

## Comments

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

**Comment by** RMBC ( - 1281096)

**Comment ID** MNP3

**Response Date** 08/08/23 11:25

**Status** Processed

**Submission Type** Email

**Version** 0.7

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

**Q2. Do you wish to?** 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).**

Please see attached document RE: consultation documents 2-11

**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 RE: consultation documents 2-11

**You may also upload any supporting documents to support your representation.** [RMBC response to MNP submission version document 2.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 documents 2 - 11**

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.
02 Consultation Statement	Support	A redacted version of the Consultation Statement has been provided by Maltby Town Council to the satisfaction of the Council.	
03 Basic Conditions Statement	Observation	RMBC is satisfied that the Neighbourhood Plan meets the necessary legal conditions for its submission and subsequently issued a decision letter to Maltby Town Council on 27 April 2023.	
04 SEA Screening & Habitats	Support	The RMBC Ecologist has reported that she is comfortable with the report and agrees with the report findings.	

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Regulations Assessment Screening Report			
05 Supporting Evidence – Design Code	Support with conditions	The Landscape Design Team Leader is satisfied with landscape elements.	
06 Supporting Evidence – Masterplan Report		<p>RMBC Transportation Team have provided the following travel related comments: Please update any references to car parking standards; the 2011 standards have been superseded by SPD12.</p> <p>Please note the following observations:</p> <ul style="list-style-type: none"> <li>• No mention of the Maltby-Hellaby Bus Lane and the opportunity to use this as a catalyst for enhancing cycling connectivity as well as general highway improvements.</li> <li>• Poor state of all footways in Maltby Town Centre along with dated and poor quality street furniture. Opportunity for general improvements.</li> <li>• Signing and lining looks a bit tired and could do with improving</li> <li>• Parking is somewhat haphazard and needs regulating to improve the street scene.</li> </ul>	
06 Supporting Evidence –	Support with conditions	<p><u>General Comment on the Masterplan Report</u></p> <p>The indicative layouts in the masterplan are likely to need amending where</p>	RMBC previously submitted comments on the Masterplan Report

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Masterplan Report		<p>planning permissions have been granted on the sites and where areas are already under construction.</p> <p>The layouts will also need amending in order to reflect any new constraints which have been identified (e.g. for Site H68: Tarmac Site Off Blyth Road rights of way from Blyth Road which were not previously known about).</p>	at presubmission level.
06 Supporting Evidence – Masterplan Report		<p><u>General comment on the Masterplan Report</u> The Conservation Officer is pleased that the historic core has been identified within the Masterplan.</p>	
06 Supporting Evidence – Masterplan Report		<p><u>Page 12 map</u></p> <p>RMBC Comments: It would be helpful to add tone/ distinction for the status of each proposed development site -</p> <ol style="list-style-type: none"> <li>1. Allocated only</li> <li>2. Allocated and consented</li> <li>3. Allocated and completed</li> </ol>	
06 Supporting Evidence – Masterplan Report		<p><u>Page 13.</u></p> <p>RMBC Comments: The Masterplan suggests H69 is within green belt –please note by allocating the land within the local plan the green belt use is removed.</p>	

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06 Supporting Evidence – Masterplan Report		<p><u>Page 22.</u> 'Green Infrastructure'</p> <p>RMBC Comments: Mention should be made of 'Maltby Corridor'; a green infrastructure strategic corridor that was identified to be of importance through the Yorkshire and Humber Green Infrastructure Mapping Project 2010 which encompasses .the town of Maltby. See Core Strategy Policy CS19 Green Infrastructure and explanation text for further information.</p>	
06 Supporting Evidence – Masterplan Report		<p><u>Page 23.</u> 'Green Infrastructure'</p> <p>RMBC Comments: Suggest the boundary of Maltby Strategic Green Infrastructure Corridor is included in Figure 3.4 -Maltby green infrastructure and non-vehicular network for context.</p>	
06 Supporting Evidence – Masterplan Report		<p><u>Page 25.</u> Figure 3.5 Maltby topography, watercourses and key view locations</p> <p>RMBC Comments: There are some typos on road and place names - Grange Lane – not Grange Hill Road</p>	
06 Supporting		<u>Page 46.</u>	

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Evidence – Masterplan Report		<p>SPA2 Land at former Maltby colliery.</p> <p>RMBC Comments: Update masterplan design principles to reflect permitted uses within the Local Plan and update precedent images accordingly.</p> <p>Please see the Design Principles section it notes that ‘A mix of uses such as <i>residential and retail</i>, are thought to be appropriate for the development of the site considering the significant role of the site to Maltby’</p> <p>It is considered ‘a mix of employment uses’ would be better suited. In the Local Plan Sites and Policies Policy SP18 SPA2 Former Maltby Colliery appropriate uses will include:</p> <ul style="list-style-type: none"> <li>a. B2 (general industry)</li> <li>b. waste and energy</li> <li>c. aggregate depot.</li> </ul>	
06 Supporting Evidence – Masterplan Report		<p><u>Page 52.</u></p> <p>RMBC Comments: The Masterplan states the existing land use of H69 Land South of Stainton Lane is green belt. This is incorrect.</p>	
06 Supporting Evidence –		<p><u>Page 56, H67.</u></p>	

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Masterplan Report		RMBC Comments: The Masterplan shows suggested proposals for H67 which has been developed.	
07 Maltby Ward Profile	Support with conditions	<p><u>General comments on whole document</u> The document is considered helpful as it is an indication of where the ward was back in 2017, but it is quite old now (though it is noted that the full data is not available at ward parish level).</p> <p>The current published Ward Profiles (2019) on our website see <a href="https://www.rotherham.gov.uk/ward-profiles">https://www.rotherham.gov.uk/ward-profiles</a></p> <p>The Maltby Ward boundaries have changed since the document's production. It is anticipated ward estimates will be affected by the new ward split. For information there is a Parish mid-2020 age population estimate available for analysis from the ONS website (Please contact the Planning Policy Team, Senior Research and Spatial Analysis Officer for further information).</p>	
08 Maltby Parish Census	Observation	<p><u>General comments on whole document</u> It is considered though old that the document has the best available data, at this time the 2021 data is not yet available at ward parish level.</p>	
09 Housing Need and Characteristics	Observation	<p><u>General comments on whole document</u> 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</p>	

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Study at a parish level).		up to date data may not be readily available at a parish level.	
10 Hot Food Takeaways	Observation	<u>Observation on document</u> It is noted Maltby Town Council decided not to include provision for cumulative impact of Hot Food Takeaways or its supporting evidence.	
11 Maltby Character Buildings of Local Heritage Interest	(Strongly) Support with conditions.	<p><u>General comments on whole document</u></p> <p>The following comments are made in respect of the whole document titled “Supporting Evidence-Maltby Character Buildings of Local Heritage Interest” December 2022.</p> <p>This is the final version concluding a process of collaboration between Maltby Town Council and the Assistant Conservation Officer at Rotherham Council. Rotherham Council are very supportive of Local Listing.</p> <p>Policy SP45 Locally Listed Buildings, in the Adopted Rotherham Local Plan Sites and Policies Document (Adopted June 2018), was specifically included for this purpose. Rotherham Council are also active participants in a government funded (initially) project intended to identify Local List Buildings across South Yorkshire via nomination by members of the public. As this initiative illustrates, the nationwide picture with regard to Local Listing is complex as in Local List Buildings are being identified from a number of different sources, Neighbourhood Planning being just one of these. It is for this reason that the Local List submitted by Maltby Town Council is to be</p>	<p>Local Listing is a constantly evolving process. It is, therefore, not vital that all buildings worthy of inclusion on such a list are captured instantly within the Neighbourhood Plan. There are undoubtedly more buildings in the Neighbourhood Plan area worthy of selection. In addition, some buildings and structures may well be worth submitting for National Listing. Any member of the public can do this via the Historic England website. Any potential Local List buildings could be similarly picked up by the South Yorkshire Project- <a href="https://local-heritage-list.org.uk/south-yorkshire">https://local-heritage-list.org.uk/south-yorkshire</a></p> <p>It is the intention of the Assistant Conservation Officer at Rotherham</p>



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		<p>welcomed, particularly as it was done collaboratively with the Councils assistance. The completed document, with 24 potential Local List Buildings is good and certainly fit for purpose in conjunction with Council Policy SP45 (see above).</p> <p>The Council are largely supportive of those buildings identified and indeed, three of them have already been endorsed as Local List Buildings by the aforementioned South Yorkshire project (details can be provided). The way these buildings are chosen is subjective and varies widely across the country. In the case of Maltby, the Town Council have followed the guidance developed by Historic England in their publication 'Local Heritage Listing' This is to be welcome. The South Yorkshire project is different in that significantly more resources have allowed them to utilise a far more rigid selection criteria and the nominated buildings are then assessed by an independent panel. It was accepted early on that this approach would not be possible in the case of a Town Council striving to produce a complex Neighbourhood Plan.</p> <p>Consequently, the Council consider that <b>all</b> 24 buildings have been provided with a well thought out case for inclusion on the Maltby Local List.</p> <p>NB One important concern is the Maltby Town Council website is still showing the July 2021 version of the Local List buildings which includes buildings that were ruled out after further consultation with interested parties.</p>	<p>Council that the subject of Local Listing will always be "live" and future suggestions will always be considered.</p>

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		One minor comment is Asset 11, Barn to the rear of Roche Abbey Mill Farm, could <i>arguably</i> be considered as 'curtilage listed' by virtue of being part of the listed farm complex. This was known to the conservation officer who still felt it worthwhile to recognise the (unlisted) barn in its own right.	