local Plan (see Sites and Policies Document SP18 Former Maltby Colliery).</p>	
01 Maltby Neighbourhood Plan Draft Submission Version		<p><u>POLICY M2: MALTBY CHARACTER BUILDINGS AND STRUCTURES OF LOCAL HERITAGE INTEREST</u></p> <p>RMBC Comments: The Council's full response with regard to Character Buildings and Structures of Local Heritage Interest is given under Consultation Document 11 (Maltby Character Buildings of Local Heritage Interest).</p> <p>However, it is worth stressing that the Council are fully supportive on all initiatives relating to what is commonly referred to as a "Local List".</p> <p>This Policy, M2, is considered to be well thought out with regard to protecting these buildings, particularly when applied in conjunction with National Planning Policy and also Policy SP45 (Locally Listed Buildings) in the Adopted Rotherham Local Plan Sites and Policies Document (Adopted June 2018).</p> <p>The requirement for a Heritage Statement with any proposal requiring planning</p>	As is stated below in the Council response to Document 11 Maltby Character Buildings of Local Heritage Interest; Local Listing is a constantly evolving process. It is highly likely, if not certain, that additional buildings and structures will need to be added to this Maltby list in due course, particularly through the South Yorkshire Local Listing project which is again outlined in more detail below. This being the case, the individual building part of the policy may quickly become outdated? It may be that the individual buildings should, therefore, be excluded from the actual Policy and main document and instead be

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		<p>permission on any of these Local List buildings will have to be confirmed through liaison with Rotherham Council.</p> <p>The 24 buildings and structures listed in the policy itself match exactly those analysed in more detail in the supplementary document “Supporting Evidence – Maltby Character Buildings of Local Heritage Interest Maltby Neighbourhood Plan 2017- 2028 December 2022”</p> <p>After much collaborative work, the Council are satisfied with the accuracy of the mapping at Apendix1. Around the country, Local List buildings are often poorly identified. Rotherham Council, therefore, gave assistance to Maltby Town Council in this respect to ensure all Local List buildings are accurately plotted on Ordnance Survey maps of a suitable scale. It, therefore goes without saying that the Council are now happy with the accuracy of Appendix 1.</p>	<p>kept in the ancillary document?</p> <p>This is a suggestion rather than a request.</p>
01 Maltby Neighbourhood Plan Draft Submission Version		<p><u>POLICY M3: HOUSING MIX and POLICY M4: AFFORDABLE HOUSING</u></p> <p>RMBC Comments: RMBC Strategic Housing and Development comment are, generally, in support of the Policies M3 and M4 and agree that there is a housing affordability issue in Maltby. We, when considering local housing needs, especially agree with the statement that “Housing for those with a disability and smaller homes (3 bedrooms or less) for young people, young families and older people will be</p>	

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		<p>supported.”</p> <p>However, we are conscious that the data used in the creation of the Plan, predominantly Census 2011, is ‘old’ data and may not reflect current trends but we appreciate that more recent or up to date data may not be readily available at a parish level.</p>	
01 Maltby Neighbourhood Plan Draft Submission Version		<p><u>POLICY M5: SHOPS OUTSIDE OF MALTBY TOWN CENTRE</u></p> <p>RMBC Comments: Please note there are permitted rights for the change of use from ‘shopping’ use which would not require planning permission.</p> <p>Shops that are not within the Maltby Town Centre may be within residential allocation such that the change of use into a residential property would be acceptable in principle. It is recommended permitted rights are recognised in the policy supporting text in order to provide clarity (NB the policy would only apply to proposals needing planning permission).</p> <p>The Local Plan includes reference to local shops being capable of being community facilities (see the supporting text to the Sites and Policies SP62 Community Facilities at para 4.371).</p> <p>In the policy consideration could be given to providing the use class of</p>	

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		<p>neighbourhood shops for clarity. Please note a local community shop may fall under use class F2.</p> <p>It appears a change of use from neighbourhood shop to community facility would need to undergo a viability assessment with how the policy is currently written. If a shop is to be located outside the town centre then it may not be in accordance with the Local Plan allocation. Please note government policy to locate retail in town centres. For information see Local Plan Sites and Policies section 4.101 - In line with national planning policy the Local Plan policies seek to direct main town centre uses to defined town district and local centres in the first instance</p>	
01 Maltby Neighbourhood Plan Draft Submission Version		<p><u>POLICY M6: HOT FOOD TAKEAWAYS</u></p> <p>RMBC Comments: It is noted a similar policy was included in the adopted Dinnington Neighbourhood Plan. RMBC would like to have seen an aspiration for cumulative impact provision in local policy as regards hot food takeaways in the town centre'</p>	
01 Maltby Neighbourhood Plan Draft Submission		<p><u>POLICY M7: SUPPORTING NEW AND ENHANCED COMMUNITY FACILITIES</u></p> <p>The policy wording: "where it can be demonstrated to Rotherham MBC, in consultation with the Town Council, that it meets a local need."</p>	

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Version		RMBC Comments: It is envisaged that the Town Council will need to consult the weekly planning application list and return comments as appropriate.	
01 Maltby Neighbourhood Plan Draft Submission Version		<u>POLICY M8: ASSETS OF COMMUNITY VALUE</u> RMBC Comments: Protection is given to community facilities in Sites and Policies Policy SP 62 Safeguarding Community Facilities.	
01 Maltby Neighbourhood Plan Draft Submission Version		<u>POLICY M9: NATURE CONSERVATION</u> RMBC Comments: <ul style="list-style-type: none"> • This policy is considered weak. The policy provision for biodiversity is being strengthened through the implementation of the Environment Act 2021. • It is considered the policy requires further clarity as nature conservation is an action (ie restoring a pond) not something that in itself can be protected and enhanced. • Suggested policy rewording: 'The wildlife sites of Maltby, both locally and nationally important, should be protected and enhanced.' • Consideration could be given potentially to additional wording to this effect: 'Development which impacts on wildlife sites, ecological corridors or areas of importance for wildlife will need to demonstrate a net gain in biodiversity and reversal of habitat fragmentation that may be caused.' Also, 'Where appropriate 	Suggested policy rewording: 'The wildlife sites of Maltby, both locally and nationally important, should be protected and enhanced.'

Documents	Q2. Do you wish to? Support/ Object/ Support with conditions/ Make observations	Q3. Please provide your comments below making clear which part of the document you are referring to (specifying relevant paragraphs, tables, figures, boxes or appendices).	Q4. Suggested modifications. If you consider that amendments should be made then it will be helpful if you could put forward any suggested wording changes.
		development proposals should include biodiversity enhancements such as the installation of bat and bird boxes, swift boxes and hedgehog holes.'	