



The Planning Inspectorate

Report to Rotherham Metropolitan Borough Council

by **C J Anstey BA(Hons) DipTP DipLA MRTPI**
an Inspector appointed by the Secretary of State

Date 4 April 2018

Planning and Compulsory Purchase Act 2004

(as amended)

Section 20

Report on the Examination of the Rotherham Sites and Policies Plan

The Plan was submitted for examination on 24 March 2016

The examination hearings were held between 12 July 2016 and 15 December 2016,
and on 19 October 2017

File Ref: PINS/P4415/429/7

Abbreviations used in this report

AA	Appropriate Assessment
DtC	Duty to Co-operate
HLSPS	Housing Land Supply Position Statement (January 2017)
HRA	Habitats Regulations Assessment
LDS	Local Development Scheme
LP	Local Plan
MM	Main Modification
NPPF	National Planning Policy Framework
OAHN	Objectively assessed housing need
PM	Policies Map
PPG	Planning Practice Guidance
PPTS	Planning Policy for Traveller Sites
RSPP	Rotherham Sites and Policies Plan
SA	Sustainability Appraisal
SCI	Statement of Community Involvement
SHLAA	Strategic Housing Land Availability Assessment
SHMA	Strategic Housing Market Assessment
SRN	Strategic Road Network
WMS	Written Ministerial Statement

This report is accompanied by an Appendix containing the Main Modifications.

Non-Technical Summary

This report concludes that the Rotherham Sites and Policies Plan (RSPP) provides an appropriate basis for the planning of the Borough, provided that a number of Main Modifications [MMs] are made to it. Rotherham Metropolitan Borough Council has specifically requested me to recommend any MMs necessary to enable the Plan to be adopted.

The MMs all concern matters that were discussed at the examination hearings. Following the hearings, the Council prepared schedules of the proposed modifications and carried out sustainability appraisal of them. The MMs were subject to public consultation over a six-week period in early 2018. In a limited number of cases I have amended their detailed wording and/or added consequential modifications where necessary. I have recommended their inclusion in the Plan after considering all the representations made in response to consultation on them.

The MMs & changes to the PM can be summarised as follows:

Sites

- amend & update Tables 2-8 relating to housing provision to take account of the MMs and the Council's Housing Land Supply Position Statement (January 2017);
- provide further detail on safeguarded land and the overall approach to its release;
- update and amend housing provision figures to take account of additional allocations, deletions, planning permissions, completions and likely windfall sites;
- allocate additional housing allocations at Far Field Lane, Wath-upon-Dearne, Pontefract Road/Barnsley Road, West Melton, Swinden Technology Centre, Rotherham, Bluemans Way, Catcliffe, and Rotherham Road, Maltby (E25);
- delete housing allocation H84: Land to the west of Kiveton Lane, Todwick;
- allocate additional land to ensure the provision of suitable access arrangements to housing allocation H35: Off Shrogswood Road, Whiston & H70: Recreation Grounds and Allotments to the East of Highfield Park, Maltby;
- combine H80: Land off Lodge Lane (CISWO) and H80: Land off Silverdales, Dinnington into single allocation;
- exclude Birkdale Recreation Ground from housing allocation H81: Land off Wentworth Way, Dinnington;
- combine H89: Aston Common, South of Mansfield Road, E27: Aston Common, West of Mansfield Road and E28: Aston Common, East of Mansfield Road industrial Estate and identify as Mixed Use Allocation;
- delete employment allocation E16: Todwick North, East of A57 and Policy SP21: Todwick North;
- revise Green Belt boundaries at employment allocations E23: Land at former Maltby Colliery, E32: North of School Lane, Waleswood and allocate land for employment, and E24: Cumwell Lane, Hellaby;
- delete H54; Waverley Mixed Use Community and subject the area to a SPA policy;
- delete safeguarded land SG16: Disused tip on Aston Bypass and identify as Green Space;
- replace business use at Unesco Steel, Manor Road, Kiveton Park with industrial and business use designation; and
- delete Green Space designation from part of field at end of Ivanhoe Road, Thurcroft and include within Green Belt.

Policies

- revise wording of various development management policies to take account of national guidance & the most recent evidence;
- delete Policy SP11: Five Year Housing Supply;
- revise and clarify Policies SP16: Land identified for Industrial and Business Uses and SP17: Other Uses within Business, and Industrial and Business Areas;
- delete Policy SP18: Industrial and business Development in relation to Sensitive Areas of Land Use and incorporate key principles within Policy SP58; Design Principles;
- delete Policy SP19: Waverley Advanced Manufacturing Park;
- revise Policy SP35 to make it clear that the AHLV designation relates to the areas of high and moderate to high sensitivity; and
- divide Policy SP60: Sustainable Construction and Wind Energy into two policies and revise wording.

Other matters

- refer to and include the Government's safeguarded route for High Speed 2 (HS2) and delete reference to the existing proposed route;
- include, revise and clarify Site Development Guidelines on various sites;
- include changes to areas designated as Green Space;
- revise designation of E22 Advanced Manufacturing Park;
- delete three Highways Development Control Lines; and
- revise area subject to Petroleum Exploration and Development Licence.

Introduction

General

1. This report contains my assessment of the Rotherham Sites and Policies Plan (RSPP) in terms of Section 20(5) of the Planning & Compulsory Purchase Act 2004 (as amended). It considers first whether the Plan's preparation has complied with the duty to co-operate. It then considers whether the Plan is sound and whether it is compliant with the legal requirements. The National Planning Policy Framework (paragraph 182) makes it clear that in order to be sound, a local plan should be positively prepared, justified, effective and consistent with national policy.
2. The starting point for the examination is the assumption that the local planning authority has submitted what it considers to be a sound plan. The Rotherham Sites and Policies Plan submitted in March 2016 is the basis for my examination. It is the same document as the Pre-Submission Version published for consultation in September 2015.
3. The Examination Hearings commenced in July 2016 and were concluded in October 2017. The Group 1 hearings, held in July 2016, dealt with general matters, including legal compliance, the spatial strategy, and housing and employment provision. In October/November 2016 sites were the primary focus of the Group 2 Hearings, although the first day was devoted to housing land supply. The Group 3 Hearings were held in December 2016 and dealt with development management policies.
4. In March 2017, on the basis of the Council's latest housing supply figures, I informed the Council that there was a need to identify and consult on additional housing allocations in the Wath-upon-Deerne, Brampton Bierlow and West Melton settlement grouping. As a result the Council identified two additional housing allocations in Wath-upon-Deerne and West Melton and carried out public consultation on them in July/August 2017. The Council received duly-made representations relating to these sites and as a result a further hearing was held on 19 October 2017.

Main Modifications

5. In accordance with section 20(7C) of the 2004 Act the Council requested that I should recommend any Main Modifications [MMs] necessary to rectify matters that make the Plan unsound and thus incapable of being adopted. My report explains why the recommended MMs are necessary. The MMs are referenced in bold in the report in the form **MM1**, **MM2**, **MM3** etc., and are set out in full in the Appendix.
6. Following the examination hearings, the Council prepared a schedule of proposed MMs and carried out sustainability appraisal of them. The MM schedule was subject to public consultation for six weeks in early 2018. I have taken account of the consultation responses in coming to my conclusions in this report and in this light I have made some amendments to the detailed wording of the main modifications and added consequential modifications where these are necessary for consistency or clarity. None of the amendments significantly alters the content of the modifications as published for consultation or undermines the participatory processes and sustainability

appraisal that has been undertaken. Where necessary I have referred to these amendments in the report.

7. A number of the site specific and development management policies in the RSPP are not specifically referred to in this report. Furthermore where policies are referred to, only particular elements are usually discussed. This is because the report focuses on those parts of the plan where there are soundness issues.

Policies Map

8. I do not have the power to recommend Main Modifications to the Policies Map as it is not defined in statute as a development plan document. The responsibility for ensuring that the PM reflects the policies and proposals in the modified RSPP lies with the Borough Council. In undertaking this exercise the Council will need to pay close regard to the various changes to the PM that were set out during the consultation exercise on the Main Modifications. These changes to the PM illustrate geographically the policies and proposals in the modified RSPP.

Public Consultation

9. It is evident that there is considerable local concern about the nature and scope of the various consultations carried out by the Council with the public during the preparation of the RSPP. Amongst the criticisms levelled are a failure to reach many of those living in the area, lack of engagement, over-reliance on electronic means of communication, the undue complexity of the consultation material available, and failure to take account of comments and representations.
10. I appreciate that these views are genuinely held by a significant number of local people and this has had a negative impact on perceptions of the plan preparation process. However my role is to determine whether the Council has complied with the legislative framework. The duty imposed on a local planning authority by section 19(3) of the Town & Country Planning (Local Planning) (England) Regulations 2012 (as amended) is to act in accordance with its own Statement of Community Involvement (SCI). It is not a duty to do anything more. Section 19(3) does not require the authority to satisfy either itself or the Inspector conducting the examination of its draft plan that all the residents of its area, or all the residents of a particular part of its area, or a minimum number or proportion of those residents, were aware of the draft plan at any particular stage in its preparation. The question under section 20(5) (a) of the Regulations is simply whether the authority has complied with the SCI, the essential purpose of which is to set in place a workable strategy for consultation.
11. The Council's original SCI (PD02) was adopted in June 2006 and replaced with a revised SCI (PD03) in June 2015. These documents set out the Council's strategy and standards for community involvement in the local plan process. The consultations carried out by the Council in drawing up the RSPP are set out in detail in the Council's Consultation Statement 2016 (SD13). Having carefully considered this material I am satisfied that throughout the preparation of the RSPP the Council adhered to the consultation requirements

set out in its SCI. I conclude, therefore, that the Council has complied with the legislative framework as regards consultation on the RSPP.

Rotherham Core Strategy

The key components of the Core Strategy

12. The Rotherham Local Plan: Core Strategy 2013-2028 (CS) is part of the development plan and was adopted by the Council in September 2014. The CS is the strategic plan for the area and sets out how much additional development is required in the Borough in the period to 2028. It identifies the number of additional dwellings required to meet the objectively assessed housing need (OAHN) identified at that time, the amount of extra employment land required to accommodate the anticipated level of jobs, and the requirement for additional retail floorspace. It also specifies the number of additional pitches required for gypsies and travellers.
13. The CS's spatial strategy sets out how the required new development is to be distributed across the Borough in accordance with an identified settlement hierarchy. Most new development will take place within Rotherham's urban area and at Principal Settlements for Growth. At Principal Settlements and Local Service Centres development will be geared to the settlement's needs.
14. To support the preparation of the CS the Council investigated the potential of sites to meet future needs. This sustainability assessment demonstrated that there was insufficient undeveloped land within the built up areas of the settlements in the Borough to meet the identified development targets. A Strategic Green Belt Review was also prepared by the Council as part of the evidence base for the CS. The aim of this study was to consider the importance of identified parcels of the Green Belt in meeting Green Belt purposes as set out in the NPPF. This work led to the removal of Bassingthorpe Farm from the Green Belt in the CS and its identification as a strategic allocation for housing and employment. In addition the CS identifies a broad location for housing growth to the east of Dinnington, one of the identified Principal Settlements for Growth. A New Community is also to be established at Waverley, which is identified as a Principal Settlement.
15. The CS makes it clear that exceptional circumstances exist to justify exploring the release of land that currently has a Green Belt designation in the Borough and that this exercise will be undertaken as part of the preparation of the RSPP. Policy CS4: Green Belt specifies that changes to the Green Belt will be considered in the wider Rotherham Urban Area, Principal Settlements for Growth, Principal Settlements, Thurcroft, and Dinnington East (which will be removed from the Green Belt), with a limited review in other locations.
16. In addition Policy CS5: Safeguarded Land makes it clear that Safeguarded Land between the Green Belt and Settlements will be identified to meet possible longer term development needs beyond 2028. The broad areas of search for Safeguarded Land will be the wider Rotherham Urban Area, Principal Settlements for Growth, and Principal Settlements, although other locations may need to be considered to provide a defensible Green Belt boundary.

The relationship of the Core Strategy & the RSPP

17. The statutory framework recognises that a development plan may be comprised of a number of different development plan documents. The scope of the RSPP is to provide policies and to allocate sites to meet the requirements set out in the adopted CS. The RSPP is therefore giving effect to the CS. It is not the role of the RSPP to review the policies and proposals in the CS or indeed the assumptions and projections upon which it is based. Such matters are for a review of the CS or for when a single Local plan is produced for the area.
18. Consequently any reassessment of the objectively assessed needs of the area is not a matter for the RSPP as some of the representors argue. The Court of Appeal considered similar arguments in *Oxted Residential Ltd v Tandridge DC (2016)* EWCA Civ 414 which also supports the earlier judgement in *Gladman Development Limited v Wokingham Borough Council [2014]* EWHC 2320 (Admin). In *Wokingham* it was found that a site allocation plan did not need to reconsider objectively assessed need provided that its scope is clearly limited to allocating sites to meet the need established in a Core Strategy. Similarly the *Oxted Residential* judgement makes it clear that the *Framework* does not require a development plan document which is dealing with the allocation of sites for an amount of housing provision agreed to be necessary to address, also, the question of whether further housing provision will need to be made.
19. In view of this there is no justification for the RSPP to review or change the key components of the CS. These include: the plan period, the amount of proposed new development; its spatial distribution and associated settlement hierarchy; the strategic allocation at Bassingthorpe Farm; the broad location for housing growth identified to the east of Dinnington; Waverley New Community; the identified additional provision for gypsies and travellers; the in principle acceptance that the review of Green belt boundaries is necessary to help meet development needs in a sustainable manner; and the identification of Safeguarded Land.
20. In assessing soundness I need to ensure that the policies and proposals in the RSPP are consistent with the CS and ensure that the RSPP puts into effect the agreed strategy. My role is not concerned with reducing or increasing the overall levels of planned growth, re-distributing where that growth should be located, or changing any other strategic decisions that have already been taken in the CS. Furthermore it is not part of my brief to consider or re-evaluate the evidence that was before the Inspector who examined the CS or explore the reasons why the Council has chosen to grant planning permission on particular sites in recent years.

Green Belt changes & exceptional circumstances

21. The RSPP identifies a considerable number of sites for housing and employment development in the Green Belt, as well as extensive areas of safeguarded land. As a result significant changes to Green Belt boundaries are proposed in the plan. I appreciate that these changes to the Green Belt are a source of great concern to local residents. It is evident that many representors have formed the view that Green Belt boundaries will not change and will last in perpetuity. A large number have chosen to live in properties next to Green

Belt land on that basis. However national planning policy, in particular Paragraph 83 of the NPPF, allows for the review of Green Belt boundaries where exceptional circumstances exist.

22. The establishment of exceptional circumstances is essentially a two stage process. The CS, the strategic plan, has carried out the first stage in finding that exceptional circumstances exist to justify exploring the release of land that currently has a Green Belt designation in the Borough. The second stage is at the site specific level. This involves assessing the particular Green Belt boundary in terms of its impact on Green Belt purposes as set out in Paragraph 80 of the NPPF, having regard to the need to promote sustainable patterns of development as contained in NPPF paragraph 84. This second stage is one of the primary concerns of the RSPP and is dealt with at various instances in my report.

Neighbourhood Plans

23. Dinnington St John's Town Council are in the process of producing a neighbourhood plan for Dinnington St. John's Parish. As the Dinnington Neighbourhood Plan is in a relatively early state of preparation it would not be appropriate to exclude this area from the RSPP.

Phase 2 of High Speed 2 (HS2) Rail Line

24. The HS2 route currently shown on the PM is out of date. The Government's final route was announced in July 2017 and Safeguarding Directions came into force on 17 July 2017. The definition of the route through the Borough and the process by which objections are considered are outside the scope of the RSPP. However in the interests of clarity and to ensure that account is taken of the route in the planning of the area it needs be referred to in the text of the Plan **(MM1)**.

Assessment of Duty to Co-operate

25. Section s20(5)(c) of the 2004 Act requires that I consider whether the Council complied with any duty imposed on them by section 33A of the 2004 Act in relation to the Plan's preparation.
26. It is clear from the material submitted, including the Sites and Policies Plan: Statement of Co-operation document (SD14), and the Core Strategy: Statement of Co-operation document (SD15) that the Council has engaged constructively with relevant prescribed bodies, together with other organisations, including the Sheffield City Region Local Enterprise Partnership, to ensure that cross boundary issues are properly coordinated and addressed. Documents SD14 and SD15 set out in detail all the bodies the Council has co-operated with in addressing the key strategic issues facing the Borough, including the Green Belt Review and housing and employment provision. These documents also describe the co-operation that has taken place in producing the evidence base, the numerous meetings that have been held, and the joint working arrangements that are in place.
27. Taking account of this information I am satisfied that where necessary the Council has engaged constructively, actively and on an on-going basis in the preparation of the Plan and that the duty to co-operate has therefore been met.

Assessment of Soundness

Background

28. The RSPP identifies a large number of sites to meet the development needs of Rotherham Borough in the period to 2028. Key development principles are included for many of the sites. The Plan also contains a series of development management policies that will be used in the determination of planning applications.

Main Issues

29. Taking account of all the representations, the written evidence and the discussions that took place at the examination hearings I have identified a number of main issues upon which the soundness of the Plan depends. Under these headings my report deals with the main matters of soundness rather than responding to every point raised by representors.

General Matters

Is the RSPP consistent with the overall direction of the CS and national policy and has it been positively prepared?

30. I have not identified any inconsistencies between the overall strategy for the Borough and the Council's approach to the allocation of sites. As a result I find the RSPP to be consistent with the overall direction of the CS.
31. The NPPF emphasises the importance of encouraging sustainable development through enabling economic growth and promoting housing development. Such a positive approach has been followed by the Council for many years and is inherent in the RSPP. The Plan seeks to meet the identified needs of the Borough through a comprehensive set of allocations that have sustainable development at their heart. Taking account of all the material before me I have not discerned any gaps in policy coverage. Consequently the RSPP sits comfortably with the overall direction of the NPPF and is consistent with it. As the plan is based on a clear strategy that seeks to meet objectively assessed development and infrastructure requirements it has been positively prepared.
32. I conclude, therefore, that the RSPP has been positively prepared, and is consistent with the overall direction of the CS and national policy.

Has the RSPP been subject to appropriate sustainability appraisal?

33. It is clear that since 2013 the RSPP has been subject to an on-going process of sustainability appraisal (SA) through the Integrated Impact Assessment (IIA), produced for the Council by consultants with an expertise in this work. A number of IIA Reports have been produced to inform the IIA at various stage of the plan preparation process. Reports have been produced to coincide with the draft RSPP (2013), the final RSPP (2014) and the pre-submission RSPP (2015). The latest SA work is contained in the Integrated Impact Assessment (2016) accompanying the submitted RSPP and the Integrated Impact Assessment Addendum of the Proposed Main Modifications (2018).

34. The methodology in the IIA essentially consists of the definition of prevailing environmental, social and economic conditions in the Borough (the baseline) and identifying SA indicators, against which policies and proposals can be assessed. Included amongst the indicators are such concerns as access to services and facilities, the effect on the landscape and biodiversity, and flood-risk. This assessment work enables the overall impact of the RSPP to be addressed, including the impact of sites and policies in combination, as well as the particular effects of each candidate site for allocation or safeguarding. I consider that this methodology is reasonable and produces a systematic approach that has sustainability appraisal at its heart. I note that concerns have not been raised by representors as to the IIA methodology but rather with regard to specific judgements made on the SA indicators on sites. Given the large number of such judgements and their subjective nature I do not find this to be unusual. In my view the judgements made in the IIA have been consistently made and reasonably based apart from those referred to specifically within my report.
35. I acknowledge that the IIA process is complex and that many of the associated documents are lengthy. However I believe that the Non-Technical Summaries produced in 2015 and 2018 provide the necessary insight into the IIA process and methodology for those who are unfamiliar with such matters.
36. I conclude, therefore, that the RSPP has been subject to appropriate sustainability appraisal.

Is the approach to the review of Green Belt boundaries and the identification of exceptional circumstances to justify that boundary review soundly based?

37. There is limited technical advice for local planning authorities on undertaking Green Belt reviews. The Council has developed its approach as a result of discussion with the Planning Advisory Service and after reviewing the approaches taken by other local planning authorities.
38. In my judgement the methodology adopted by the Council in the Strategic Green Belt Review and the Detailed Green Belt Reviews is reasonably based. These review documents provide a systematic assessment of Green Belt land against the purposes for including land within the Green Belt both at the strategic and local level. In accordance with paragraph 85 of the NPPF consideration is also given to the definition of clear boundaries using physical features that are readily recognisable and likely to be permanent. Although it is accepted that some of the parcels identified are sizeable I consider that the text draws out any differences within particular parcels.
39. Together with the IIA, which includes an assessment of other considerations including sustainability, location and constraints, the Green Belt Review documents are a sound basis for the review of Green Belt boundaries and the identification of safeguarded land in the RSPP. In my view this work constitutes the second stage in establishing whether exceptional circumstances exist to justify changes to Green Belt boundaries. Apart from those Green Belt boundaries where changes are recommended in my report I accept that exceptional circumstances have been demonstrated that justify the other changes to Green Belt boundaries set out in the RSPP.

40. Consequently I conclude that the review of Green Belt boundaries in the RSPP and the identification of exceptional circumstances to justify that boundary review is soundly based, apart from those instances identified in my report.

Is the approach to Safeguarded Land in the RSPP clear and in accordance with the objectives of the CS and the NPPF?

41. The NPPF allows for the identification of areas of safeguarded land between the urban area and the Green Belt to meet longer term development needs stretching well beyond the plan period. The NPPF also makes it clear that the safeguarded land is not allocated for development at the present time and that planning permission for the permanent development of safeguarded land should only be granted following a Local Plan review which proposes the development. Policy CS5 states that Safeguarded Land will be identified between the Green Belt and settlements in the RSPP to meet possible longer term development needs equivalent to 5 years beyond 2028.
42. The submitted RSPP identifies various areas of safeguarded land between the urban area and the Green Belt to meet longer-term housing needs. The areas of safeguarded land are identified on the PM but are not referred to or detailed in the text of the submitted plan. Furthermore there is no explanation as to the status of safeguarded land and that its release for permanent development should only be granted following a Local Plan review that proposed the development. The Plan needs to be modified to ensure clarity as to the location and amount of safeguarded land and the approach to its release.
43. The RSPP, as submitted, identifies 16 areas of safeguarded land to meet longer-term housing needs. The Council estimate that these areas would amount to about 166.05 in area and, if released for development beyond 2028, would accommodate in the order of 4,336 dwellings. MM2, MM3 & MM66 (dealt with elsewhere in this report) recommend that the northern part of SL5: Land off Farfield Lane, Wath-upon-Deerne is allocated for housing (see under additional housing sites below) and that SG16: Disused Tip at Aston Bypass is deleted and allocated as Green Space (see under Policy SP41: Protecting Green Space below). This reduces the amount of safeguarded land identified to 154.07 ha and the estimated capacity to 4,038.
44. The Borough's housing requirement is set out in CS6: Meeting the Housing Requirement and amounts to 850 net additional dwellings per annum. Using this as the basis for quantifying longer term development needs this would amount to some 4,250 dwellings over the 5 years beyond 2028. The amount of safeguarded land in the RSPP (as modified), therefore, is only some 212 dwellings fewer than the number of dwellings deemed by Policy CS5 as being required to meet possible longer term development needs. Furthermore it is evident that there are other sources of housing supply that will help meet longer term housing needs in addition to the areas of safeguarded land. In particular it is likely that Bassingthorpe Farm and Waverley New Community will continue to contribute to meeting the housing needs of the Borough in the period beyond 2028. It is estimated that the combined housing figure for these 2 sites in the period beyond 2028 could be in the order of 2,700 dwellings.

45. In my judgement, therefore, the amount of safeguarded land identified in the RSPP (as modified), taking account of other likely sources of housing supply in the Borough, is in line with the NPPF and the CS in terms of making provision for longer term housing needs.
46. The submitted RSPP does not identify safeguarded land for employment purposes. I consider that this is an acceptable approach given that in my report I find a substantial over-provision of employment land for the Plan period. In view of this I believe that the need for the identification of any safeguarded land for employment purposes in the period beyond 2028 is best dealt with as part of any Local Plan Review.
47. I have considered the appropriateness of a contingency policy allowing for the release of safeguarded land in the event that commitments and allocations do not proceed as anticipated. However this would not accord with the Framework which makes it clear that safeguarded land is not allocated for development at the present time and should only be granted planning permission following a Local Plan Review that proposes the development.
48. To ensure that the RSPP is clear and effective the omissions and changes specified above need to be addressed. **MM3** includes an explanation of the status and role of the safeguarded land. It also contains a Table identifying and referencing each area, with its size, estimated dwelling capacity, and known constraints and requirements. These estimates, constraints and requirements are based on the best available information at the present time but will need to be the subject of detailed consideration when any areas of Safeguarded Land are brought forward for development as part of a Local Plan Review.
49. I conclude, therefore, that subject to the inclusion of **MM3** the approach to Safeguarded Land in the RSPP is clear and in accordance with the objectives of the CS and the NPPF.

Have reasonable alternatives been considered and has the process involved in selecting sites and drawing up policies been robust?

50. It is clear from the submitted plan and the supporting evidence that the Council considered reasonable alternatives before identifying the allocated sites, the safeguarded land, and the policies in the RSPP. During the preparation of the plan over 650 sites were considered. Those identified as being suitable for particular uses were then assessed in terms of their availability, viability and sustainability, leading to the identification of the preferred sites. Sustainability appraisal informed the process throughout and the public and stakeholders were given the opportunity to comment through several consultation exercises.
51. Consequently I believe that the Council has adopted a thorough and systematic approach in the assessment of potential sites. As a result, with the exception of a small number of sites identified in this report, those selected are the most suitable and appropriate when considered against the alternatives. I conclude, therefore, that reasonable alternatives have been considered and the process involved in selecting sites and areas of Safeguarded Land has been robust.

Has sufficient account been taken of infrastructure delivery?

52. It is clear from the material submitted that throughout the preparation of the CS the Council carried out detailed consultation and positive engagement with infrastructure and service providers. This has continued during the preparation of the RSPP and representations from these providers have been taken into account by the Council in identifying sites and drawing up policies in the RSPP.
53. Policy CS32: Infrastructure Delivery and Developer Contributions makes it clear that the Council will work with infrastructure providers and developers to ensure the timely delivery of the infrastructure required to support the level of growth identified in the CS. Appendix A of the CS contains an indicative Infrastructure Delivery Schedule that identifies the key infrastructure improvements required to meet the overall level of growth in the CS and the estimated costs. The anticipated infrastructure requirements and costs have been updated as a result of work carried out to inform Rotherham's Community Infrastructure Levy Charging Schedule, which has been adopted by the Council and came into effect on 3 July 2017.
54. This work indicates that there is an estimated funding gap of £54.9m over the Plan period. The Council acknowledge that CIL contributions will not be sufficient to pay for all the infrastructure requirements arising from growth. However the Council anticipate that other sources of funding are likely to emerge over the Plan period, including from public sector mainstream funding, private sector investment and grant schemes. The Council has set up an internal Infrastructure Delivery Group which is designed to secure the delivery of essential infrastructure and explore opportunities for the necessary funding. An external Infrastructure Delivery Forum has also been established consisting of utilities infrastructure providers, and services such as fire, police and health, to help support the timely delivery of investment.
55. I conclude, therefore, that sufficient account has been taken of infrastructure delivery.

Housing

56. The RSPP as submitted includes the identification of 99 new housing allocations and an additional site for gypsies and travellers.

Core Strategy

CS Housing Requirement

57. The amount of additional housing required in the Borough is set out in the adopted CS under Policy CS6: Meeting the Housing Requirement. This states that between 2013 and 2028 there is a requirement to deliver some 12,750 dwellings (i.e. 850 net additional dwellings per annum) plus any shortfall in delivery between 2008 and 2013. The estimated shortfall is 1,621 dwellings and the Council will aim to distribute it evenly throughout the Plan period (108 per annum). Therefore the CS specifies that 14,371 dwellings should be provided in the Borough or some 958 dwellings each year to 2028.

CS Housing Distribution

58. Policy CS1: Delivering Rotherham's Spatial Strategy provides details of how the CS target of 14,371 dwellings will be distributed throughout Rotherham's settlements. For instance approximately 5,471 dwellings or 30% of the total will be provided in the Rotherham urban area. The supporting text states that the percentages and figures are indicative and that the precise amount of development to be determined will be delivered through the RSPP having regard to a range of factors including site availability, its deliverability and any known constraints.

Do the housing supply figures currently detailed in the RSPP need to be revised to ensure that the RSPP is effective and justified?

Housing supply and distribution in the Submitted Plan (31 March 2013 figures)

59. Tables 2 & 8 of the submitted plan sets out how the CS requirement of 14,371 dwellings is to be met by settlement grouping. As there are 7,026 dwellings with planning permission on 31 March 2013 and expected to be completed in the Plan period the remaining requirement was estimated to be 7,345 dwellings. On the basis of these figures provision is made in the submitted RSPP for an additional 8,626 dwellings. However the supply figures detailed here and set out in the RSPP need to be changed to take account of the following discussion.

Housing supply & distribution as at 31 March 2016

60. The housing supply figures were the subject of considerable scrutiny during the Examination. As part of this process the Council updated its housing supply figures to 31 March 2016 and re-assessed the various assumptions and estimates underlying the figures.
61. The updated figures are contained in the Council's Housing Land Supply Position Statement (January 2017) (RMBC061) [HLSPS] produced after the Group 1, 2 and 3 Hearings. This document is the basis for the revised housing supply figures which were the subject of the MMs consultation. Amongst other

things the HLSPS (in particular its Table 7) sets out what has been built between 2013 and 2016 (1,770 dwellings) and the position as regard to the number of dwellings under construction (3,253), the dwellings with planning permission that are likely to be built in the period to 2028 (977), and when they are likely to be built. It also contains an estimate of the delivery of 615 dwellings on small sites of less than 10 dwellings based on the assumption that 70% would be implemented. As this particular assumption accords with the approach adopted in the SHLAA methodology and accords with what has happened in the Borough in recent years I consider that it is a justified estimate.

62. In drawing up the HLSPS the Council re-assessed the likelihood of development on the various housing sites, the number of dwellings likely to be delivered on each site, and when they were likely to be built. Detailed housing trajectories were also produced. I consider that the careful and pragmatic analysis that the Council carried out on each of these sites is reasonably based and produces a fair estimation of what is likely to be delivered on each of the allocations and when. As a result of this work various changes to the indicative number of dwellings on particular site allocations is required. These include H1 (Bassingthorpe Farm), H4, H17, H22, H32, H33, H34, H35, H76, H80, H82, H40, H65, H54 (Waverley New Community), H51, H93, H39, H73 and H95.
63. Although I have taken account of the criticisms levelled at the HLSPS and the revised housing supply figure in the RSPP at the MMs stage this does not alter my views as to their robustness. As I do not believe that delivery has been over-estimated the application of a generalised lapse rate is not justified. Notwithstanding this, experience shows that development may not always proceed as anticipated and the Council will need to monitor what is happening on the ground to ensure that housing delivery proceeds as anticipated. In this regard anticipated delivery on certain sites may be liable to change as a result of work carried out at the planning application stage, including any studies required by the Site Development Guidelines.
64. Taking account of the figures detailed above indicates that on 31 March 2016 some 6,615 dwellings of the CS requirement of 14,371 dwellings were accounted for (1,770 completions + 3,253 under construction + 977 dwellings with planning permission likely to be built + 615 on small sites). Consequently the remaining requirement for 2016-2028 is 7,756 dwellings (14,371-6,615) and this figure needs to form the basis for the remaining housing to be delivered in the RSPP.
65. As regards the distribution of housing development the HLSPS sets out the balance of dwellings required in each settlement grouping to meet the CS settlement targets. For instance in Rotherham some 1,394 dwellings out of a total of 5,471 are provided for, leaving a remaining balance of around 4,000 to be found. These figures need to be included in the RSPP to ensure clarity as to the indicative balance of dwellings required in each settlement grouping.
66. The housing supply figures in the RSPP need to be changed to reflect the position at 31 March 2016. This requires amending and updating RSPP Tables 2, 7 and 8 and is covered by **MM2**. Without such a change the RSPP is not clear as to the amount of additional housing development that needs to be delivered to meet the CS housing requirement or its distribution by settlement

grouping.

67. During the Examination the Council also examined each housing allocation in the RSPP with a view to deleting sites that were completed or nearing completion as at 31 March 2016. I consider that this is a sensible approach as it provides an accurate picture of what is happening on each site and improves the legibility of the housing provision figures. As a result various allocations need to be removed from the Plan and included within the residential notation on the PM. These include H12, H36, H74, H77, H41, H42, H45, H46, H47, H59, H63, H55, & H56. For the most part the dwellings provided on these sites are now included in the completion figures. This is also covered within **MM2**.
68. I conclude, therefore, that to ensure the RSPP is effective and justified the housing supply figures need to be revised in accordance with the MMs specified above.

Given these revised housing supply figures is there a need to find additional housing sites in any of the settlement groupings in order to ensure consistency with the CS?

69. Table 8 of the HLSPS identifies the remaining CS housing requirement within each settlement grouping having taken account of the completion figures, the sites under construction, and sites with planning permission likely to be built before 2028. The remaining requirement for each settlement grouping is then compared with the proposed site allocations in the RSPP.
70. After the receipt of the HLSPS in January 2017 I assessed whether the proposed allocations in the RSPP were in line with the remaining requirement for each settlement grouping. In making this assessment I gave considerable weight to the exhortation in the NPPF to boost significantly the supply of housing. For the most part provision in each of the settlement groupings exceeds the requirement. In the few instances where housing provision is below the requirement the differences are not so significant as to amount to a soundness issue. Consequently in my view the planned housing provision in each settlement grouping is in line with the identified remaining requirement, with the exception of the Wath-upon-Deerne, Brampton and West Melton settlement grouping
71. Although the remaining requirement for this settlement grouping was identified as being 611 dwellings, sites for only 84 dwellings are identified in the RSPP. Consequently only 773 dwellings in total are identified against a CS target of 1,300. As this provision does not align with the target I made the Council aware of the need to identify and consult upon additional housing allocations in Wath-upon-Deerne, Brampton and West Melton. The Council identified sites at Far Field Lane, Wath-upon-Deerne and at Pontefract Road/Barnsley Road, Brampton and undertook a consultation exercise during the summer of 2017. After considering all the representations received on these 2 sites and after conducting a hearing I confirmed that these 2 sites should be included in the RSPP.
72. I conclude, therefore, that there is a need to allocate additional housing sites in the Wath-upon-Deerne, Brampton and West Melton settlement grouping to ensure alignment with the revised housing supply figures and the CS. This change is contained within **MM2**. These sites are dealt with in detail later in

this Report.

Are there are any other changes to allocations or sites that affect the housing provision figures?

73. There are a number of other changes to allocations and sites contained in my Report that have implications for the housing supply figures in the RSPP. These changes require more detailed explanation and are dealt with later in the Report but are accounted for in the revised housing supply figures detailed in **MM2**. These include: Swinden Technology Centre, Moorgate (addition of 219 dwellings); Rotherham Road, Maltby (addition of 84 dwellings); Bluemans Way, Catcliffe (addition of 64 dwellings); H89, Aston Common, South of Mansfield Road (no change to number of dwellings); and H84 Land to the west of Kiveton Lane, Todwick (deletion of 107 dwellings).

Is the overall level of housing provision in the RSPP (as modified) consistent with the CS housing requirement?

74. Taking account of the various elements referred to above the RSPP (as modified) would provide for 8,364 dwellings on development sites. Together with the 6,615 already built or committed this would amount to a provision of 14,979 dwellings for the Plan period or about 600 dwellings over the overall CS target. I do not consider that such provision is excessive given the overall size of the CS requirement, the uncertainty of predicting delivery, and the need to ensure that a ready supply of housing land is available through the Plan period. Furthermore the CS requirement is not a ceiling.
75. I conclude, therefore, the overall level of housing provision in the RSPP (as modified) is consistent with the CS requirement.

Is housing development on windfall sites likely to contribute to housing supply over the Plan period and thereby provide some additional flexibility?

76. Experience indicates that it is unlikely that all commitments and allocations will be delivered or be developed in the form intended. In view of this there is a need to consider whether there are other likely sources that could contribute to housing supply over the Plan period and thereby provide some additional flexibility.
77. The Council estimate that about 1,980 additional dwellings could be accommodated on small and windfall sites across the Borough in the period to 2028. I accept that this figure is based on reasonable evidence relating to past rates of delivery on such sites. However given the uncertainties involved in the release of windfall sites actual delivery could fall below the Council's estimated figure. Notwithstanding this, on the basis of the material available, I believe that windfall sites are likely to deliver a significant number of homes in the period to 2028. Given the inherent problems in estimating their delivery it would not be appropriate to take account of windfall sites in meeting the CS requirement. However it is reasonable to assume that such sites are likely to add to the number of dwellings delivered during the Plan period.
78. I conclude, therefore, that housing development on windfall sites is likely to contribute to housing supply over the Plan period and provide some additional

flexibility. Consequently the contribution that windfall sites may make to housing supply should be referred to in Table 8 of the RSPP and is again covered by **MM2**.

Will the RSPP help to maintain a rolling five year supply of housing land in the Borough?

79. My role in Examining the RSPP does not include determining whether a 5 year supply of housing land currently exists in the Borough. In reaching this view I am mindful of *Oxted Residential* where the High Court judge found that the Inspector was not required to embark upon an inquiry as to whether or not the Council had a five year housing supply.
80. The Council produced a considerable amount of detailed evidence relating to the 5 year supply. This included the identification of substantial areas of land for development, site capacities, the likely timing of its release, and realistic assessments of build-rates. On the basis of this work I find that the Council, through the RSPP (as modified) is committed to ensuring that sufficient housing land is provided at the appropriate time to meet anticipated needs.
81. I conclude, therefore, that the RSPP will help to maintain a rolling five year supply of housing land in the Borough.

Is the level of provision for accommodation for gypsies and travellers in the RSPP in line with the CS requirement?

82. CS Policy CS8: Gypsy and Traveller Accommodation sets a requirement of an additional 8 gypsy and traveller site pitches for the Borough. The submitted RSPP allocates a new site for gypsy and traveller use at the former Kiveton Park Council Depot, Dog Kennels Lane, Kiveton Park. This could accommodate up to 8 pitches. In my opinion this site is appropriate for occupation as a gypsy and traveller site as it is not too far distant from services and facilities in the local area, would not have an undue impact on the character and appearance of the area, and would not impinge on the Green Belt. As it is in Council ownership and vacant it is available and could be brought forward in the short-term. It would provide a reasonable living environment for future occupiers, provided appropriate steps are taken to remove any risk posed by the area of water that lies within the site. In addition to this site the Council has also granted a lawful development certificate on a gypsy site at South Anston and planning permission for a further site at Wales Bar.
83. Consequently I conclude that the level of provision for accommodation for gypsies and travellers in the RSPP is in line with the CS requirement. Notwithstanding this finding Policy SP14: Gypsy and Traveller Sites in the RSPP, which broadly accords with the PPTS, does not rule out the provision of further such sites provided they meet the terms of this criteria-based policy.

Are the housing allocations in the submitted plan justified and effective?

84. I have already found that in drawing up the RSPP reasonable alternatives have been considered and the process involved in selecting housing sites has been robust and subject to appropriate sustainability appraisal. In terms of those housing allocations in the submitted plan where changes to Green Belt boundaries are involved I consider that in all cases, apart from H84: Land to

the west Kiveton Lane, Todwick, exceptional circumstances have been demonstrated. These exceptional circumstances are composed of the strategic need for the release of Green Belt sites given the constraints in the Borough, and site specific considerations. Consequently I consider that the housing sites identified in the submitted plan, including those that were formerly in the Green Belt, are justified, with the exception of H84.

85. In reaching this judgement I have carefully considered the representations relating to all the other housing allocations in the submitted plan but do not consider that there are sufficient grounds to recommend any further deletions.
86. I realise that this will be a source of considerable disappointment to those who have sought the removal of particular sites from the plan. However I believe that the Council in identifying sites has sought to take account of all relevant planning considerations and used this information to make balanced judgements. Inevitably the allocations will result in changes within local areas but, on the basis of the material submitted including the various proposed mitigation measures, the effects will not be so significant as to cause unacceptable harm.

H84: Land to the west of Kiveton Lane, Todwick

87. Policy H84 allocates about 5 ha of land to the west of Kiveton Lane, Todwick for housing. However this site fulfils important Green Belt purposes. In particular the 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 significant harm to the attractive rural character of the local area. In view of the clear conflict with Green Belt purposes I do not consider that exceptional circumstances exist here to justify changing the Green Belt boundary. The site is also poorly related to the existing built form of the village. Consequently the allocation of this land, and the associated change to the Green Belt boundary, is not justified and is not consistent with national policy. **MM2** deletes H84 from the list of sites allocated for residential use.

Conclusion

88. I conclude that, with the exception of H84: Land to the west Kiveton Lane, Todwick, the housing allocations in the submitted plan are justified.

Is there a need to identify any additional housing sites in the RSPP?

89. I have found that there is a need to allocate additional housing sites in the Wath-upon-Deerne, Brampton and West Melton settlement grouping to ensure alignment with the revised housing supply figures and the CS. There is also a need to highlight and allocate certain sites that have emerged since the Plan was submitted.

Land off Far Field Lane, Wath-upon-Deerne

90. The land between the eastern edge of Wath-upon-Deerne and Far Field Lane is identified as Safeguarded Land within the submitted plan. Consequently it has

already been identified by the Council to meet longer term development needs. The Council is proposing that the northern part of the site is released now to meet some of the identified shortfall. It is estimated that the proposed site, which measures 9.94ha in area, would have an estimated capacity of 242 dwellings.

91. In my view development on this site would constitute a sensible extension to the built-up area of Wath-upon-Deerne and be well-located in terms of access to local services and facilities. Although development here would involve encroachment into the countryside it would not infringe any of the other purposes of the Green Belt. The majority of the site boundaries follow strong physical boundaries and would provide a reasonably strong Green Belt boundary. There are no overriding constraints in terms of access, traffic generation, flood risk, sewerage, drainage, ecology or landscape. Consequently taking account of these factors, coupled with the overarching need to identify land outside the built-up areas, I consider that exceptional circumstances exist to justify changing the Green Belt boundary here.
92. Care would need to be taken, both at the master-planning and planning application stages, to ensure that the residential amenities of those living on Gorehill Close are not unduly affected. The site is available and could be brought forward at an early stage.
93. I conclude, therefore, that 9.94ha of land between the eastern edge of Wath-upon-Deerne and Far Field Lane should be allocated for residential use. **MM2** allocates the site for residential use with an indicative number of 242 homes, whilst **MM44/71** contains relevant site development guidelines. The land to the south, which measures some 16.01 ha in area, will remain as Safeguarded Land.

Land between Pontefract Road and Barnsley Road, West Melton

94. The land between Pontefract Road and Barnsley Road, West Melton is identified as Green Space within the submitted plan. The Council is proposing that the northern part of this area, which measures about 11.73 ha, is allocated for residential use with an estimated capacity for 328 dwellings. The area to the south would remain as Green Space
95. In my view development here would constitute a sensible extension to the built-up area of West Melton and be well-located in terms of access to local services and facilities. Although it would involve the loss of Green Space the site has no public access and is currently used for farming purposes. A substantial area of identified Green Space would remain to the south. There are no overriding constraints in terms of access, traffic generation, flood risk, sewerage, drainage, ecology or landscape. Care would need to be taken, both at the master-planning and planning application stages, to ensure that the residential amenities of those living next to the site are not unduly affected, and that account is taken of the pylons that cross the site. The site is available and could be brought forward at an early stage.
96. I conclude, therefore, that 11.73 ha of land between Pontefract Road and Barnsley Road, West Melton should be allocated for residential use. **MM2** allocates the site for residential use with an indicative number of 328 homes, whilst **MM44/72** contains relevant site development guidelines. The land to

the south will remain as Green Space.

Swinden Technology Centre, Moorgate, Rotherham

97. The Swinden Technology Centre, Moorgate, Rotherham, which measures about 6.7ha in area, is identified as a business use allocation in the RSPP. However the site is no longer required by the owners for employment purposes and has been vacated. The Council accepts that it is a suitable site for residential development and estimates that about 219 dwellings could be accommodated here.
98. I accept that the loss of this business use site would reduce the amount of employment land available in the town. However in overall terms the employment allocations in the RSPP (as modified) are well above the CS employment land requirement. Furthermore I consider that there are strong grounds for identifying this site for housing. In particular it would: boost housing supply in the Rotherham Area; add to the choice of housing available in the town, including affordable units; secure the use of a brownfield site within an essentially residential area; and be well-located in terms of access to services and facilities. Consequently the arguments in favour of its identification for housing outweigh the need to retain the site for business use. **MM2** allocates the site for residential use with an indicative number of 219 homes.

Bluemans Way, Catcliffe

99. During the Examination planning permission was granted at appeal for 64 dwellings on this 2.69 ha site at Bluemans Way, Catcliffe. As a result **MM2** includes this site within the list of sites allocated for residential use and takes account of its contribution to housing supply in the figures set out in Table 8.

Land off Rotherham Road, Maltby (E25)

100. In the submitted plan this 1.03 ha site at Rotherham Road, Maltby, is referenced as E25 and allocated for business use. During the Examination planning permission was granted by the Council for 84 dwellings on this site. As a result **MM2** includes this site within the list of sites allocated for residential use and takes account of its contribution to housing supply in the figures set out in Table 8.

Conclusion

101. In summary I conclude that the allocation of the additional sites referred to in this section is required to ensure that the RSPP is consistent with the CS housing requirement and is therefore sound.

Is there a need to identify any further housing allocations?

102. Careful regard has been paid as to whether any further housing sites should be identified. It is clear from my report that I consider, taking account of the MMs, that more than sufficient provision has been made in the RSPP to meet the CS overall housing requirements for the Borough. Furthermore the provision figures for each of the settlement groupings is broadly in line with those set out in the CS. Housing development on windfall sites is likely to contribute to housing supply over the Plan period and provide some additional

flexibility.

103. Consequently the allocation of more housing sites in the RSPP, other than the additional sites dealt with above, is not justified. In view of this finding there is no need to deal specifically in this report with the considerable number of additional sites put forward in the various representations. Notwithstanding this the Council's reasons for not preferring these sites, which are explained in detail in the various documents submitted, are endorsed.
104. I conclude, therefore, that there is no justification for the identification of any further housing allocations in addition to those recommended in the previous section.

Is there a need to change the boundaries of certain of the allocated housing sites to ensure that the relevant policy is effective?

105. There are a number of housing allocations in the submitted plan whose boundaries need to be revised to ensure that the associated policy is justified and effective.
106. I have already found that, apart from H84, exceptional circumstances exist to justify changing Green Belt boundaries to accommodate housing allocations in the submitted plan. However exceptional circumstances also need to be demonstrated in those cases that have emerged during the Examination where revisions to allocation boundaries also involve changing Green Belt boundaries.

H35 Shrogswood Road, Whiston

107. This 8.86 ha site at Shrogswood Road, Whiston is allocated for residential development in the submitted plan. The site is existing farmland located to the rear of existing residential development and is without a road frontage. Another residential allocation, H34: Off Lathe Road / Worry Goose Lane, Whiston (20.02) lies just to the south-west. Taken together these sites would provide in the order of 650 dwellings, a significant proportion of the planned housing provision for the Rotherham Urban Area.
108. In the absence of a road frontage to Site H35 and the uncertainties associated with providing the necessary access elsewhere it may prove difficult to develop some or all of site H35 for housing. Consequently it is argued that the northern boundary of H35 should be extended to ensure that the site has a frontage to the A631, Bawtry Road.
109. I accept that any new access road from Bawtry Road is likely to have a significant impact on the character and appearance of the local area. However I am satisfied that if such an access is required sensitive design and appropriate landscaping will ensure that satisfactorily mitigation is provided. The change to the Green Belt boundary required to facilitate such an access would not have an undue impact on Green Belt purposes. Consequently I consider that, having regard to the strategic need for development and constraints within the Borough, exceptional circumstances exist here to change the Green Belt boundary as it relates to H35.
110. **MM44/43**, which relates to the revised site development guidelines for H35, provides for the inclusion of the additional land to the north of H35 and

includes criteria relating to, amongst other things, access and landscape impact.

H80 Land off Lodge Lane (CISWO) & Land off Silverdales, Dinnington

111. At present H80 consists of two separate allocations. The former CISWO site which measures 4.74 ha, is allocated for 46 dwellings, whilst 1.61 ha of land to the south off Silverdales is allocated for 51 dwellings. Given the physical proximity of these sites I consider that they should be amalgamated into a single allocation under H80. This will also ensure that the new homes and any new Green Space and community facilities that may be required are planned comprehensively and the most appropriate disposition of land uses is secured. **MM44/58** and **MM44/59** provide for the amalgamation of the two allocations and include site development guidelines for H80 relating to, amongst other things, the provision of Green Space and community facilities, access and landscape impact.

H81 Land off Wentworth Way, Dinnington

112. The submitted plan identifies this 8.69 ha site at Wentworth Way, Dinnington, as a residential allocation. At present this site includes the Birkdale Recreation Ground within the allocation. However the Recreation Ground is subject to a restrictive covenant that would be likely to prevent its development. This, together with the need to retain the area to meet the recreational needs of those living in the area, justifies its exclusion from H81 and identification as Green Space. **MM44/60**, which relates to the revised site development guidelines for H81, provides for these changes.

H70 Recreation grounds and allotments to the east of Highfield Park, Maltby

113. The submitted plan allocates 13.34 ha of land at Highfield Park, Maltby for residential development. It is anticipated that this site would provide for about 150 dwellings, a significant proportion of the planned housing provision for the Maltby/Hellaby area.

114. At present the site has limited access to the road network. Given this and the elongated nature of the site it may be difficult to develop some of the H70 site for housing. In the light of this it is argued that the southern boundary of H70 should be extended to ensure that the site has a frontage to the A631, Tickhill Road.

115. I accept that a new access road from Tickhill Road is likely to change the character and appearance of the local area. However I am confident that if such an access is required appropriate mitigation can be provided. The change to the Green Belt boundary required to facilitate such an access would not have an undue impact on Green Belt purposes. Consequently I consider that, having regard to the strategic need for development and constraints within the Borough, exceptional circumstances exist here to change the Green Belt boundary as it relates to H70.

116. **MM44/91**, which relates to the revised site development guidelines for H70, provides for the inclusion of the additional land to the south of H70 and includes criteria relating to, amongst other things, access, ecology, ancient woodland, and the provision of Green Space and community facilities. The

amount of Green Space to be provided is indicative as the actual amount will be determined through the required local needs study.

Conclusion

117. In summary I conclude that the changes to the boundaries of the housing allocations identified above, and any associated Green Belt boundary changes, are justified and will ensure that the relevant policy is effective.

Should H54: Waverley New Community be the subject of a Special Policy Area to ensure that the policy approach to the area is effective and justified?

118. Policy CS1 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 site has been granted and the development of the site is underway.

119. H54 of the submitted plan relates to Waverley New Community. The site, which measures about 89.13 ha in area, is allocated for some 3,900 dwellings. It is expected that about 2,500 of these will be delivered in the period to 2028. At present there is limited reference in the RSPP to the creation of the new community at Waverley. The current site development guidelines are very brief and relate only to ecology and access.

120. In view of the importance of the delivery of this large new community to the spatial strategy inherent in the CS and the RSPP, the site should be identified as a Special Policy Area in the RSPP. This would make for an effective policy that would set out guidance on the development of the site and the relationship with adjoining land uses. Such an approach would be in line with paragraphs 154 and 157 of the NPPF. To this end **MM2** replaces Policy H54 with SPA1: Waverley New Community. **MM15** sets out the wording of the new policy.

121. **MM15** recognises that a large-scale, mixed use, sustainable community is to be created at Waverley. Whilst residential development will be the principal use various supporting and complementary uses will be acceptable including a Local Centre close to Waverley Lakeside and appropriate Green Space and Green Infrastructure. The policy and the supporting text, as modified, makes it clear that additional school provision in the area is yet to be determined.

122. The site will be subject to a phased masterplan approach which will set out how the site is to be integrated with Mixed Use Area 21: Highfield Commercial and the Advanced Manufacturing Park. Various objectives for the masterplan are set out in the supporting text. As the proposed development at Waverley it is likely to have a significant impact on the SRN there is a need to involve Highways England, as appropriate, in the master planning process.

123. I conclude, therefore, that a Special Policy Area needs to be identified for Waverley New Community, together with various associated changes, to ensure that the policy guidance for this area is justified and effective.

Employment

Is the overall amount of employment land allocated in the RSPP (as modified) consistent with the Core Strategy?

124. Policy CS9: Transforming Rotherham's Economy specifies that the RSPP should allocate sufficient land to meet Rotherham's employment land requirement of 230 ha of land for business and industrial development and 5 ha of land for office floorspace for the period to 2028.
125. The proposed employment site allocations within the submitted RSPP amount to about 269 ha. I recommend several changes to the proposed employment site allocations in the RSPP. Taking account of these changes, together with employment land completions in the period 2013-2016, the RSPP (as modified) provides for in the order of 264 ha of additional employment land in the Borough. I consider that this amount of provision provides the necessary flexibility if delivery on certain sites does not proceed as anticipated.
126. I conclude, therefore, that the overall amount of employment land allocated in the RSPP (as modified) is consistent with the Core Strategy. **MM2** makes the necessary changes to the overall amount of employment land provided in Table 7: Meeting objectively assessed needs.

Is the distribution of employment land in the RSPP (as modified) consistent with the Core Strategy's spatial strategy?

127. Indicative employment figures for the settlement groupings within each settlement hierarchy are included within Policy CS1: Delivering Rotherham's Spatial Economy. About 30% (71 ha) of the total is to be identified for the Rotherham urban area, about 62% (145 ha) for the Principal Settlements for Growth and Principal Settlements, including Waverley, and some 8% (19 ha) for two of the Local service centres.
128. The MMs to the employment allocations recommended elsewhere in my report involve increasing the size of the E23: Maltby Colliery and E32: North of School Road, Waleswood employment allocations and deleting E16: Todwick North. This is as a result of my findings as to the particular characteristics of these sites and their surroundings. This means that the 264 ha of land provided in the modified RSPP would be distributed as follows: 25% (65 ha) Rotherham Urban Area, 68% (180ha) to the Principal Settlements for Growth and Principal Settlements and 7% (19 ha) to two of the Local Service Centres. These detailed changes to the figures in Tables 4 and 5 of the RSPP are covered by **MM2**.
129. I accept that the amount of employment land identified in the Principal Settlements for Growth and Principal Settlements in the modified RSPP is more than required by the CS. However the CS indicative figure is not a ceiling. Furthermore there are compelling grounds for allocating significant areas of employment land in Maltby and Waleswood. The E24 Cumwell Lane, Hellaby allocation is situated next to a motorway junction and is well-located for serving the employment needs of Bramley, Wickersley and Ravenfield Common, as well as those of Maltby and Hellaby. The E23 Maltby Colliery site, which is well-contained by physical boundaries, offers opportunities for

particular uses, including those requiring a rail-head. The expansion of the E32 allocation at Waleswood is primarily designed to pay due regard to existing physical boundaries, nonetheless it would build on the success of employment development in this area and allow account to be taken of the safeguarded HS2 route.

130. I conclude, therefore, that, taking account of the employment opportunities offered by particular sites within the Principal Settlements for Growth and Principal Settlements, the distribution of employment land in the RSPP (as modified) is consistent with the CS spatial strategy.

Do the employment allocations in the RSPP (as modified) provide the required variety and quality of employment land?

131. Policy CS9 makes it clear that the RSPP should seek to maintain and sustain economic growth by providing a balanced choice of employment land for new development. The policy emphasises the need to protect viable employment sites and support the regeneration and intensification of previously developed land.

132. It is evident that the employment sites identified in the RSPP (as modified) vary considerably in their size, nature and location. The sites allocated range from small and large brownfield sites to substantial green field releases. Although the quality of certain sites is compromised by their location and the nature of their surroundings there are other sites that do not have such constraints and lend themselves to the creation of prestigious working environments. Consequently the RSPP (as modified) provides opportunities for all sectors of the market, including small businesses and those operations requiring sizeable and unconstrained areas of land.

133. I accept that the deletion of E16: Todwick North means that the RSPP, as modified, would not include provision for a free-standing, 30 ha business park in the open countryside. However there are other deliverable large sites, including the remaining land at E22: Advanced Manufacturing Park, Waverley, E24: Land off Cumwell Lane, Hellaby, E14: Land to the south of Monksbridge Road, Dinnington, E32: North of School Road, Waleswood, E33: Waleswood East and E34: Waleswood (West) /Vector 31 that would provide the necessary opportunities for the sorts of uses that are likely to be attracted to a business park location. Consequently I do not consider that E16 is essential to the delivery of the growth set out in the CS.

134. I conclude, therefore, that the employment allocations in the RSPP (as modified) provide the required variety and quality of employment land.

Are the employment allocations justified and in accordance with the CS and national policy?

135. I have already found that in drawing up the RSPP reasonable alternatives have been considered and the process involved in selecting employment sites has been robust and subject to appropriate sustainability appraisal. Where Green Belt boundaries have been changed exceptional circumstances have been demonstrated. Consequently I consider that the employment sites identified in the submitted plan, including those that were formerly in the Green Belt, are justified and in accordance with the CS and national policy, with the exception

of E16: Todwick North, which is dealt with below. In reaching this judgement I have carefully considered the representations relating to all the other employment allocations in the submitted plan but do not consider that there are sufficient grounds to recommend any further deletions.

136. I realise that this will be a source of considerable disappointment to those who have sought the removal of particular sites from the plan. However I believe that the Council in identifying sites has sought to take account of all relevant planning considerations and used this information to make balanced judgements. Inevitably the allocations will result in changes within local areas but, on the basis of the material submitted including the various proposed mitigation measures, the effects will not be so significant as to cause unacceptable harm.

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

137. Policy E16, and the associated Policy SP21, allocate Todwick North as a 30ha site for industrial and business use. The site lies in the open countryside, away from any settlement, and is currently in agricultural use. In my judgement the Todwick North site fulfils important Green Belt purposes. In particular the 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 a substantial encroachment into the countryside and cause severe damage to the attractive rural character of the local area. The likely size and scale of the building on the site would make it extremely difficult to mitigate these harmful impacts, with the result that the area would be urbanised to an unacceptable extent. In addition the site is some distance from Dinnington and separated from Todwick village by the A57. Consequently it is not well-related to any existing settlement and its development would fail to promote sustainable patterns of development.

138. It is evident from my reasoning earlier in the report that sufficient land is identified in the RSPP (as modified) to meet the CS employment land requirements taking account of the deletion of E16. The increase in the size of certain allocated employment sites dealt with below, and the associated changes to Green Belt boundaries, is not designed to make up a shortfall but is based on my assessment of the particular characteristics of the sites and the surrounding area, having regard to national policy. I have also found that the wide range and types of employment sites identified in the RSPP provides the necessary variety and quality to meet anticipated needs. Consequently Todwick North is not required to meet a quantitative or qualitative shortfall.

139. Furthermore there is no policy support in the CS for a 30 ha employment site in this sensitive location within the Green Belt. Rather the CS in paragraph 5.2.19, whilst recognising that there may be further opportunities for employment growth to the west of Dinnington near to Todwick crossroads that are well connected to the national highway network, makes it clear that this will be considered in the RSPP.

140. In view of these findings, in particular the clear conflict with Green Belt purposes, I do not consider that exceptional circumstances exist to justify changing the Green Belt boundary here. Consequently I conclude that the

allocation of this land, and its associated exclusion from the Green Belt, is not justified and is not consistent with national policy.

141. **MM2** deletes E16 from the list of sites allocated for industrial and business use, whilst **MM20** deletes Policy SP21 and the supporting text.

Conclusion

142. I conclude, therefore, that with the exception of E16 the employment allocations are justified and in accordance with the CS and national policy.

Is there a need to make changes to any of the other employment site allocations to ensure that the relevant policy is justified and effective?

143. There are several employment allocations in the plan where boundaries need to be revised to ensure that the associated policy is justified and effective. In addition the policy guidance on the UNSCO Site at Kiveton Park and on the Advanced Manufacturing Park at Waverley needs to be changed for similar reasons.

E32: North of School Road / off Waleswood Road, Waleswood

144. Policy E32 allocates 7.08 ha of land north of School Road and off Waleswood Road, Waleswood, for business and industry use. The site is adjacent to employment areas that have been successfully developed in the recent past.

145. In my judgement the northern and eastern boundaries of this allocation, which also defines the Green Belt boundary, does not follow physical features that are readily recognisable and likely to be permanent. Consequently the definition of the boundaries of Site E32 does not accord with the advice relating to the definition of Green Belt boundaries contained in paragraph 85 of the NPPF.

146. I consider that the M1 to the east, the existing woodland to the north, and the railway line to the north-east, constitute firm physical features that are likely to endure in the long term. A boundary revision to the E32 allocation would also allow the area to be looked at comprehensively, having regard to the safeguarded route for HS2. Such a revised Green Belt boundary would not have an undue impact on Green Belt purposes given that the revised site would be well-contained by existing development and significant infrastructure. Consequently, having regard to all these matters, I accept that exceptional circumstances exist here to change the Green Belt boundary as it relates to E32. I conclude, therefore, that the boundary of E32 needs to be changed to ensure that the policy is justified and effective.

147. **MM44/106**, which relates to the revised site development guidelines for E32, provides for the inclusion of the additional land to the north and east of E32 and includes development management criteria relating to, amongst other things, HS2, access, Green Infrastructure, and landscaping.

E23: Land at former Maltby Colliery & SP20 Former Maltby Colliery

148. Policy E23 allocates the former Maltby Colliery for business and industry use. The site is previously developed land and is well suited for particular uses, such as B2, waste and energy, and aggregates, and benefits from an existing

rail head and National Grid connections.

149. In my judgement the north-eastern boundary of this allocation, which also defines the Green Belt boundary, does not follow physical features that are readily recognisable and likely to be permanent. Consequently the definition of the boundaries of Site E23 does not accord with the advice relating to the definition of Green Belt boundaries contained in paragraph 85 of the NPPF.
150. I consider that the railway line, the foot of the former tip and Scotch Spring Lane, constitute firm physical features that are likely to endure in the long term. Such a revised Green Belt boundary would not impact on Green Belt purposes given that the revised site would be well-contained and not encroach into the surrounding countryside. It would also increase the amount of land available to cater for the particular uses identified above. Consequently, having regard to all these matters, I accept that exceptional circumstances exist here to change the Green Belt boundary as it relates to E23. I conclude, therefore, that the boundary of E23 needs to be changed to ensure that the policy is justified and effective.
151. **MM44/83**, which relates to the revised site development guidelines for E23, provides for the inclusion of the additional land to the north-east of E23 and includes development management criteria relating to, amongst other things, ecology, ancient woodland, transport assessment, geology, and landscape impact.

E24: Land off Cumwell Lane, Hellaby

152. Policy E24 allocates land off Cumwell Lane, Hellaby for industrial and business use. At present the northern boundary of the allocation on the PM is incorrect as it excludes a small area of land which is physically part of the site and includes it within the Green Belt. Such a revised Green Belt boundary would not have an undue impact on Green Belt purposes given the very small area of land involved. Consequently I accept that exceptional circumstances exist here to change the Green Belt boundary as it relates to E24. I conclude, therefore, that the boundary of E24 needs to be changed to ensure that the policy is justified and effective..

UNSCO Site, Manor Road, Kiveton Park.

153. This site is identified as a business allocation in the submitted plan. As a result the site is subject to Policy SP15: Land Identified for Business Use. This would mean that development proposals within Use Classes B2 and B8 would not be allowed on the site. In my view the allocation for only business use is not justified and is not deliverable. The site is predominantly occupied by uses that fall outside the B1 Use Class and therefore would not provide an appropriate environment for most B1 uses. Furthermore it is a valuable resource for B2 and B8 uses, which can be difficult to locate because of their nature and impacts. A change to an allocation for Industrial and Business Uses would mean that the site is subject to Policy SP16: Land identified for Industrial and Business Uses which does allow development proposals within Use Classes B2 and B8.
154. Consequently I accept that the business use allocation should be deleted and replaced with an industrial and business use allocation. I conclude that such a

change is required to ensure that the relevant policy is justified and effective. Notwithstanding this any proposed new uses or extensions at the site would still need to satisfy other development management policies in the plan, including those relating to environmental and highway impacts.

Policies E22 and SP19: Waverley Advanced Manufacturing Park.

155. The Waverley Advanced Manufacturing Park is a well-established and flourishing cluster of employment uses that make a significant contribution to the economy of the Borough. Policy E22 allocates 32.75 ha of land for industrial and business use at the Manufacturing Park. The associated Policy SP19 indicates that future development on the site should contribute towards the advanced manufacturing and materials sector, and includes stringent controls over other B1 and B2 employment uses. In my judgement Policy SP19 is overly restrictive and its terms are open to interpretation. Consequently it may prevent or discourage employment opportunities that would make a positive contribution to the Manufacturing Park. This would not accord with the NPPF which emphasises the need to ensure that planning policies are flexible and investment in business is not over-burdened by the requirements of planning policy expectations.

156. In my view the assessment of whether a particular employment use is acceptable here is best determined under the terms of the relevant development management policies, in particular Policies SP16 and SP17 (as proposed to be modified), which are positive in their intent. To add further flexibility it is appropriate to recognise in the E22 Site Development Guidelines that in determining proposals for B1(a) offices (other than those covered by the terms of Policy SP16) account will be taken of the likely contribution of the use to the overall growth of the Advanced Manufacturing Park.

157. **MM19** deletes SP19 and the supporting paragraphs. **MM44/80** includes the associated changes to the E22 Site Development Guidelines. I conclude that these changes are required to ensure that the relevant policies are justified and effective.

Is there justification for identifying any additional employment sites?

158. Careful regard has been paid as to whether any additional employment sites should be identified. It is clear from my report that I consider, taking account of the MMs, that sufficient provision has been made in the RSPP (as modified) to meet the CS overall employment requirements for the Borough. Furthermore I have found the provision figures for each of the settlement groupings, taking account of the opportunities offered by particular sites, are in line with the CS's spatial strategy. I have also concluded that the necessary quality of provision will be ensured by the wide variety and nature of the identified employment allocations in the modified RSPP.

159. Consequently the allocation of more employment sites in the RSPP is not justified in either quantitative or qualitative terms. In view of this finding there is no need to deal specifically in this report with the various additional employment sites put forward in the various representations. Notwithstanding this the Council's reasons for not preferring these sites, which are explained in detail in the various documents submitted, are endorsed. I conclude, therefore, the identification of additional employment sites is not justified.

Green Belt

Do exceptional circumstances exist that justify changing any other Green Belt boundaries?

160. There are two other Green Belt boundaries that are not dealt with elsewhere in my report and require particular consideration.

Thurcroft – Part of a field at the end of Ivanhoe Road, Thurcroft.

161. The submitted plan identifies this area of farmland, which lies between the built-up area of Thurcroft and the boundary of the Green Belt, as Green Space. I do not consider that it has been demonstrated that there is a need to retain this area as Green Space taking account of its current use and location, and my view that it does not perform an irreplaceable amenity and buffer function.

162. Thurcroft is identified in the CS as a Local Service Centre with a very limited range of services and facilities and few opportunities for growth. The RSPP makes provision for additional development in Thurcroft in accordance with the CS requirements. Consequently there is no need to find additional land for development in Thurcroft. In fact to do so would be to undermine the settlement hierarchy inherent in the CS and the RSPP and threaten the creation of a sustainable pattern of development across the Borough. The inclusion of this land at the end of Ivanhoe Road within the Green Belt would assist in safeguarding the countryside from encroachment and therefore accord with one of the Green Belt purposes identified in NPPF paragraph 80.

163. Paragraph 65 of the NPPF makes it clear that when defining Green Belt boundaries local planning authorities should satisfy themselves that Green Belt boundaries will not need to be altered at the end of the development plan period, and define boundaries clearly using physical features that are readily recognisable and likely to be permanent. For the most part the Green Belt boundary here follows the western edge of the main-built up part of Thurcroft village. This boundary forms a readily recognisable physical feature and is likely to be permanent.

164. Consequently, having regard to all these matters, I conclude that exceptional circumstances exist to alter the Green Belt boundary as it relates to part of a field at the end of Ivanhoe Road, Thurcroft, and include the land within the Green Belt.

Thorpe Hesley

165. The UDP excluded extensive areas of agricultural land and wooded areas to the south of Thorpe Hesley from the Green Belt and allocated the land for housing and various associated facilities. In the submitted RSPP the Green Belt boundary is drawn tightly around the built-up part of Thorpe Hesley, apart from two small housing allocations and a modestly-sized area of Safeguarded Land abutting the south-western edge of the village. The areas previously allocated for development in the UDP are no longer allocated in the RSPP and all now lie within the Green Belt.

166. In identifying allocations and defining Green Belt boundaries in the RSPP the Council has taken account of the spatial strategy inherent in the CS, and

national policy as set out in the NPPF. The CS identifies Thorpe Hesley as a Local Service Centre only suitable for limited growth in view of the very limited range of services and facilities available. Consequently large scale growth in Thorpe Hesley would conflict with the CS, and the direction of national policy, and if advanced in the RSPP would mean that the plan would be unsound. The inclusion of this former UDP allocation within the Green Belt would assist in safeguarding the countryside from encroachment and therefore accord with one of the Green Belt purposes identified in NPPF paragraph 80.

167. Paragraph 85 of the NPPF states, amongst other things, that when defining Green Belt boundaries local planning authorities should ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development, should satisfy themselves that Green Belt boundaries will not need to be altered at the end of the development plan period, and define boundaries clearly using physical features that are readily recognisable and likely to be permanent. In my judgement the Green Belt boundary that the Council has defined around Thorpe Hesley pays regard to each of these guiding principles.
168. Consequently, having regard to all these matters, I conclude that exceptional circumstances exist to alter the Green Belt boundary as it relates to the former UDP allocation at Thorpe Hesley, and include the land within the Green Belt.

Retail

Is the amount & distribution of retail floor space identified in the RSPP consistent with the Core Strategy?

169. Policy CS12: Managing Change in Rotherham's Retail and Service Centres includes provision for an additional 9,000 square metres gross of convenience goods floor space, and 11,000 square metres gross of comparison goods floor space in the Borough. Policy CS1 indicates that this additional floor space will be accommodated within the Rotherham Urban Area, apart from 1,500 square metres of convenience floor space in Bramley, Wickersley and Ravenfield Common. CS Policy 13: Transforming Rotherham Town Centre emphasises the need to maintain and enhance the town centre as the primary focus for the majority of new retail, office and other town centre uses within the Borough.
170. Six sites are proposed for retail development in the submitted RSPP, amounting to a total of 25,700 square metres of additional retail floor space. Four of the sites fall within the Rotherham Urban Area. Of these three are in the town centre (R1: Outdoor Markets, R2: Drummond Street & R3: Corporation Street) and one at Rawmarsh (R6: Harding Ave / Symonds Ave). The two other allocations are at the Bramley local centre (Allocation R4: Main Street / Bawtry Road, Bramley) and within Dinnington town centre (R5: Littlefield Road / Constable Lane).
171. The retail provision figures for the Borough set out in the RSPP are above the figures set out in the CS by some 5,700 square metres. I consider that such a level of over-provision is not excessive and provides the necessary flexibility required to ensure that the indicative figures in the CS are achieved. I am also aware that in arriving at the retail allocations, and in turn the amount of additional retail floor space provided, the Council has given significant weight to particular components of the CS's spatial strategy. These include the need to maintain the primary role of Rotherham town centre in the retail hierarchy, whilst also ensuring that the Principal Settlements for Growth are well-served by an appropriate level of retail provision.
172. I conclude, therefore, that the amount & distribution of retail floor space identified in the RSPP is consistent with the Core Strategy.

Development Management Policies

Are the following development management policies soundly based?

Policy SP2: Development in the Green Belt.

173. Policy SP2 makes reference to the need to take account of the long term sustainability of development, the location of the site in relation to other settlements outside of the Green Belt, and Landscape Character Areas. These criteria are not matters referred to in those parts of the NPPF that relate to the assessment of development in the Green Belt. As there is no local justification for departing from national policy in this respect they should be deleted from Policy SP2 as set out in **MM4**. This modification also includes additional policy wording to stress that development in the Green Belt will be expected to be of a high standard of design and will be assessed against relevant design policies in the RSPP and CS. In overall terms I believe that the policies in the CS and RSPP (as modified), together with national policy and guidance, will ensure that due consideration is given to landscape considerations in the determination of proposals within the Green Belt.

SP3: Rural Workers Dwellings in the Green Belt.

174. Policy SP3 indicates that where a permanent dwelling is to be built its impact on the openness of the Green Belt will need to be minimised. Again such a requirement is not specified in the NPPF and is not justified. Rather the size of the dwelling needs to be determined on a case by case basis having regard to the justification for the permanent dwelling and the needs of the holding. **MM5** secures the necessary changes. This modification also includes additional policy wording to stress that such new dwellings in the Green Belt will be expected to be of a high standard of design and will be assessed against relevant design policies in the RSPP and CS. This policy, as modified, will constitute a sound policy against which specific proposals, including the relocation of the Bassingthorpe Farm farmhouse, can be assessed.

SP4: Extensions to Buildings in the Green Belt.

175. Reference is made in Policy SP4 of the need to ensure that proposed extensions reflect the architectural style of the original building and/or the vernacular styles in the locality. Such a reference is overly restrictive as it may stifle innovative design and the use of modern materials. There is no need to refer to the impact of proposals on the Green Belt in the supporting text as extensions less than 33% of the volume of the original building will not be inappropriate. **MM6** deals with these necessary changes.

SP5: Alternative Uses for Buildings within the Green Belt.

176. Policy SP5 makes reference to the need to take account of the impact on heritage assets and their significance. This stipulation is not referred to in those parts of the NPPF that relate to the assessment of development in the Green Belt. Consequently reference to heritage assets in Green Belt policy is not in line with national policy and should be deleted as set out in **MM7**.

SP6: Replacement Buildings in the Green Belt.

177. Reference is made in Policy SP6 of the need to ensure that proposals reflect the vernacular styles in the locality. Such an approach is not justified as it may stifle innovative design and the use of modern materials. This policy also makes reference to the need to take account of the impact on heritage assets and their significance. These criteria are not matters referred to in those parts of the NPPF that relate to the assessment of development in the Green Belt. Consequently reference to heritage assets in Green Belt policy is not in line with national policy and should be deleted.

178. The supporting text to Policy SP6 indicates that an increase of 10% or more over the volume of the building to be replaced will mean that the new building is inappropriate. To ensure clarity and consistency this needs to be included within the policy wording. There is no need to refer to the impact of proposals on the Green Belt in the supporting text as replacement buildings less than 10% greater than the volume of the original building will not be inappropriate.

179. These required changes are encompassed by **MM8**.

SP7: New Agricultural or Forestry Buildings or Structures in the Green Belt.

180. The reference to the positioning of the new building in Policy SP7 is best covered in the general terms expressed towards the end of the policy rather than in the overly detailed requirements set out earlier. There is no need to refer in the policy and supporting text to the impact of proposals on the Green Belt as new agricultural and forestry buildings may not be inappropriate. These changes are contained within **MM9**. This policy, as modified, will constitute a sound policy against which specific proposals, including the relocation of the Bassingthorpe Farm agricultural buildings, can be assessed.

SP8: Infilling Development within the Green Belt.

181. There are a number of villages within the Borough that are washed over by the Green Belt. Policy SP8 relates to the 10 villages that are washed over by the Green Belt where infilling of a small gap will be allowed. This distinction needs to be clarified in the text and is dealt with in **MM10**. To ensure an effective policy this modification also provides for the inclusion of the definition of a small gap within the policy wording.

SP9: Previously Developed Sites within the Green Belt.

182. Policy SP9 and the supporting text make reference to the need to take account of the impact and appropriateness of such changes and to their long term sustainability, including the location of the previously developed site. These criteria are not matters referred to in those parts of the NPPF that relate to the assessment of previously developed sites within the Green Belt. As there is no local justification for departing from national policy in this respect they should be deleted from Policy SP9 as set out in **MM11**. To ensure an effective policy this modification also provides for the inclusion of the definition of limited infilling within the policy wording.

Policy SP11: Five Year Housing Supply

183. Policy SP11 seeks to introduce a local test for establishing when the Council is 'consistently meeting its housing requirement' and using this as a basis for reducing the additional buffer applied to the five year requirement from 20% to 5%. I consider that the terms of this policy, in particular the introduction of a three year test for establishing whether the Council is 'consistently meeting its housing requirement,' do not align with the guidance in Paragraph 47 of the NPPF. As the policy is not consistent with national policy it is not sound and should be deleted. **MM12** ensures the deletion of Policy SP11 and the supporting text.

SP12: Development in Residential Areas

184. Policy SP12 is designed to safeguard the amenity and character of residential areas and ensure that they continue to meet ongoing housing needs. As presently worded the policy is overly stringent as it does not recognise that non-residential uses in such areas, for instance as part of a mixed use scheme, may contribute to the creation of sustainable communities. Consequently the policy is insufficiently flexible and at odds with the NPPF's presumption in favour of sustainable development. **MM13** addresses this concern.

SP13: Development in Residential Gardens

185. Policy SP12 seeks to ensure, amongst other things, that development on residential gardens does not harm neighbours' amenities. This approach is in line with one of the core planning principles of the NPPF. However the policy, whilst it refers to overlooking, loss of privacy, and obtrusiveness, does not include loss of light as one of the amenity considerations to be assessed. **MM14** introduces reference to loss of light and will ensure that the policy is effective and consistent with national policy.

Policy SP16: Land Identified for Industrial and Business Use

186. Policy SP16 states that residential uses will not be acceptable on land identified for industrial and business purposes. I do not consider that this approach is sufficiently flexible or appropriately worded having regard to national planning policy. In particular Paragraph 22 of the NPPF indicates that planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. **MM16** introduces the required flexibility into the policy and make it clear that proposals for other uses will be considered on their merits in line with Policy SP17 (discussed below).

Policy SP17: Other Uses within Business, and Industrial and Business Areas.

187. Policy SP17 contains various criteria against which proposals for other uses within Business, and Industrial and Business, Areas will be assessed. In my view the policy as currently worded fails to give sufficient encouragement to the relocation of inappropriately sited employment uses. This is at odds with one of the Core planning principles of the NPPF which is to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. **MM17** introduces appropriate wording and text to address this point and makes it clear that the Council will positively approach such

proposals. Notwithstanding this the policy still needs to ensure that in assessing proposals where there is compatibility with adjoining land uses account is taken of the impact on employment land provision within the Borough and site viability. The revised wording in **MM17** is designed to this effect and the revised explanatory text provides further clarification as to the material that will need to be submitted as regards provision and viability.

188. As regards the various Criteria within 2b of the modified Policy SP17 the policy wording is revised to make it clear that the information to be submitted, and the steps to be taken to assemble that information, will be assessed on a site by site basis.

Policy SP18: Industrial and Business Development in Relation to Sensitive Areas of Land.

189. Policy SP18 is concerned with ensuring that account is taken of the impact of development within industrial and business areas on nearby sensitive land uses, such as housing, and that sensitive land uses are not located close to industrial and business areas. In my view such concerns are best addressed in Policy SP58: Design Principles which deals with the design principles that need to be considered in drawing up development proposals and in their determination. This would make for a clearer policy and avoid unnecessary duplication, thereby producing a more effective plan. Consequently **MM18** secures the deletion of this policy as its key components are to be incorporated within SP58 (*discussed below*).

Policy SP23: Primary Shopping Frontages.

190. Policy SP23 is concerned with protecting and enhancing primary shopping areas in line with paragraph 23 of the NPPF. One of the criteria to be considered in determining a proposal for an A2 or A3 use is whether it would dilute the concentration of A1 shops in the Primary Shopping Frontage (PSF) below 65%. As a number of the defined PSFs are already below 65% in terms of A1 uses there is a need to ensure that the wording in the policy prevents further dilution in these frontages. **MM21** introduces further wording to address this point and will ensure that the policy is clear and effective.

Policy SP25: Hot Food Takeaways.

191. Policy SP25 sets out various criteria against which proposals for hot food takeaways will be assessed. One of the criteria is designed to prevent hot food takeaways within 800 metres of a primary school, secondary school or college when the proposed site is outside a defined town, district or local centres. Having carefully considered the material before me and the discussion at the Hearing I do not consider there is sufficient local evidence to demonstrate a causal link between the proximity of hot food takeaways to schools and colleges and levels of childhood obesity. Although I accept that levels of childhood obesity need to be tackled by both local and national initiatives I do not consider there are sufficient grounds at the present time to include this particular aspect of land use policy in the RSPP. **MM22** secures the deletion of this part of Policy SP25 which is not justified on the basis of the information available. Paragraph 4.105 also needs deleting as it is no longer relevant.

Policy SP26: Out-of-Centre Parks and Other Out of Centre Developments

192. The supporting text to Policy SP26 identifies three retail parks in out of centre locations. These are at Cortonwood, Parkgate Shopping Park, Parkgate, and at Great Eastern Way, Aldwarke. However at present the plan does not identify the Northfield Retail Park, Parkgate, which has planning permission for retail park use. This omission needs to be rectified by its inclusion within paragraph 4.106 of the RSPP.

Policy SP30: Development Affecting Designated 'Highways Development Control Lines'

193. The wording of Policy SP30 is justified and will ensure that the alignments of future highway schemes are taken into account in proposed developments. However the Highway Development Control Lines at Doncaster Road, Hooton Roberts, Morthen Lane/York Lane, Morthen and Doncaster Road, Thrybergh, are no longer protected and require deletion from the Plan.

194. Although criticism has been levelled at the protection of other lines identified they remain part of the authorities' plans for the area. Notwithstanding this in resisting any proposal on the basis that it will affect a line, the Council will need to produce robust evidence at that time both to justify the identified scheme and the timescale for its implementation. This accords with the approach set out in Paragraph 41 of the NPPF.

Policy SP31: Development Affecting Key Routes and the Strategic Road Network.

195. Policy SP31 does not refer to the need to take account of the guidance in Circular 02/2013: The Strategic Road Network and the Delivery of Sustainable Development, or any subsequent replacement, in assessing any potential adverse impacts of development on the Key Transport Routes and the Strategic Road Network (SRN). This Circular sets out the way in which the Highways England will engage with communities and the development industry to deliver sustainable development and, thus, economic growth, whilst safeguarding the primary function and purpose of the strategic road network. Consequently it is a key document in assessing the impact on the SRN and should be highlighted in Policy SP31 and the supporting text to ensure a clear and effective policy. To add clarity the assessment methodology needs to be referenced in the supporting text. **MM23** will achieve these ends.

Policy SP33: Motorway Service Areas

196. Policy SP33 does not refer to the need to take account of Circular 02/2013 in determining proposals for motorway service areas. *Appendix B: Roadside facilities for road users on motorways and all-purpose trunk roads in England* of the Circular sets out policy on the provision, standards and eligibility for signing of roadside facilities on the strategic road network. Consequently it is a key document in determining proposed motorway service areas and should be highlighted in Policy SP33 and the supporting text to ensure a clear and effective policy. **MM24** is designed to this effect and also clarifies the policy approach to such development in the Green Belt. As the approach to development in the Green Belt set out in MM24 accords with national policy I do not consider that there is a need for any additional text relating to the Green Belt.

Policy SP35: Green Infrastructure and Landscape

197. Policy SP35 is designed to ensure that new development pays due regard to the protection, enhancement, creation and management of green infrastructure in the Borough, including the landscape. Such an approach accords with relevant policies and guidance in the CS and the NPPF.
198. At present, however, the policy is lengthy and complex and the requirements as regards the impact on the landscape are unclear. Areas of High Landscape value (AHLV) are identified on the PM yet Policy SP35 relies on an approach based on the sensitivity of the landscape to change.
199. The key recommended MMs relate to the consideration of proposals in terms of their landscape impact. In particular the AHLVs are deleted, Landscape Character Areas (and the associated Landscape Character Area Management Strategies), are identified and included, and the most sensitive Landscape Character Areas are defined. The deletion of the AHLVs is necessary given the lack of up-to-date evidence to justify their definition. However the methodology and the conclusions inherent in the work carried out in the definition of the Landscape Character Areas and the Landscape Character Area Management Strategies is endorsed.
200. **MM25** shortens and simplifies the policy and revises the supporting text in order to provide clearer guidance to developers. To ensure sufficient flexibility in the policy MM25 makes it clear that regard will be paid to the Landscape Character Area Management Strategies rather than strict adherence. It also provides for a reference in the policy to the map and Table of the Landscape and Visual Impact Assessment 2015 contained in the supporting text. Other changes include simplification of the requirements as regards enhancement, mitigation and/or compensation in relation to green infrastructure, and reference of the need to take account of public rights of way and national trails. These changes will ensure that Policy SP35 is effective.

Policy SP36; Conserving the Natural Environment

201. Paragraph 4 of Policy SP36 implies the prohibition of development that would 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. However Paragraph 118 of Section 11 of the NPPF does not contain a blanket ban in such cases but rather makes it clear that development should be refused unless the need for, and benefits of, the development in that location clearly outweigh the loss. This, together with the appropriate approach to development requiring appropriate assessment under the Birds or Habitats Directive, needs to be included within Policy SP36 to ensure an effective policy in line with national policy. Section 11 of the NPPF also makes it clear that the planning system should both contribute and enhance the natural environment. Consequently the title of Policy SP36 should be revised to reflect this emphasis.
202. These changes are included in **MM26** and will ensure that Policy SP36 is effective and consistent with national policy.

Policy SP37: Sites Protected for Nature Conservation

203. The first paragraph of Policy SP37 implies the prohibition of development within or outside a statutorily protected site that would adversely affect the interest, fabric or setting of the site. However Paragraph 118 of the NPPF contains a different approach. Rather it indicates that where an adverse effect on the site's notified special interest features is likely, an exception should only be made where the benefits of the development, at this site, clearly outweigh both the impacts that it is likely to have on the features of the site that make it of special scientific interest and any broader impacts on the national network of Sites of Special Scientific Interest. This, together with the appropriate approach to development requiring appropriate assessment under the Birds or Habitats Directive, needs to be included within Policy SP37 to ensure an effective policy in line with national guidance. These changes are included in **MM27**.

Policy SP38 Protected and Priority Species

204. Policy SP38 does not rule out development proposals likely to have a direct or indirect adverse impact on protected and priority species. Instead the policy contains the factors that the Council will consider in determining such proposals. However the need to establish that there are no alternative sites with less or no harmful impacts that could be developed is not one of the factors included in Policy SP38. This omission means that the terms of Policy SP38 do not accord with paragraph 118 of the NPPF which indicates that account should be taken of locating development on an alternative site with less harmful impacts. The policy as currently worded indicates that the need for development in a location needs to be demonstrated. This again does not accord with NPPF para 118. These changes, together with clarification as to Natural England's licence requirements in the event of planning permission being granted, need to be made to Policy SP38 to ensure an effective policy in line with national policy. The necessary revisions are included within **MM28**.

Policy SP40 New and Improvements to Existing Green Space

205. Policy SP40 seeks to ensure that new residential development makes appropriate provision for new Green Space or improvements to existing Green Space. Such an approach accords with relevant policies and guidance in the CS and the NPPF. The provision of 55 square metres of Green Space per dwelling on schemes over 36 dwellings is considered reasonable as such a formula will ensure that the areas provided are of a useful and meaningful size.

206. In my view, however, Policy SP40 as currently worded is insufficiently flexible. In particular it fails to recognise that the nature of the intended development or the particular characteristics of the site and the wider local area could well influence the amount or type of Green Space to be provided. There is also a lack of clarity as to how applicants will establish appropriate on-site provision. As regards off-site provision the policy does not make it clear that provision should be proportionate to the scale and nature of the planned development. Furthermore the policy and supporting text do not refer to the possibility that improvements to Green Space could be secured through financial contributions or the role that CIL funding will play.

207. **MM29** addresses those changes that need to be made and will ensure that Policy SP40 is effective and consistent with national policy.

208. Criterion (e) of Policy SP40 (as modified) makes it clear that applicants will be expected to work with the Council, and any other body as necessary, to prepare and submit an appropriate assessment of the demand for Green Space proportionate to the scale and nature of the development proposed. I consider that such a collaborative approach is not at odds with the objectives of national policy, including paragraph 73 of the NPPF.

Policy SP41: Protecting Green Space

209. Policy SP41 is designed to prevent the loss of existing Green Space defined on the PM, as well as any areas that may be subsequently provided. It includes areas that perform an amenity or location specific buffer function. Such an approach accords with relevant policies and guidance in the CS and the NPPF.

210. At present the policy does not reflect the guidance in paragraph 74 of the NPPF which makes it clear that open space, sports and recreational buildings and land, including playing fields, should not be built on unless particular specified criteria are met. Consequently as it stands Policy SP41 is not consistent with national policy and is, therefore, unsound.

211. **MM30** is designed to address these matters and ensure that the policy is effective and consistent with national policy.

212. The areas of Green Space subject to Policy SP41 are shown on the PM. In response to my concerns about the justification for the protection of these areas the Council produced a Green Space Review (June 2016) and a Green Space Assessment (February 2017) during the Examination. The Review document compared in map form the Urban Greenspace as defined on the UDP Proposals Map with the Green Space as defined on the RSPP PM. As this document did not include any justification for the identification of these protected areas the Council provided a more detailed assessment in the Green Space Assessment.

213. The Green Space Assessment examines each of the areas of Green Space identified in the submitted RSPP and explains the reasons for their protection. In my view this detailed and up-to-date work provides the necessary justification for the identification and protection of the areas of Green Space identified on the RSPP PM, apart from those instances dealt with elsewhere in my report.

214. As a result of this work a number of minor changes are also proposed by the Council to the areas of Green Space to take account of various relevant considerations, including current land use, the need for robust and enduring boundaries, and recent planning permissions. The Assessment also identified a number of significant changes to areas of Green Space. Some of these significant proposed changes have been taken forward as MMs and are dealt with elsewhere in my report, whilst others have not been included within the MMs and are not required to make the RSPP sound.

215. The submitted plan identifies land on the north side of the Aston by-pass, formerly used as a tip, as an area of Safeguarded Land (SG16). This area was

identified as Green Space in the UDP. In my judgement this area of land, together with the land to the north-west, is an important amenity feature and acts as a buffer separating residential areas from the heavily-trafficked B6200, Aston by-pass. Consequently it meets the definition of Green Space used in the RSPP and should be included as such to ensure that Policy SP41 is justified and effective.

216. I have previously found the amount of safeguarded land identified in the RSPP (as modified and without the inclusion of SG16), taking account of other likely sources of housing supply in the Borough, is in line with the Framework and the CS in terms of making provision for longer term housing needs. Consequently SG16 does not need to be retained as safeguarded land to meet longer term development needs.

Policy SP46: Understanding and Recording the Historic Environment

217. Policy SP46 relates to heritage assets and explains when a Heritage Statement will be required, including on sites allocated for development. The present wording of the policy and the supporting text, however, do not sufficiently explain the need to assess the impact and appropriateness of all proposals affecting a heritage asset or the approach to be taken. Consequently the guidance contained in the NPPF relating to heritage assets is not fully reflected. **MM31** contains additional and revised wording to ensure that the policy is effective and consistent with national policy.

Policy SP49: War Memorials

218. Policy SP49 sets out how the Council intends to deal with proposals that affect war memorials. At present the policy seeks to introduce a system of Prior Notification in all cases where structures accommodating war memorials are to be demolished. Such an approach does not accord with national planning legislation or guidance and is therefore not justified. This part of the policy and supporting text needs to be deleted. At the same time the wording needs to be revised to make it clear the instances when the Council will be involved in assessing the impact of demolition or development on war memorials. **MM32** will ensure that Policy SP49 is effective and consistent with national policy.

Policy SP53: Exploration and Appraisal of Hydrocarbons & Policy SP54 Hydrocarbon Production facilities and Ancillary Development

219. Policies SP53 and SP54 are criteria-based policies that will be used to assess proposals for hydrocarbon extraction and associated facilities within the defined Petroleum Exploration and Development Licence (PEDL) areas. At present Criterion (c) of these policies and the supporting text refer to the need to minimise the environmental and ecological impact of such development. This wording does not accord with the guidance in paragraph 118 of the NPPF which emphasises the importance of avoiding significant harm to biodiversity. In addition the supporting text does not refer to the need to prevent unacceptable levels of water pollution, which is included in paragraph 109 of the NPPF and Policy CS24 Conserving and Enhancing the Water Environment. **MM33** and **MM34** revise these policies and the supporting text to take account of these soundness issues.

Policy SP58: Design Principles

220. Under consideration of SP18 above it was found that concerns about sensitive land uses are best addressed in Policy SP58 which deals with the design principles that need to be considered in drawing up development proposals and in their determination. **MM35** introduces additional wording into Policy SP58 and the supporting text to this end. This will ensure that account is taken of the impact of proposed development on sensitive land uses. It also explains the need to avoid locating sensitive land uses close to existing industrial, business or other uses in order to avoid amenity problems.
221. Paragraph 58 of the NPPF refers to the need to optimise the potential of sites to accommodate development. Such an approach, which in appropriate instances could involve maximising densities, is not one of the matters to be considered under the terms of Policy SP58. **MM35** also rectifies this omission.
222. **MM35** is required to produce an effective plan that accords with national policy.

Policy SP60: Sustainable Construction and Wind Energy

223. Policy SP60 seeks to ensure that new development pays regard to sustainable construction methods and techniques. It also contains the criteria by which proposals for wind turbines will be assessed. In my view Policy SP60 needs to be divided into two separate policies, one dealing with Sustainable Construction, the other with Wind Energy. This will make for clear and effective policy guidance on issues that require very different assessments as to their acceptability.

(i) *1. Sustainable Construction.*

At present Criterion (c) if applied to housing developments would conflict with national planning policy following the Housing Standards Review. **MM36** specifies that this criterion will only apply to non-residential developments. This modification also makes it clear that for non-residential development over 1,000 square metres the BREEAM 'very good' or better should be met unless it can be demonstrated that it would not be technically feasible or technically viable. Such a flexible approach, and the reference to BREEAM standards for non-residential development, is not at odds with national planning policy.

(ii) *2. Wind Energy*

In accordance with the findings above **MM37** creates a separate policy for Wind Energy.

Part 2 of Policy SP60 defines areas of search suitable for wind energy development on the Policies Map subject to the satisfaction of various criteria and any other relevant policies. Such an approach accords with the Ministerial Written Statement (HCWS42): Local Planning, and the NPPG: Renewable and Low Carbon Energy. The majority of the Borough has been designated as being potentially suitable for either all wind turbines or for small or medium sized wind turbines, apart from those areas with the highest landscape sensitivity. Notwithstanding this it is clear that even if the site is within the area defined as being suitable,

and the detailed development management criteria are met, other relevant local and national planning policies, such as those relating to heritage assets and the Green Belt, will still apply. In my view this will ensure that appropriate regard is paid to all relevant planning considerations in determining wind turbine proposals within the identified areas of search suitable for wind energy development.

Part 2 of Policy SP60 contains various detailed development management criteria against which proposed wind turbines will be assessed. Having carefully considered the evidence produced to justify these criteria I am satisfied that they are reasonably based, apart from the exceptions specified below, and consequently will make for an effective, flexible and clear policy.

At present Part 2 of Policy SP60 does not refer to the need to take account of the cumulative impact of wind energy development. Similarly there is no reference in the policy wording of the need to take account of the visual distraction that wind turbines may cause, particularly to highway users, or the requirement for an acceptable highway access. Consequently as currently worded the policy does not align with the terms and direction of the NPPG. This conflict is rectified in **MM37** which includes additional wording in the policy and supporting text recognising the need to have regard to cumulative impact, visual distraction and highway access.

Policy SP64: Safeguarding Community Facilities

224. Policy SP64 is a criteria based policy designed to safeguard community facilities. The PM identifies a range of community use sites for leisure, education, health and civic uses. At present the policy does not reflect the guidance in paragraph 74 of the NPPF which makes it clear that open space, sports and recreational buildings and land, including playing fields, should not be built on unless particular specified criteria are met. Consequently as it stands Policy SP64 is not consistent with national policy and is, therefore, unsound.
225. **MM38** introduces the criteria set out in NPPF paragraph 74 into Policy SP64 and will ensure its consistency with national policy. This modification also provides further clarification as to the wide range of facilities covered by the policy and makes it clear that the policy will apply to all, rather than just key, community facilities. These changes are required to ensure an effective policy that is clear in its intent.
226. With regard to the loss of particular community facilities, such as those related to health care, the policy recognises that account will be taken of alternative provision or some other overriding public benefit that will result from the loss of the facility. If it is found that the proposal is justified on either of these grounds Criteria d-g (as modified) would not apply. Consequently the terms of the policy are not overly rigid and will allow account to be taken of any plans for the reorganisation and re-provision of local services.

Policy SP65: Loss of Public Houses

227. Policy SP65 is a criteria based development management policy designed to prevent the loss of public houses unless a number of criteria are satisfied. At present Criterion (d) requires it to be demonstrated that 'there is not a defined need for a public house.' In my view this Criterion, and the associated supporting text, lack clarity and as a result do not provide the necessary certainty required of a development management policy. As a result the policy as currently worded is unsound. **MM39** makes it clear that need is to be assessed in terms of location and whether there are alternative licensed premises offering similar facilities within reasonable walking distance. For the purpose of this policy reasonable walking distance is defined as 800m although it is made clear that account will be taken of local circumstances. I consider that these changes will ensure that the policy is effective and provide the necessary clarity for applicants seeking the redevelopment or change of use of a public house.

Policy SP66: Access to Community Facilities

228. Policy SP66 seeks to ensure that new residential areas have good access to a range of shops and services. This accords with paragraph 70 of the NPPF. Key components of the policy are that the majority of homes should be within 800 metres walking distance of a convenience shop as well as a reasonable range of other services and community facilities. This figure is considered to be a reasonable walking distance for most active people. **MM40** clarifies how the 800 m distance is to be calculated and the type of other facilities and services that may be required. These changes are required to ensure that the policy is clearly expressed and therefore effective.

Policy SP67: Development Within Mixed Use Areas (MUA)

229. Policy SP67 specifies the uses that will be accepted by the Council on the Mixed Use Areas defined on the PM. The MUAs, and the acceptable uses for most sites, are identified on Table 13: Acceptable Uses Within Mixed Use Areas. The acceptable uses on MU20: Land between Aldwarke Lane and Parkgate Shopping Park and MU21: Highfield Commercial, Waverley are dealt with elsewhere in SP68 and SP69

MU14: Junction 33 (M1)

230. MU14: Junction 33 (M1) of Policy SP67 specifies that a motorway service area (MSA) is considered appropriate for this site. However whilst the highway authorities accept that it may be possible to accommodate a MSA at Junction 33 of the M1 this is dependent on the results of yet to be undertaken traffic modelling and associated assessments. Consequently it has not yet been established that a motorway service station in this location is acceptable in highway terms. Given this and the associated uncertainty about deliverability a specific allocation for an MSA here would not be justified. Therefore the reference to a Motorway Service Area in Policy SP67 should be deleted in accordance with **MM41**. Proposals for a proposed MSA here would be determined in terms of Policy SP33 Motorway Service Areas as modified.

231. As there is an extant planning permission for C1, A3 and A4 uses, sui generis car park and sui generis petrol filling station on this site this needs to be

referenced and explained in SP67 to ensure an effective policy. In the event that this extant scheme does not proceed and a general mixed scheme comes forward on the site it would be assessed in terms of relevant local plan policies and would require a full Transport Assessment. **MM41** also includes these changes.

MU21: Highfield Commercial, Waverley & Policy SP69: Mixed Use Area: Highfield Commercial, Waverley.

232. MU21: Highfield Commercial, Waverley is identified as a MUA in Table 13 with the acceptable land uses for the four distinct parts of the site set out in Policy SP69: Mixed Use Area: Highfield Commercial, Waverley. At present Policy SP69 includes 'public transport interchange' within the list of acceptable uses within Site 1: Land north of, and including, The University of Sheffield training centre. As there is no current commitment to such an interchange this element of the policy is not soundly based. **MM43** modifies the policy to refer to 'public transport facilities.' This would make for a clear and effective policy, whilst not ruling out a public transport interchange if this was brought to fruition. The other specified acceptable uses are deemed to be appropriate given the need to balance the opportunities offered by the site with the planning of the Borough as a whole, including its town centres.
233. Policy SP69 also specifies the amount of retail floor space that will be acceptable within Site 3: Land north of Mitchell Way and south of the University of Sheffield training centre. In 2017 planning permission was granted for a development on the site that includes retail floor space in excess of that included within the submitted policy. Consequently **MM43** revises the floor space thresholds to reflect this and is required to ensure that the policy is relevant and up-to-date.
234. Whilst the specification of retail floor space thresholds is accepted in paragraph 26 of the NPPF, reference is also made to the requirement for an impact assessment if the development is over a proportionate, locally set threshold. As the policy does not refer to an impact assessment it currently does not accord with national policy and is therefore unsound. **MM43** modifies the policy to make it clear that the locally set thresholds will not be exceeded, unless demonstrated by an up to date sequential and impact assessment.

Additional MUA: Aston Common

235. I consider that a further Mixed Use Area should be identified at Aston Common to encompass the H89, E27 and E28 site allocations identified in the submitted plan. This approach will produce an effective policy that will ensure that the area is developed comprehensively and with the most appropriate disposition of land uses. **MM42** is designed to this effect and identifies the combined site in Table 13 as MU22 and introduces a new specific policy for the area containing various development guidelines, including appropriate uses, number of dwellings, amount of employment land and the need for a masterplan.
236. I consider that the terms of the policy, in particular the reference to approximately 150 dwellings and not less than 4.65 ha of employment land, are reasonable given the need to optimise the potential of the site and make sufficient provision for development in this settlement grouping.

Notwithstanding this I am confident that in assessing any schemes here the Council will take into account any technical evidence or baseline information in determining the most appropriate mix of development on the site. I consider that a masterplan approach, involving landowners, developers and the Council, is necessary to ensure that all relevant matters are addressed and that the site is developed comprehensively in accordance with sound planning principles. The various objectives set out in MU22, together with the Site Development Guidelines in **MM44/102**, are deemed to be acceptable and provide the required certainty to those matters that need to be addressed in the masterplan.

Policy SP68 Mixed Use Area 20: Land between Aldwarke Lane and Parkgate Shopping Park

237. Policy SP68 relates to a large vacant site lying well beyond the defined limits of Rotherham Town Centre. The site is allocated for a mix of uses, including business and industrial uses which should be not less than 50% of the built floor space for the site. Given the constraints associated with the development of the site, and resultant viability issues, the policy allows for other supporting developments, including D1 (Non-residential institutions) and D2 (Assembly & Leisure), excluding cinema use. The policy also accepts that a park and ride facility would be looked at favourably here.

238. I consider that the site is well suited to predominantly employment purposes given its good public transport links and the nature and scale of surrounding land uses. These include business and industrial uses to the north and east, a retail park to the south, and retail and business uses to the west. The site is also bounded to the north by major road infrastructure and to the east and west by railway lines. As these surroundings are not conducive to the creation of an acceptable living environment I do not believe that the site is suitable for residential use. Furthermore residential development on part of the site could well prejudice the delivery of employment uses on the remainder or the continued operation of existing employment uses in the area.

239. Given the out of centre location of the site it is important to ensure that any development here does not undermine the role of Rotherham town centre as the primary focus for retail, leisure and cultural development in the Borough. I consider that Policy SP68 provides an appropriate balance between the need to protect the town centre whilst allowing certain town centre uses that may enhance the viability of the site. Consequently there are insufficient grounds at the present time to increase the range of uses that are deemed to be acceptable on the site. In this regard I have already found that the amount and distribution of additional retail floor space in the RSPP is in line with the CS. **MM44/45** sets out revised Site Development Guidelines.

Site development guidelines

Are the Site Development Guidelines justified?

240. Within Section 5 of the submitted RSPP site development guidelines are identified for the allocations. In my view such guidelines are required to ensure that interested parties have a clear idea of those considerations that need to be addressed in the preparation and submission of planning applications. Consequently appropriate guidelines are an integral part of the production of sound and effective policies.
241. In my view, however, some of the guidelines in the submitted RSPP were vaguely expressed and failed to provide the necessary certainty required by the development industry in bringing sites forward. Some were no longer required or relevant. As a result of my concerns the Council has critically examined the guidelines and revised them accordingly in **MM44/1 to MM44/124**. **MM44/1** explains the reasons why certain sites are without development guidelines. Other sites previously without guidelines now have them, including the Bassingthorpe Farm strategic allocation (**MM44/12**).
242. I consider that the guidelines contained in these Main Modifications are justified and far clearer as to what is required on each site and any necessary additional work or studies to be undertaken. This could include the protection and enhancement of on-site features, the preparation of master plans, or the submission of detailed assessments relating to such matters as transport, flood risk, heritage, archaeology, landscape and biodiversity. A small number of the guidelines, for instance those relating to geodiversity and on-site species, do not include precise developer requirements. The text, as modified, makes it clear that the Council, together with relevant bodies, will work positively with developers in a timely manner to identify what implications such matters have for particular sites. If there is dispute as to the protection of on-site features or specific land use requirements, or the need to submit particular assessments or details, the modified text makes it clear that it will be the responsibility of the developer to produce robust and proportionate evidence to justify a departure from the guidelines.
243. **MM44/1 to MM44/124** are required to ensure that the Plan is effective, clear, and in accordance with national policy, which expects that detail on form, scale, access and quantum of development is provided where appropriate.

Assessment of Legal Compliance

244. My examination of the compliance of the Plan with the legal requirements is summarised in the table below.

LEGAL REQUIREMENTS	
Local Development Scheme (LDS)	The RSPP has been prepared in accordance with the Council's LDS [June 2015].
Statement of Community Involvement (SCI) and relevant regulations	The original SCI was adopted in June 2006 and superseded by a revised SCI in June 2015. Consultation on the Local Plan and the MMs has complied with their requirements.
Sustainability Appraisal (SA)	SA has been carried out and is adequate.
Habitats Regulations Assessment (HRA)	The Habitats Regulations AA Screening Report [2016] sets out why AA is not necessary. Natural England supports this.
National Policy	The RSPP complies with national policy except where indicated and MMs are recommended.
2004 Act (as amended) and 2012 Regulations.	The RSPP complies with the Act and the Regulations.

245. The RSPP includes policies designed to ensure that the development and use of land in the Borough contribute to the mitigation of, and adaption to, climate change. In particular the spatial strategy inherent in the RSPP aims to secure a pattern of development in the Borough that minimises the need to travel, thereby limiting carbon emissions. There are also a wide range of detailed development management policies which are designed to have a positive effect on climate change and address its consequences. These include policies designed to: encourage sustainable transport (SP29); protect, improve and provide green infrastructure (SP35, SP40 & SP41- all as modified); manage flood risk (SP50); and encourage sustainable construction and wind energy (SP60 – as modified).

246. In summary the Rotherham Sites and Policies Plan complies with all relevant, legal requirements, including in the 2004 Act (as amended) and the 2012 Regulations.

Overall Conclusion and Recommendation

247. The RSPP has a number of deficiencies in respect of soundness for the reasons set out in this report, which mean that I recommend non-adoption of it as submitted, in accordance with Section 20(7A) of the 2004 Act. These deficiencies have been explored in my Report.

248. The Council has requested that I recommend MMs to make the RSPP sound and capable of adoption. I conclude that with the recommended main modifications set out in the Appendix the Rotherham Sites and Policies Plan satisfies the requirements of Section 20(5) of the 2004 Act and meets the criteria for soundness in the National Planning Policy Framework.

Christopher Anstey

Inspector

This report is accompanied by an Appendix containing the Main Modifications.

Appendix

Schedule of Main Modifications to the Rotherham Sites and Policies Development Plan Document (April 2018).

The modifications below are expressed by ~~strike through~~ for deletions and **bold and underlining** for additions of text.

The page numbers and paragraph numbering below refer to the submission local plan, and do not take account of the deletion or addition of text.

Ref	Page	Policy/ Paragraph	Main Modification
MM1	13	3.5 and 3.6	<p>3.5 The Council is mindful of national infrastructure projects and the proposed route of Phase 2 of the High Speed 2 <u>(HS2)</u> rail line is shown on its Policies Map. This reflects the <u>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</u> 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.</p> <p>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.</p>
MM2	15 - 27	Tables 2-8	Update tables to take account of the Main Modifications and the Council's Housing Land Supply Position Statement (January 2017), and to delete sites completed or nearing completion. See below

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 1,700 <u>1,100</u> 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	71 <u>90</u>
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
H12	Site Off Barbers Avenue	0.43	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	188 83
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	128 100
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	66 75
H33	East Of Brecks Lane, Rear Of Belcourt Road	2.95	95 70
H34	Off Lathe Road / Worry Goose Lane	20.02	500 450
H35	Off Shrogswood Road	8.86	248 217
H36	Field View	4.00	111
Hx	<u>Swinden Technology Centre, Moorgate</u>	<u>6.7</u>	<u>219</u>
Dinnington, Anston and Laughton Common (including Dinnington East broad location for growth)			
H74	Land Off Outgang Lane	3.11	43
H75	Timber Yard Off Outgang Lane	7.96	271
H76	Land Off Oldcoates Road (West)	11.11	311 272
H77	Old School Site Off Doe Quarry Lane	1.67	75
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	97 131
H81	Land Off Wentworth Way	8.69	243
H82	Land To The East Of Penny Piece Lane	1.88	38 36
H83	Land Between Sheffield Road And Mineral Railway	1.04	30
Wath-upon-Deerne, Brampton Bierlow and West Melton			
H40	Land To The East Of Cortonwood Business Park	7.85	233 122
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
Hx	<u>Land off Far Field Lane, Wath-upon-Deerne</u>	<u>9.94</u>	<u>242</u>
Hx	<u>Land between Pontefract Road and Barnsley Road</u>	<u>11.73</u>	<u>328</u>
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	350 320
Waverley			
H54 <u>SPA1</u>	Waverley New Community	89.13	3,900 with around 2,500 new dwellings expected to be developed in the Plan period <u>in conjunction with MU21</u>
Maltby and Hellaby			
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
Hx	<u>Land Off Rotherham Road, Maltby</u>	<u>1.03</u>	<u>84</u>
Aston, Aughton and Swallownest			
H85	Land To East Of Park Hill Farm	6.04	96 <u>77</u>
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
H89 <u>MU22</u>	Aston Common, South Of Mansfield Road	5.81 <u>4.65</u>	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	381 <u>317</u>
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	101 <u>100</u>
Catcliffe, Treeton and Orgreave			
H53	Land West Of Sheffield Lane	2.15	89
H55	Land To The North Of Front Street	0.29	13
H56	Land Off Rother Crescent	3.12	43
H57	Land To The South Of Wood Lane	3.14	75
Hx	<u>Land at Bluemans Way, Catcliffe</u>	<u>2.69</u>	<u>64</u>
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	137 <u>143</u>
Thurcroft			
H71	Green Arbour School Playing Field <u>Land north of Ivanhoe Road</u>	2.05	40
H72	South Of Ivanhoe Road	1.21	39
H73	Off Sawn Moor Road	12.94	369 <u>165</u>
Todwick			
H84	Land To The West Of Kiveton Lane	5.12	107
Harthill			

H94	North Farm Close	1.54	40
H95	Land Off Winney Hill	1.61	39 47

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 Centenery 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 Laughton Common		
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	Todwick North, North East Of A57, New Todwick Roundabout	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/ Deerne 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 SPA2	Land At Former Maltby Colliery, Maltby	24.10 36.58
E24	Land Off Cumwell Lane, Hellaby	15.89 15.93
E26	Land North Of Hellaby Industrial Estate, Hellaby	1.72
Aston, Aughton and Swallownest		
E27 MU22	Aston Common - West Of Mansfield Road	2.36 4.65
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	7.08 20.75
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
R6	<u>Harding Avenue / Symonds Avenue, Rawmarsh (allocated as a Local Centre)</u>	5,200
R4	Main Street / Bawtry Road, Bramley	6,000
<u>Dinnington, Anston and Laughton Common</u>		
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

Housing requirement	
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)
<u>Completions 2013-2016</u>	<u>1,770 homes</u>
Existing commitments at 31st March 2013 2016	7,026 4,845 homes
Remaining requirement 2013 2016 -2028	7,345 7,756 homes
Site allocations provided	8,626 8,364 homes
<u>Estimated windfalls 2016-2028</u>	<u>1,980 homes</u>
Gypsy and Traveller Requirement	
Core Strategy requirement (Core Strategy Policy CS8 'Gypsy and Traveller Accommodation')	8 pitches
Site allocations provided	6 to 8 pitches
Employment Land Requirement	
Core Strategy requirement (Core Strategy Policy CS9 'Transforming Rotherham's Economy')	235 hectares
<u>Completions 2013-2016</u>	<u>10.2 hectares</u>
Site allocations provided	268.84 263.89 hectares
Retail Floorspace Requirement	
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)
<u>Completions 2013-2016</u>	<u>10,500 square metres</u>
Site allocations provided	25,700 19,700 square metres

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

Settlement Group	Gore Strategy Target (dwellings)	Less Planning Permissions (expected to be built in Plan Period) (dwellings)	Balance Required (dwellings)	Development Sites (without planning permission) (dwellings)
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-Deerne, Brampton & West Melton	1,300	1,271	29	168
Wickersley, Bramley & Ravenfield Common	800	239	561	648
TOTAL:	14,371	7,026	7,345	8,626

<u>Settlement Group</u>	<u>Core Strategy Target (dwellings)</u>	<u>Less Completions 2013-16</u>	<u>Less Planning Permissions (expected to be built in Plan Period) (dwellings)</u> <u>See note 1</u>	<u>Balance Required (dwellings)</u>	<u>Development Sites (dwellings)</u> <u>See note 2</u>
<u>Rotherham Urban Area</u>	<u>5,471</u>	<u>337</u>	<u>1,057</u>	<u>4,077</u>	<u>3,812</u>
<u>Dinnington, Anston and Laughton Common</u>	<u>1,300</u>	<u>113</u>	<u>116</u>	<u>1,071</u>	<u>1,026</u>
<u>Wath-upon-Dearne, Brampton & West Melton</u>	<u>1,300</u>	<u>376</u>	<u>313</u>	<u>611</u>	<u>654</u>
<u>Bramley, Wickersley & Ravenfield Common</u>	<u>800</u>	<u>79</u>	<u>162</u>	<u>559</u>	<u>571</u>
<u>Waverley</u>	<u>2,500</u>	<u>414</u>	<u>2,160</u>	<u>-74</u>	<u>0</u>
<u>Maltby and Hellaby</u>	<u>700</u>	<u>12</u>	<u>36</u>	<u>652</u>	<u>757</u>
<u>Aston, Aughton and Swallownest</u>	<u>560</u>	<u>67</u>	<u>90</u>	<u>403</u>	<u>553</u>
<u>Swinton and Kilnhurst</u>	<u>560</u>	<u>86</u>	<u>394</u>	<u>80</u>	<u>102</u>
<u>Kiveton Park and Wales</u>	<u>370</u>	<u>25</u>	<u>141</u>	<u>204</u>	<u>368</u>
<u>Catcliffe, Orgreave, Treeton</u>	<u>170</u>	<u>47</u>	<u>113</u>	<u>10</u>	<u>139</u>
<u>Thorpe Hesley</u>	<u>170</u>	<u>4</u>	<u>12</u>	<u>154</u>	<u>216</u>
<u>Thurcroft</u>	<u>300</u>	<u>195</u>	<u>178</u>	<u>-73</u>	<u>79</u>
<u>Green Belt Villages</u>	<u>0</u>	<u>10</u>	<u>26</u>	<u>-36</u>	<u>0</u>
<u>Non-Green Belt Villages</u>	<u>170</u>	<u>5</u>	<u>47</u>	<u>118</u>	<u>87</u>
TOTAL:	<u>14,371</u>	<u>1,770</u>	<u>4,845</u>	<u>7,756</u>	<u>8,364</u>
<u>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</u>					

Note 1 - Column 4 'Less Planning Permissions (expected to be built in Plan Period) (dwellings)' includes figures for the following site allocations which had planning

permission as at 31 March 2016: H10 Land Off Westfield Road, Parkgate; H17 Land Off Wentworth Road, Rawmarsh; H23 Land Off Godstone Road, Rotherham; H24 Dalton allotment site; H32 Whinney Hill, Thrybergh; H40 Land To The East Of Cortonwood Business Park, Brampton Bierlow; H48 Brameld Road, Swinton; H51 Croda Site, Kilnhurst; H53 Land West Of Sheffield Lane, Catcliffe; SPA1 Waverley New Community; H73 Off Sawn Moor Road, Thurcroft; and H92 Land Off Hard Lane, Kiveton Park.

Note 2 - Column 6 'Development Sites (dwellings)' excludes the figures for sites with planning permission as at 31 March 2016 as referred to in note 1, but may include sites which have been granted planning permission after this date. This includes the following allocation sites with planning permission as at 31 December 2017: H67 Newland Avenue, Braithwell Road and Chadwick Drive, Maltby; H72 South Of Ivanhoe Road, Thurcroft; Hxx Blueman's Way, Catcliffe; and Hxx Rotherham Road, Maltby.

Ref	Page	Policy/ Paragraph	Main Modification
MM3	26	Insert after map 2	<p><u>Safeguarded Land</u></p> <p><u>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.</u></p> <p>Insert Table x Safeguarded Land sites - see below</p>

Table x Safeguarded Land sites

<u>Reference</u>	<u>Site name</u>	<u>Site size (hectares)</u>	<u>Estimated capacity</u>	<u>Future constraints and requirements</u>
------------------	------------------	-----------------------------	---------------------------	--------------------------------------------

			<u>(dwellings)</u>	
<u>SL1</u>	<u>Land north of Grange Road, Rawmarsh</u>	<u>13.53</u>	<u>345</u>	<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>
<u>SL2</u>	<u>Off West Bawtry Road, Whiston</u>	<u>10.71</u>	<u>219</u>	<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>The site lies 230 metres from a Scheduled Monument. Proposals will be required to demonstrate that the development of this area is capable of being achieved in a manner which would be consistent with its conservation.</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>
<u>SL3</u>	<p><u>Former cricket ground, off Brecks Lane, Brecks</u></p>	<u>4.85</u>	<u>136</u>	<p><u>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.</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> <p><u>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.</u></p> <p><u>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.</u></p>
<u>SL4</u>	<p><u>Land south of Upper Wortley Road, Thorpe Hesley</u></p>	<u>1.9</u>	<u>46</u>	<p><u>Further investigation and assessment will be required to determine suitable highways, cycle and pedestrian access, and assess any impact on J35 of the M1.</u></p> <p><u>A buffer will be required to the Local Wildlife Site LWS70 Lady Clough & Smithy Wood and area of ancient woodland to the south and west of the site.</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>
<u>SL5</u>	<u>Land off Farfield Lane, Wath-upon-Dearne</u>	<u>16.01</u>	<u>448</u>	<p><u>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.</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> <p><u>This site has a close functional and planning relationship with land allocated for housing to the north at Far Field Lane.</u></p>
<u>SL6</u>	<u>Land north of Elsecar Road, Brampton Bierlow</u>	<u>3.14</u>	<u>70</u>	<p><u>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.</u></p> <p><u>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.</u></p>
<u>SL7</u>	<u>Land east of Westfield Road, Brampton Bierlow</u>	<u>13</u>	<u>260</u>	<p><u>A substantial buffer will be required to the adjacent electricity sub-station, with any development being located away from the southern boundary.</u></p> <p><u>Development proposals would be required to take account of the pylons and overhead power cables crossing the site.</u></p> <p><u>There is an identified risk of surface</u></p>

				<p><u>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.</u></p> <p><u>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.</u></p>
<u>SL8</u>	<u>Land east of Moor Lane South, Ravenfield Common</u>	<u>15.6</u>	<u>437</u>	<p><u>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.</u></p> <p><u>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.</u></p>
<u>SL9</u>	<u>Land off St Albans Way, Wickersley</u>	<u>4.87</u>	<u>136</u>	<p><u>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.</u></p> <p><u>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.</u></p> <p><u>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.</u></p>
<u>SL10</u>	<u>Wrexham House, Braithwell Road, Ravenfield</u>	<u>3.54</u>	<u>76</u>	<p><u>Further investigation and assessment will be required to determine suitable highways, cycle and pedestrian access. Additional land will be required to enable</u></p>

	<u>Common</u>			<p><u>adequate access to be achieved.</u></p> <p><u>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.</u></p>
<u>SL11</u>	<u>Land east of Cumwell Lane and south of Bateman Road, Hellaby</u>	<u>15.29</u>	<u>433</u>	<p><u>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.</u></p> <p><u>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.</u></p> <p><u>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.</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</u></p>

				<p><u>features such as hedgerows within the site.</u></p>
<u>SL12</u>	<p><u>Land off Lodge Lane, Dinnington</u></p>	<u>4.27</u>	<u>105</u>	<p><u>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.</u></p> <p><u>Further investigation and assessment will be required to determine suitable highways, cycle and pedestrian access and linkages to adjoining communities, in particular to safeguarded land site SL13 and to Dinnington via Lordens Hill, to ensure that the site is well connected to adjacent communities.</u></p> <p><u>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.</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 and existing trees within the site.</u></p>
<u>SL13</u>	<p><u>Land off Oldcoates Road (east), Dinnington</u></p>	<u>27.1</u>	<u>759</u>	<p><u>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.</u></p> <p><u>This site provides opportunity for development, in conjunction with Safeguarded Land site SL12, to deliver improvements to the Lodge Lane / Leys Lane crossroads.</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</u></p>

				<p><u>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 and trees within and on the boundaries of the site.</u></p>
SL14	<u>Stockwell Lane / south of Lambrell Avenue, Kiveton Park</u>	<u>12.69</u>	<u>357</u>	<p><u>Further investigation and assessment will be required to determine suitable highways, cycle and pedestrian access, and assess any impact on the local road network.</u></p> <p><u>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.</u></p> <p><u>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.</u></p> <p><u>A buffer will be required to the nearby candidate Local Wildlife Site (cLWS206) Kiveton (Former) Colliery.</u></p> <p><u>A Heritage Impact Assessment will be required to assess and mitigate any new development proposals on the adjacent Conservation Area and listed buildings.</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>The site adjoins the boundary of the Wales Conservation Area. Proposals</u></p>

				<p><u>will be required to demonstrate that the development of this area can be achieved in a manner consistent with its appropriate conservation.</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 within the site.</u></p>
SL15	<u>Land north of A57 and east of Church Lane, Aston</u>	<u>7.55</u>	<u>211</u>	<p><u>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.</u></p> <p><u>There is an identified risk of surface water flooding having regard to the watercourse running along the south west 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.</u></p> <p><u>The site lies 50 metres from the Aston Conservation Area. Development of this site could also affect elements which contribute to the significance of a number of Listed Buildings to the north including the Grade II * Listed Aughton Court. Proposals will be required to demonstrate that the development of this area can be achieved in a manner consistent with their appropriate conservation.</u></p> <p><u>An appropriate landscape buffer to Aston Hall School to the north shall be maintained.</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 within the site.</u></p>
	<u>Total</u>	<u>154.07 hectares</u>	<u>4,038 dwellings</u>	

Ref	Page	Policy/ Paragraph	Main Modification
MM4	28 - 29	SP2 and paragraph 4.23	<p>Policy SP 2 Development in the Green Belt</p> <p>A Green Belt whose boundaries are defined on the Policies Map will be applied within Rotherham Borough.</p> <p>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.</p> <p>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.</p> <p>All proposals for development should satisfy other relevant policies of the Local Plan and National Guidance.</p> <p>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.</p> <p>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'.</p>
MM5	29 - 30	SP3 and paragraph 4.27	<p>Policy SP 3 Rural Workers Dwellings in the Green Belt</p> <p>New houses in the Green Belt require special justification for planning permission to be granted and should relate to the</p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>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.</p> <p>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.</p> <p>4.27 The Council expects a high standard of design <u>and will consider proposals against the principles and criteria set out in Policy SP58 'Design Principles' and Core Strategy Policy CS28 'Sustainable Design'</u> 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.</p>
MM6	30	SP4 and paragraph 4.28	<p>Policy SP 4 Extensions to Buildings in the Green Belt</p> <p>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.</p> <p>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</p>

Ref	Page	Policy/ Paragraph	Main Modification
			external measurements) would make the proposals disproportionate and therefore inappropriate development in the Green Belt and very special circumstances would need to be demonstrated.
MM7	30 - 31	SP5 and paragraph 4.29	<p>Policy SP 5 Alternative Uses for Buildings within the Green Belt</p> <p>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.</p> <p>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</p>
MM8	32	SP6 and paragraph 4.34	<p>Policy SP 6 Replacement Buildings in the Green Belt</p> <p>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. <u>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.</u> 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</p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>visible than the existing building or buildings. A new permanent structure will not be allowed to replace a temporary building / structure.</p> <p>Proposals for replacement buildings should not detrimentally affect the character or openness of the Green Belt and aAll 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.</p> <p>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.</p>
MM9	33	SP7	<p>Policy SP 7 New Agricultural or Forestry Buildings or Structures in the Green Belt</p> <p>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 aAll 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.</p>

Ref	Page	Policy/ Paragraph	Main Modification
MM10	33	SP8	<p>Policy SP 8 Infilling Development within the Green Belt</p> <p>In <u>villages washed over by the</u> 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. <u>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.</u> Any development that does take place should not detract from the character and appearance of such villages.</p> <p>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.</p> <p><u>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.</u></p>
MM11	34	SP9 and paragraph 4.39	<p>Policy SP 9 Previously Developed Sites within the Green Belt</p> <p>In instances where existing activities are located within the Green Belt, proposals for limited infilling (<u>defined as development between existing permanent buildings</u>) 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.</p> <p>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.</p> <p>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</p>

Ref	Page	Policy/ Paragraph	Main Modification
			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.
MM12	36 - 37	SP11 and paragraphs 4.43 to 4.46	Delete the policy and paragraphs
MM13	37	SP12	Amend second paragraph : "...Non residential uses will be considered in light of the need to maintain the housing land supply <u>and create sustainable communities.</u> and normally only permitted where they..."
MM14	38	SP13 and paragraph 4.54	In criterion b: b. the proposal does not harm the amenity of existing properties by overlooking, loss of privacy, <u>loss of light</u> or obtrusiveness; and 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, <u>loss of light</u> 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.
MM15	40	After SP14	Insert new policy and explanatory text: <u>Policy SPA1 Waverley New Community</u> <u>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</u>

Ref	Page	Policy/ Paragraph	Main Modification
			<p><u>Commercial, Waverley.</u></p> <p><u>SPA1 will be developed in line with the principles below to ensure the creation of a sustainable community:</u></p> <p><u>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.</u></p> <p><u>b. The following supporting and complementary uses will also be supported:</u></p> <p><u>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.</u></p> <p><u>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;</u></p> <p><u>iii. A junior and infant school (unless otherwise agreed with the Local Planning Authority given that additional school provision in the area has yet to be fully determined);</u></p> <p><u>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.</u></p> <p><u>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. Any future proposals to prepare a refreshed masterplan shall be agreed with the Local Planning Authority and Highways England.</u></p> <p><u>Explanation</u></p> <p><u>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.</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p><u>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.</u></p> <p><u>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.</u></p> <p><u>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.</u></p> <p><u>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.</u></p> <p><u>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 falls within this SPA to meet the educational needs of the new community (unless agreed with the Local Planning Authority, recognising that additional school provision in the area has yet to be fully determined).</u></p> <p><u>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</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p><u>such proposals within residential areas. It is considered appropriate that these principles are applied to proposals within the allocation to ensure they:</u></p> <ul style="list-style-type: none"> <u>i. are ancillary and complementary to the residential nature and function of the area;</u> <u>ii. are no larger than is required to meet the needs of local residents;</u> <u>iii. will not have an unacceptable impact on the residential amenity of the area; and,</u> <u>iv. demonstrate how they will be of benefit to the health and well-being of the local population.</u> <p><u>Implementation</u></p> <p><u>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. The location and scale of the proposed development at Waverley is likely to have a significant impact on the Strategic Road Network. Any future proposals to prepare a refreshed masterplan will need to be agreed with the Local Planning Authority and Highways England 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.</u></p> <p><u>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.</u></p> <p><u>x.xxx The masterplan shall satisfy the following objectives:</u></p> <ul style="list-style-type: none"> <u>• 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.</u> <u>• Good quality design will be important throughout and development will respond to local site features, and create landscape and townscape character.</u> <u>• 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.</u> <u>• To ensure that the new development at Waverley</u>

Ref	Page	Policy/ Paragraph	Main Modification
			<p><u>Square (MU21) is well integrated with the wider new community and with the movement and green space networks.</u></p> <ul style="list-style-type: none"> • <u>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.</u> • <u>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.</u> • <u>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.</u> • <u>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.</u> • <u>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.</u> • <u>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.</u> • <u>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.</u> • <u>To provide a distinctive landscape setting and character and maximise views and routes for new housing adjacent to Highwall Park and Waverley Waterside.</u> • <u>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.</u> • <u>To maximise opportunities for educational experiences and community involvement in the green routes and spaces.</u> • <u>To provide opportunities to integrate low carbon approaches into the development by prioritising walking and cycling routes, residential proximity to</u>

Ref	Page	Policy/ Paragraph	Main Modification
			<p><u>local amenities and services, SUDS and sustainable building techniques and materials.</u></p> <ul style="list-style-type: none"> • <u>Parking should be sensitively integrated with street trees and landscaping to avoid visual dominance.</u>
MM16	41	SP16	<p>In the last paragraph: 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'.</p>
MM17	42 - 43	SP17 and paragraphs 4.66 to 4.71	<p>Policy SP17 Other Uses Within Business, and Industrial and Business Areas</p> <p>Within areas allocated for business, or industrial and business use on the Policies Map, <u>proposals for alternative uses other than those identified <u>as not acceptable in business use allocations</u> in Policy SP 15 'Land Identified for Business Use' and Policy SP 16 'Land Identified for Industrial and Business Uses' will be considered <u>positively</u> on their merit having regard to other relevant planning policies and <u>whether the following criteria are satisfied:</u></u></p> <ol style="list-style-type: none"> <u>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</u> <u>2 proposals are compatible with adjacent existing and proposed land uses and any impact on amenity can be appropriately mitigated; and either</u> <ol style="list-style-type: none"> <u>a. proposals positively contribute to the range and quality of employment opportunities in the borough; or</u> <u>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:</u> <ol style="list-style-type: none"> <u>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</u> <u>ii. opportunities to re-let premises having been fully explored; and</u> <u>iii. the premises/site having been marketed</u>

Ref	Page	Policy/ Paragraph	Main Modification
			<p><u>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</u></p> <p><u>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.</u></p> <p><u>The information to be submitted by applicants to satisfy criterion 2b and the steps taken to assemble that information will be assessed on a case by case basis.</u></p> <p>a. their contribution to the range and quality of employment opportunities in the borough;</p> <p>b. compatibility with adjacent existing and proposed land uses and any impact on amenity;</p> <p>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</p> <p>d. that there is compelling evidence which clearly demonstrates that the site is no longer viable for employment use on the basis that:</p> <p>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</p> <p>ii. opportunities to re-let premises have been fully explored; and</p> <p>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</p> <p>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.</p> <p>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. <u>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.</u></p> <p><u>4.xx In line with Core Strategy Policy CS9 'Transforming Rotherham's Economy' the Council will support and assist</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p><u>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.</u></p> <p>4.67 <u>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).</u> 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 <u>the circumstances where</u> proposals for alternative uses will be considered positively <u>positively</u> on their merits and take <u>taking</u> account of a range of factors. <u>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.).</u></p> <p>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. <u>The Council will require satisfactory demonstration that any amenity impacts identified can be appropriately mitigated.</u></p> <p>4.69 Proposed uses may be acceptable within areas allocated for other uses. Therefore the Council will require evidence that there</p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>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. <u>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.</u></p> <p>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 <u>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.</u> We <u>The Council</u> will therefore require evidence that adequate provision of employment land <u>will</u> remain within the borough <u>to meet the Council's economic strategy and development needs.</u> and the locality of the site <u>Evidence submitted in support of alternative proposals shall be</u> 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 <u>and monitoring data, and Rotherham's Economic Growth Plan 2015 – 25 (or any subsequent replacement).</u></p> <p>4.71 To ensure that viable employment sites are not lost to alternative uses applicants should <u>will be expected to</u> 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.</p>
MM18	43 - 44	SP18 and paragraphs 4.73 and 4.74	Delete policy and paragraphs
MM19	44 - 45	SP19 and paragraphs 4.75 and 4.76	Delete policy and paragraphs
MM20	46 - 47	SP21 and paragraphs 4.81 to	Delete policy and paragraphs

Ref	Page	Policy/ Paragraph	Main Modification
		4.85	
MM21	51	SP23 and paragraph 4.92	<p>In criterion a:</p> <p>a. not dilute the concentration of A1 shops in the Primary Shopping Frontage below 65%, <u>or further reduce the current percentage of A1 shops where the concentration is already below 65%</u>; and</p> <p>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% <u>or reduced below current levels where the percentage of A1 shops is already below 65%</u>; 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%, <u>or below current levels where the percentage of A1 shops is already below 65%</u>.</p>
MM22	53 - 54	SP25and paragraphs 4.100, 4.101, 4.103, 4.104 and 4.105	<p>In paragraph 2:</p> <p>Hot food takeaways (including A3 restaurants with takeaway facilities) <u>outside of town, district and local centres will be required to satisfy Core Strategy Policy CS12 and</u> will not be permitted where they-</p> <p>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, e and d above;</p> <p>f. Wwould result in more than two A5 units being located adjacent to each other.</p> <p>4.100National 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</p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>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.</p> <p>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).</p> <p>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. <u>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.</u> 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.</p> <p>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.</p>
MM23	62	SP31 and paragraph 4.133	<p>Policy SP31 Development Affecting Key Routes and the Strategic Road Network</p> <p>Careful consideration will be given to any potential adverse impacts of development on the Key Transport Routes and the Strategic Road Network, <u>having regard where relevant to</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p><u>guidance in Circular 02/2013 or any subsequent replacement.</u> Where a proposal is likely to have transport implications, applicants must set out suitable mitigation measures in their Transport Assessment.</p> <p>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. <u>Regard should be had, where relevant, to the guidance relating to the Strategic Road Network in Circular 02/2013 or any subsequent replacement.</u></p> <p><u>4.xxx Development affecting the Strategic Road Network should be assessed utilising the methodology outlined in Circular 02/2013 (or any subsequent replacement). The assessment methodology is set out below for ease of reference:</u></p> <ul style="list-style-type: none"> • <u>Mitigation should be assessed to meet total traffic demand (base flow + growth to year of opening + development generated demand - reductions due to travel plan and/or demand management measures)</u> • <u>The assessment for the mitigation requirement should assume the full development build, as background growth is not taken in to account across the build time of the development;</u> • <u>Developers will not need to implement the full works at year of opening but Highways England will discuss with the developers options for a phased approach based on increases in development flows. However Highways England will only consider phasing of no more than a couple of phases (one interim and then full works) over a limited period and no later than the end of the assessment horizon (10 years after registration of the application or the end of the Local Plan period whichever is greater).</u> • <u>The developers are required to undertake an assessment of the impact of the development 10 years after registration of the application or the end of the Local Plan period whichever is greater. This is to inform Highways England as to the likely network impact in future and to assist Highways England with their forward planning programme. The developers will not be expected to develop a mitigation strategy for this scenario.</u>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>4.xxx 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.</p>
MM24	63 - 64	SP33 and paragraph 4.139	<p>Policy SP33 – Motorway Service Areas</p> <p>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.</p> <p>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 A Motorway Service Area should not become a destination in its own right. Proposals for services should include sustainable refuelling infrastructure.</p> <p>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</p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p><u>as such very special circumstances exist which justify the grant of planning permission.</u> the need for additional facilities in seeking to justify exceptions to Green Belt policy.</p> <p>Furthermore, the Council will require developers to mitigate the likely impact of development on the local road network, landscape, <u>ecological resources</u>, 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.</p>
MM25	66 - 72	SP35 and paragraphs 4.144 and 4.158	<p>Policy SP 35 Green Infrastructure and Landscape</p> <p>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.</p> <p><u>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.</u></p> <p>In preparing planning applications developers will be expected to consider:</p> <ol style="list-style-type: none"> 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 <u>and contributing, where appropriate, to the enhancement of the urban fringe and other degraded areas having regard to identified Landscape Character Area management strategies. Further detail is provided in the Landscape Character Assessment and Landscape Capacity Study 2010, the Landscape and Visual Impact Assessment 2015, and the Landscape Capacity Assessment Addendum No 1 2015. Map x and table x illustrate the Landscape Character Areas and their sensitivity to change.</u> through the minimisation of adverse impacts and enhancement of the beneficial impacts of new development. e. contributing, where appropriate, to the enhancement of the urban fringe and other degraded areas in accordance with identified Landscape Character Area management strategies. <p>Where development proposals will most likely result in a significant impact on the borough's green infrastructure,</p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>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:</p> <p>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.</p> <p><u>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.</u></p> <p>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 outdemonstrate how they have considered the elements listed below, and to clearly set out appropriate mitigation/ remediation and enhancementenhancement, mitigation and/or compensation measures as appropriate:</p> <p>h.d. <u>h.d.</u> topography, and geology, natural patterns of drainage and proposed water management; i.e. <u>i.e.</u> the type, location and composition of wildlife habitats and ecological networks; j.f. <u>j.f.</u> 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. <u>k.g.</u> 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. <u>l.h.</u> the pattern, distribution and relationship of footpaths, cycleways, <u>including Public Rights of Way and national trails,</u> and roads to settlements; m.i. <u>m.i.</u> 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; <u>j. provision for sustainable long term maintenance and management including climate change adaptation.</u> n. <u>n.</u> 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. <u>o.</u> proposals should be of an appropriate scale and density for their location; p. <u>p.</u> 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. <u>q.</u> the use of reclaimed materials, vernacular materials and appropriate native species;</p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>f. — 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'.</p> <p>Insert new paragraph after 4.144:</p> <p><u>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.</u></p> <p>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.</p> <p><u>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.</u></p> <p><u>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</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
-----	------	----------------------	-------------------

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

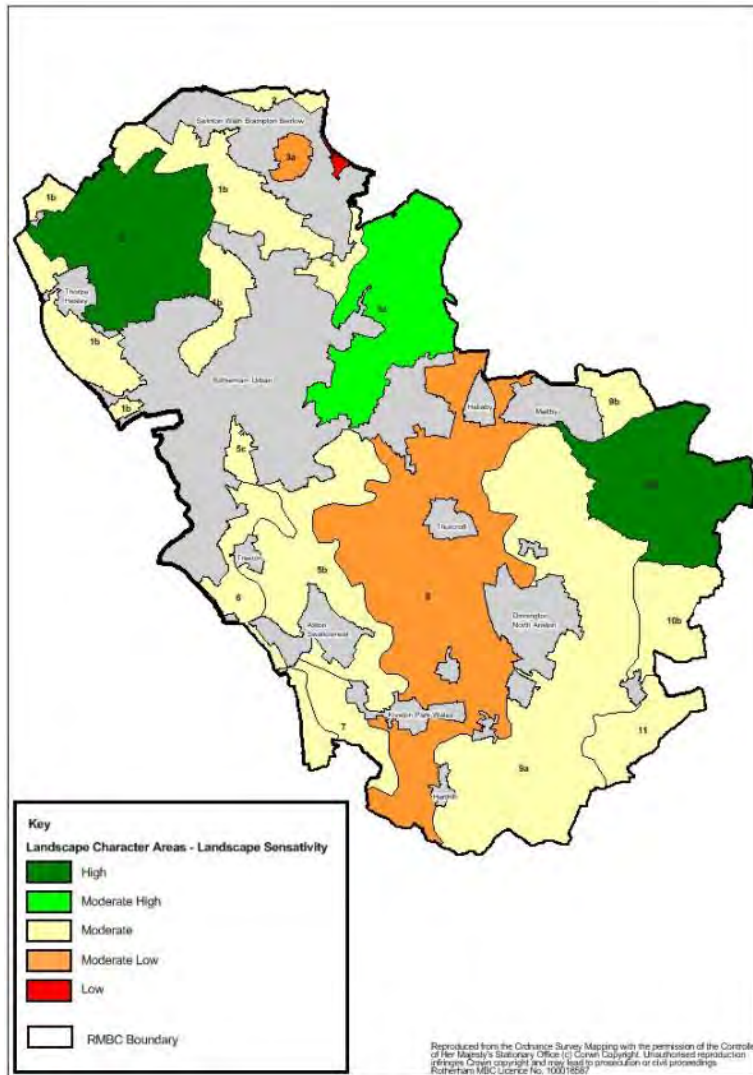


Table x Rotherham Landscape Character

<u>Landscape Character Areas</u>	
<u>1a</u>	<u>Wentworth Parkland - Core</u>
<u>1b</u>	<u>Wentworth Parkland - Fringes</u>
<u>2</u>	<u>Dearne Valley Floor</u>
<u>3a</u>	<u>Wath and Swinton farmlands – Swinton racecourse</u>
<u>3b</u>	<u>Wath and Swinton farmlands – Railway triangle</u>

Ref	Page	Policy/ Paragraph	Main Modification																																				
			<table border="1"> <tr><td><u>4</u></td><td><u>Don Valley Floor</u></td></tr> <tr><td><u>5a</u></td><td><u>Coalfield Tributary Valleys - Thrybergh</u></td></tr> <tr><td><u>5b</u></td><td><u>Coalfield Tributary Valleys - Treeton</u></td></tr> <tr><td><u>5c</u></td><td><u>Coalfield Tributary Valleys - Canklow</u></td></tr> <tr><td><u>6</u></td><td><u>Rother Valley Floor</u></td></tr> <tr><td><u>7</u></td><td><u>Rother Valley Reclaimed Farmland</u></td></tr> <tr><td><u>8</u></td><td><u>Central Rotherham Coalfield Farmland</u></td></tr> <tr><td><u>9a</u></td><td><u>East Rotherham Limestone Plateau</u></td></tr> <tr><td><u>9b</u></td><td><u>East Rotherham Limestone Plateau – Maltby Colliery</u></td></tr> <tr><td><u>10a</u></td><td><u>Sandbeck Parklands - Core</u></td></tr> <tr><td><u>10b</u></td><td><u>Sandbeck Parklands - Fringes</u></td></tr> <tr><td><u>11</u></td><td><u>Ryton Farmlands</u></td></tr> </table> <p><u>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).</u></p> <p><u>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.</u></p> <p><u>Table x Landscape Sensitivity Matrix</u></p> <table border="1"> <thead> <tr> <th data-bbox="560 1659 719 1720">Condition</th> <th colspan="3" data-bbox="719 1659 1449 1720">Management Strategy</th> </tr> </thead> <tbody> <tr> <td data-bbox="560 1720 719 1832">Good</td> <td data-bbox="719 1720 911 1832">Strengthen and reinforce</td> <td data-bbox="911 1720 1098 1832">Conserve and strengthen</td> <td data-bbox="1098 1720 1449 1832">Safeguard and manage</td> </tr> <tr> <td data-bbox="560 1832 719 1944">Moderate</td> <td data-bbox="719 1832 911 1944">Improve and reinforce</td> <td data-bbox="911 1832 1098 1944">Improve and conserve</td> <td data-bbox="1098 1832 1449 1944">Conserve and restore</td> </tr> </tbody> </table>	<u>4</u>	<u>Don Valley Floor</u>	<u>5a</u>	<u>Coalfield Tributary Valleys - Thrybergh</u>	<u>5b</u>	<u>Coalfield Tributary Valleys - Treeton</u>	<u>5c</u>	<u>Coalfield Tributary Valleys - Canklow</u>	<u>6</u>	<u>Rother Valley Floor</u>	<u>7</u>	<u>Rother Valley Reclaimed Farmland</u>	<u>8</u>	<u>Central Rotherham Coalfield Farmland</u>	<u>9a</u>	<u>East Rotherham Limestone Plateau</u>	<u>9b</u>	<u>East Rotherham Limestone Plateau – Maltby Colliery</u>	<u>10a</u>	<u>Sandbeck Parklands - Core</u>	<u>10b</u>	<u>Sandbeck Parklands - Fringes</u>	<u>11</u>	<u>Ryton Farmlands</u>	Condition	Management Strategy			Good	Strengthen and reinforce	Conserve and strengthen	Safeguard and manage	Moderate	Improve and reinforce	Improve and conserve	Conserve and restore
<u>4</u>	<u>Don Valley Floor</u>																																						
<u>5a</u>	<u>Coalfield Tributary Valleys - Thrybergh</u>																																						
<u>5b</u>	<u>Coalfield Tributary Valleys - Treeton</u>																																						
<u>5c</u>	<u>Coalfield Tributary Valleys - Canklow</u>																																						
<u>6</u>	<u>Rother Valley Floor</u>																																						
<u>7</u>	<u>Rother Valley Reclaimed Farmland</u>																																						
<u>8</u>	<u>Central Rotherham Coalfield Farmland</u>																																						
<u>9a</u>	<u>East Rotherham Limestone Plateau</u>																																						
<u>9b</u>	<u>East Rotherham Limestone Plateau – Maltby Colliery</u>																																						
<u>10a</u>	<u>Sandbeck Parklands - Core</u>																																						
<u>10b</u>	<u>Sandbeck Parklands - Fringes</u>																																						
<u>11</u>	<u>Ryton Farmlands</u>																																						
Condition	Management Strategy																																						
Good	Strengthen and reinforce	Conserve and strengthen	Safeguard and manage																																				
Moderate	Improve and reinforce	Improve and conserve	Conserve and restore																																				

Ref	Page	Policy/ Paragraph	Main Modification																						
			<table border="1" style="width: 100%; text-align: center;"> <tr> <td data-bbox="560 271 719 383">Poor</td> <td data-bbox="719 271 916 383" style="background-color: red; color: white;">Reconstruct</td> <td data-bbox="916 271 1098 383" style="background-color: orange;">Improve and restore</td> <td data-bbox="1098 271 1452 383" style="background-color: yellow;">Restore condition and maintain character</td> </tr> <tr> <td data-bbox="560 383 719 450"></td> <td data-bbox="719 383 916 450">Weak</td> <td data-bbox="916 383 1098 450">Moderate</td> <td data-bbox="1098 383 1452 450">Strong</td> </tr> <tr> <td colspan="4" data-bbox="560 450 1452 495">Strength of Character</td> </tr> </table> <table border="1" style="width: 100%;"> <tr> <td data-bbox="560 562 738 607" style="background-color: green;"></td> <td data-bbox="738 562 1240 607">High Sensitivity</td> </tr> <tr> <td data-bbox="560 607 738 651" style="background-color: lightgreen;"></td> <td data-bbox="738 607 1240 651">Moderate/High Sensitivity</td> </tr> <tr> <td data-bbox="560 651 738 696" style="background-color: yellow;"></td> <td data-bbox="738 651 1240 696">Moderate Sensitivity</td> </tr> <tr> <td data-bbox="560 696 738 741" style="background-color: orange;"></td> <td data-bbox="738 696 1240 741">Moderate/Low Sensitivity</td> </tr> <tr> <td data-bbox="560 741 738 786" style="background-color: red;"></td> <td data-bbox="738 741 1240 786">Low sensitivity</td> </tr> </table>	Poor	Reconstruct	Improve and restore	Restore condition and maintain character		Weak	Moderate	Strong	Strength of Character					High Sensitivity		Moderate/High Sensitivity		Moderate Sensitivity		Moderate/Low Sensitivity		Low sensitivity
Poor	Reconstruct	Improve and restore	Restore condition and maintain character																						
	Weak	Moderate	Strong																						
Strength of Character																									
	High Sensitivity																								
	Moderate/High Sensitivity																								
	Moderate Sensitivity																								
	Moderate/Low Sensitivity																								
	Low sensitivity																								
MM26	73 -	SP36	<p>Policy SP36 Conserving and Enhancing the Natural Environment</p> <p>In paragraph 4:</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 <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></p>																						
MM27	77	SP37 and paragraph 4.174	<p>In the 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 <u>notified special interest features</u> interest, fabric or setting of the statutorily protected site will not be permitted.</p> <p>4.174 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. <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</u></p>																						

Ref	Page	Policy/ Paragraph	Main Modification
			<u>development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</u>
MM28	78	SP38 and paragraph 4.178	<p>In the first sentence:</p> <p>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, <u>that there are no alternative sites with less or no harmful impacts that could be developed</u> and that mitigation and/or compensation measures can be put in place that enable the status of the species to be <u>conserved</u> maintained or enhanced:</p> <p>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. <u>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.</u></p>
MM29	81 - 83	SP40 and paragraphs 4.185, 4.189, 4.190, and 4.193	<p>In criteria a to e:</p> <p>a. Residential development proposals, will be expected to provide Green Space in line with the following principles will be applied:</p> <p><u>a. Residential</u> development schemes of 36 dwellings or more shallshould normally provide 55 square metres of Green Space per dwelling, on site where necessary to ensure that all new homes are:</p> <ol style="list-style-type: none"> 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. <p><u>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.</u></p> <p>b. Proposals for Green Space should include a variety of experiences for different age groups, <u>depending upon the size of the scheme and the type of development proposed.</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>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, <u>through financial contributions.</u></p> <p>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 <u>and proportionate to the scale and nature of the planned development.</u></p> <p>e. Where new <u>on site</u> Green Space <u>provision</u> on site is required, the applicant will be expected to <u>review national, regional and local information where available and, in discussion with the Council and any other body as necessary,</u> prepare and submit an appropriate assessment of demand, <u>that is</u> proportionate to the scale and nature of the development proposed, that <u>considerations shall be given to</u> 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:</p> <p><u>Insert new paragraph before 4.185:</u> <u>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.</u></p> <p>4.185 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 <u>in accord with NPPF paragraph 58 bullet 3.</u> 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.</p> <p>4.189 It is important therefore that developers respond to local demand where necessary, <u>and having regard to the nature of the proposed development, the particular characteristics of the site and the wider local area,</u> by providing green space of appropriate scale and types within development proposals. An</p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>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.</p> <p>4.190 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.</p> <p>4.193 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.</p>
MM30	84 -	SP41 and	SP41 Protecting Green Space

Ref	Page	Policy/ Paragraph	Main Modification
	86	paragraphs 4.195 to 4.202	<p>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:</p> <ol style="list-style-type: none"> 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 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 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. <p>These criteria will not apply to Green Space that performs an irreplaceable amenity or buffer function. All proposals that are the subject of a planning application for development on land designated as green space should be assessed in terms of the site's ability to perform amenity or location specific buffer functions. Sites that effectively perform such functions 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.</p> <p>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.</p> <p>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.</p> <p>4.194 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</p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>separating incompatible land uses including sensitive land uses and major transport infrastructure, and assist in maintaining features of landscape, wildlife or heritage value.</p> <p><u>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.</u></p> <p>4.195 The function of green spaces can be eroded by insensitive development or incremental loss of a site. This policy and the accompanying Policies Map <u>designates areas of Green Space to which Policy SP41 will apply</u> 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 <u>Policies</u> Map.</p> <p>4.196 The provision of new ancillary sports facilities, and play equipment may be supported on open <u>green</u> 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.</p> <p>4.197 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 <u>the</u> submission of a planning application. The outcomes of the assessment <u>should lead to a development scheme that is able to satisfy the requirements of this policy and</u> should be submitted with the application.</p> <p><u>4.xxx</u> In performing an amenity or buffer zone function, or supporting the setting of the historic environment or a heritage asset, <u>such allocated</u> 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.</p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>4.198 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.</p> <p>4.199 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.</p> <p>4.200 This policy makes clear that planning permission for development which results in the loss of the <u>green open space</u> and <u>land</u> will not be granted where the green space <u>which</u> serves an irreplaceable amenity or buffer purpose it is considered that the loss of the amenity or buffer function cannot be <u>surplus to requirements</u> nor <u>the function it performs be</u> compensated for by equivalent or improved green space in other locations as the buffer function is location specific.</p> <p>4.201 Table 12 Green spaces performing an amenity or location specific buffer function identifies <u>those open green spaces in the Borough which it is considered</u> perform an amenity or location specific buffer function. <u>Efforts have been made to ensure t</u>This list is not <u>comprehensive</u>. exhaustive and <u>However the impact on the site's amenity or location specific buffer function will be considered at the time of any future planning application.</u> 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.</p> <p>Table 12 Green spaces performing an amenity or location specific buffer function</p>

Ref	Page	Policy/ Paragraph	Main Modification
			<ul style="list-style-type: none"> • 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.

Ref	Page	Policy/ Paragraph	Main Modification
			<p>4.202 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.</p>
MM31	95	SP46 and paragraph 4.236	<p>Policy SP 46 Conserving Understanding and Recording the Historic Environment</p> <p>Insert before first paragraph:</p> <p><u>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.</u></p> <p>In criterion a:</p> <p>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’;</p> <p>b. Proposals on other sites will be required to submit a Heritage Statement if development would affect a known or potential heritage asset.</p> <p>4.236 This policy reinforces national policy <u>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</u> in requiring proposals affecting heritage assets to to <u>must</u> 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.</p> <p><u>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</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p><u>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.</u></p> <p><u>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.</u></p>
MM32	98 - 99	SP49 and paragraph 4.249	<p>Policy SP49 War Memorials</p> <p>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.</p> <p>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. <u>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.</u>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.</p>
MM33	108 - 109	SP53 and paragraph 4.277	<p>In criterion c:</p> <p>c. infrastructure and associated facilities are sited in the least sensitive location from which the target resources can be accessed, so as to minimise<u>avoid</u> the environmental and ecological impact of development <u>wherever possible</u>;</p> <p>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 <u>the environmental and ecological impact of development is avoided where possible, or</u> any identified impacts can be appropriately</p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>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, <u>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.</u></p>
MM34	110	SP54 and paragraph 4.280	<p>In criterion c:</p> <p>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 <u>avoid or</u> minimise environmental and amenity impacts’.</p> <p>4.280 Permission will only be granted where any identified impacts can be <u>avoided or</u> 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, <u>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.</u> ...</p>
MM35	116 - 119	SP58 and paragraph 4.315	<p>In the first paragraph:</p> <p>All forms of development are required to be of high quality, incorporate inclusive design principles, <u>create decent living and working environments,</u> and positively contribute to the local character and distinctiveness of an area and the way it functions.</p> <p>Insert new criterion h and renumber subsequent criterion:</p> <p><u>h. The need to optimise the potential of sites to accommodate development which could, in appropriate instances, involve maximising densities;</u></p> <p>h. <u>i.</u> 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.</p> <p>Before the last paragraph insert:</p> <p><u>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</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p><u>characteristics of the sensitive area are not adversely affected.</u></p> <p>Insert the following after paragraph 4.314: <u>x.xxx Proposals shall seek to ensure the efficient use of land by optimising the potential of sites to accommodate development. In appropriate instances this could involve maximising the densities of development. In considering the appropriateness of such approaches regard will be had to the type, scale and format of development in the wider context of the site, taking account of nearby land uses, any sensitive uses and assets, and potential amenity impacts.</u></p> <p>Insert the following after paragraph 4.315: <u>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.</u></p> <p><u>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.</u></p>
MM36	121 - 122	SP60 and paragraph 4. 325	<p>Policy SP 60 Sustainable Construction and Wind Energy</p> <p>1 Sustainable Construction</p> <p>In criteria b and c:</p> <p>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</p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>technically feasible or financially viable;</p> <p>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):</p> <p>Move part 2 of the policy relating to wind energy to a new policy (see MM37)</p> <p>Insert new paragraphs after 4.325:</p> <p><u>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.</u></p> <p><u>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.</u></p>
MM37	121 - 125	New policy, paragraphs 4.333 and 4.340	<p>Insert a new policy after paragraph 4.329 consisting of part 2 of Policy SP60 with the following amendments:</p> <p>Policy SP 6x Wind Energy</p> <p>2 Wind Energy</p> <p>Planning permission will only be granted for wind energy development involving one or more wind turbines where:</p> <p>a. Proposals are within an Area of Search for Wind Energy Developments as shown on the Policies Map; and</p> <p>b. Proposals satisfy the requirements of Policy CS30 'Low Carbon & Renewable Energy Generation', and any other relevant planning policy; and</p> <p>c. <u>Cumulative</u> development would not lead to significant coalescence of areas dominated by wind energy development; and</p> <p>d. In respect of visual amenity, any proposed turbine would</p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>be located at least 6 times its overall height from any residential property, unless it can be demonstrated that it would not be overbearing <u>or that a greater distance is required to mitigate the impact on visual amenity;</u> and</p> <p><u>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</u></p> <p>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</p> <p>fg. Any adverse impacts on radar systems, utility telemetry links, TV reception, communications links or telecommunications systems are capable of being acceptably mitigated; and</p> <p>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; <u>and</u></p> <p><u>i. Acceptable access to the site for construction, maintenance and de-commissioning can be achieved.</u></p> <p>4.333 Wind energy proposals will be acceptable where <u>cumulatively</u> 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.</p> <p><u>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.</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>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. <u>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.</u></p>
MM38	128 - 129	SP64 and paragraphs 4.352 and 4.353	<p>Policy SP64 Safeguarding Community Facilities</p> <p>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.</p> <p><u>Development involving the loss of existing sports and recreational buildings will only be permitted where:</u></p> <p><u>a. an assessment has been undertaken which has clearly shown them to be surplus to requirements; or</u></p> <p><u>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</u></p> <p><u>c. the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.</u></p> <p>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:</p> <p>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</p> <p>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</p> <p>e. 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</p> <p>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.</p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>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. <u>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.</u></p> <p>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..."</p>
MM39	130	SP65 and paragraph 4.360	<p>In criterion d:</p> <p>d. there is not a undefined <u>identified</u> need for a the public house <u>based on the following:</u></p> <p><u>i. there are alternative licensed premises within 800 metres reasonable walking distance of the public house; and</u></p> <p><u>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.</u></p> <p>4.360 With regard to criterion d, a undefined <u>identified</u> 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 <u>by there being no alternative licensed premises within reasonable walking distance of</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p><u>the proposal site</u>, and <u>where</u> the pub <u>provides</u> being used for a wider variety of ancillary uses such as functions, social events and other community activities <u>there are no alternative premises (licensed or otherwise) which offer similar facilities within reasonable walking distance.</u></p> <p><u>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.</u></p>
MM40	131	Policy SP66 and paragraphs 4.361 and 4.363	<p>Policy SP66 Access to Community Facilities</p> <p>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 <u>(measured from the centre of the site, taking into account barriers such as main roads, rivers and railway lines)</u> 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.</p> <p>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. <u>For the purposes of this policy,</u> these could include, but are not limited to, other shops <u>including post offices or their services</u>, banking facilities <u>or cash points</u>, public houses, <u>libraries, health and education facilities</u> hospitals, schools, health care surgeries, places of worship, nurseries, day care provision, indoor and outdoor recreation, cultural and leisure <u>uses (including swimming pools, sport and recreational facilities)</u> facilities, youth centres, village <u>community centres and public</u> halls and <u>services provided by the community and voluntary sector</u> emergency service buildings. <u>This represents a subset of the community uses defined at paragraph 4.352.</u> Other types of facilities which offer benefits to the community will be considered on their merits.</p> <p><u>x.xxx Rotherham consists of a number of settlement groupings of differing character; including rural and urban settings and locations with differing geographical and</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p><u>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' 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.</u></p> <p>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, <u>health, education, leisure and community facilities</u> 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.</p>
MM41	132 - 133	SP67 table 13	Amend the entry for MU14 as set out below and include a note at the end of table 12:

Table 12 Acceptable Uses Within Mixed Use Areas

Ref	Mixed Use Area	Acceptable Uses							
		B1a	B1b/c	C1	C2	C3	D1	D2	Other

MU14*	Junction 33 (M1)	.	<p>← Motorway service area. Refer to Policy SP 33 'Motorway Service Areas' for acceptable uses within motorway service areas</p> <p><u>A3 restaurant, A4 drinking establishment, sui generis car park, sui generis petrol filling station</u></p>
-------	------------------	---	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

*** In the event that the extant permitted scheme does not proceed then alternative proposals will be assessed against relevant Local Plan policies and a full Transport Assessment will be required that demonstrates that any committed schemes are sufficient to deal with the additional demand generated by the site. Where committed schemes will not provide sufficient capacity or where Highways England does not have committed investment, development may need to deliver or contribute to additional schemes identified by Highways England.**

Ref	Page	Policy/ Paragraph	Main Modification
MM42	132 - 141	SP67 table 13 and new policy	<p>Insert new entry as set out below, and insert new policy and explanatory text after Policy SP 69 Mixed Use Area 21: Highfield Commercial, Waverley:</p> <p><u>Policy xx Mixed Use Area 22: Land at Aston Common, Aston</u></p> <p><u>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.</u></p> <p><u>Appropriate uses are:</u></p> <p><u>a. C3 (residential).</u></p> <p><u>b. B2 (general industry).</u></p> <p><u>c. B1b, B1c (business).</u></p> <p><u>d. B1a (offices) where Core Strategy Policy CS12 <u>Managing Change in Rotherham's Retail and Service Centres can be satisfied.</u></u></p> <p><u>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.</u></p> <p><u>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</u></p>

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.

			<p><u>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.</u></p> <p><u>x.xxx The masterplan should satisfy the following objectives:</u></p> <ul style="list-style-type: none"> • <u>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.</u> • <u>To provide quality new homes for Rotherham, through a range of distinctive market and affordable housing, to create a robust and attractive housing market.</u> • <u>To provide quality and market attractive new employment uses.</u> • <u>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.</u> • <u>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.</u> • <u>To ensure the site is well connected and accessible through provision of crossing points from surrounding development to and through the development.</u> • <u>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.</u> • <u>To identify a sustainable green infrastructure network, including formal and informal green spaces.</u> • <u>To provide a distinctive and coherent landscape strategy that provides a legible and attractive development, including the sensitive integration of parking.</u>
--	--	--	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Table 13 Acceptable Uses Within Mixed Use Areas

Ref	Mixed Use Area	Acceptable Uses							
		B1a	B1b/c	C1	C2	C3	D1	D2	Other
<u>MU22</u>	<u>Land at Aston Common, Aston</u>	<u>Refer to Policy xx Mixed Use Area 22: Land at Aston Common for acceptable uses</u>							

Ref	Page	Policy/ Paragraph	Main Modification
MM43	136 - 139	SP69 and paragraphs 4.374 and 4.377	<p>In part 1 and part 3:</p> <p>1 Land north of, and including, the University of Sheffield training centre Appropriate uses in this location are:</p> <ul style="list-style-type: none"> • B1a, B1b, B1c (business) • C1 (hotel) • D1 (conference centre) • Car parking/public transport interchange facilities <p>3 Land north of Mitchell Way and south of the University of Sheffield training centre</p> <p>..A1 retail floorspace shall not exceed 2,300 9, 201 square metres gross and no more than 1,500 square metres gross of A1 retail floorspace shall be provided in a single unit, <u>unless demonstrated by an up to date sequential and impact assessment.</u></p> <p>4.374 It is expected that this area will be used for car parking along with public transport interchange facilities...</p> <p>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, <u>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.</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
MM44	143 - 300	Chapter 5	Modifications to Chapter 5 are set out below at Main Modifications references MM44/1 to MM44/124
MM44/1	143 - 145	5.1, 5.2, 5.3, 5.5, 5.10, 5.11 and 5.12	<p>5 Site development principles <u>guidelines</u></p> <p>5.1 The following sections provide more detail on the site allocations and set out some key development principles to guide future development opportunities on-site. <u>The Site Development Guidelines set out various and specific requirements for the development of the allocated sites and identify any necessary additional work or studies that need to be undertaken. This could include the protection and enhancement of on-site elements,</u></p>

Ref	Page	Policy/ Paragraph	Main Modification																
			<p><u>the preparation of master plans, or the submission of detailed assessments relating to such matters as transport, flood risk, heritage, archaeology, landscape and biodiversity. A small number of the guidelines, for instance those relating to geo-diversity and certain on-site species, do not include precise developer requirements. In such instances the Council, together with relevant bodies, will work positively with developers in a timely manner to identify what implications such matters have for particular sites. If there is dispute as to the protection of identified on-site features or specific land use requirements, or about the need to submit particular assessments or details, it will be the responsibility of the developer to produce robust and proportionate evidence to justify a departure from the stated guidelines.</u> Where construction has already commenced on site, or no specific guidance is considered necessary, no further development principles are provided. No development principles have been provided for the Core Strategy strategic allocation at Bassingthorpe Farm as further detailed masterplanning work will be carried out based on the Concept Framework work undertaken at the time of preparation of the Core Strategy. The sites for which no development principles are provided are listed in the box below:</p> <p><u>5.x Site Development Guidelines have not been identified where sites have been granted planning permission or development has commenced, or where a site does not require specific development guidelines. The table below provides detail of the status of these sites:</u></p> <p><u>Table x: Status of sites without site development guidelines</u></p> <table border="1"> <thead> <tr> <th data-bbox="632 1424 1034 1458"><u>Site</u></th> <th data-bbox="1034 1424 1441 1458"><u>Status</u></th> </tr> </thead> <tbody> <tr> <td colspan="2" data-bbox="632 1458 1441 1491"><u>Rotherham Urban Area</u></td> </tr> <tr> <td data-bbox="632 1491 1034 1621"><u>H9 Land Adjoining Ferham Road and Belmont Street (LDF0152)</u></td> <td data-bbox="1034 1491 1441 1621"><u>Specific development guidelines not required.</u></td> </tr> <tr> <td data-bbox="632 1621 1034 1720"><u>H10 Land Off Westfield Road, Parkgate (LDF0103)</u></td> <td data-bbox="1034 1621 1441 1720"><u>Planning permission granted.</u></td> </tr> <tr> <td data-bbox="632 1720 1034 1818"><u>H17 Wentworth Road, Rawmarsh (LDF0047)</u></td> <td data-bbox="1034 1720 1441 1818"><u>Planning permission granted. The site is under construction.</u></td> </tr> <tr> <td data-bbox="632 1818 1034 1917"><u>H23 Land off Godstone Road, Rotherham Town Centre (LDF0563)</u></td> <td data-bbox="1034 1818 1441 1917"><u>Planning permission granted and partly implemented.</u></td> </tr> <tr> <td data-bbox="632 1917 1034 2016"><u>E5 Land Off Rotherham Road, Parkgate (LDF0031)</u></td> <td data-bbox="1034 1917 1441 2016"><u>Planning permission granted and partly implemented.</u></td> </tr> <tr> <td colspan="2" data-bbox="632 2016 1441 2042"><u>Dinnington, Anston and Laughton Common</u></td> </tr> </tbody> </table>	<u>Site</u>	<u>Status</u>	<u>Rotherham Urban Area</u>		<u>H9 Land Adjoining Ferham Road and Belmont Street (LDF0152)</u>	<u>Specific development guidelines not required.</u>	<u>H10 Land Off Westfield Road, Parkgate (LDF0103)</u>	<u>Planning permission granted.</u>	<u>H17 Wentworth Road, Rawmarsh (LDF0047)</u>	<u>Planning permission granted. The site is under construction.</u>	<u>H23 Land off Godstone Road, Rotherham Town Centre (LDF0563)</u>	<u>Planning permission granted and partly implemented.</u>	<u>E5 Land Off Rotherham Road, Parkgate (LDF0031)</u>	<u>Planning permission granted and partly implemented.</u>	<u>Dinnington, Anston and Laughton Common</u>	
<u>Site</u>	<u>Status</u>																		
<u>Rotherham Urban Area</u>																			
<u>H9 Land Adjoining Ferham Road and Belmont Street (LDF0152)</u>	<u>Specific development guidelines not required.</u>																		
<u>H10 Land Off Westfield Road, Parkgate (LDF0103)</u>	<u>Planning permission granted.</u>																		
<u>H17 Wentworth Road, Rawmarsh (LDF0047)</u>	<u>Planning permission granted. The site is under construction.</u>																		
<u>H23 Land off Godstone Road, Rotherham Town Centre (LDF0563)</u>	<u>Planning permission granted and partly implemented.</u>																		
<u>E5 Land Off Rotherham Road, Parkgate (LDF0031)</u>	<u>Planning permission granted and partly implemented.</u>																		
<u>Dinnington, Anston and Laughton Common</u>																			

Ref	Page	Policy/ Paragraph	Main Modification	
			<u>R5 Littlefield Road / Constable Lane, Dinnington (LDF0831)</u>	<u>Specific development guidelines not required.</u>
			<u>Maltby and Hellaby</u>	
			<u>H67 Newland Avenue / Braithwell Road / Chadwick Drive, Maltby (LDF0294)</u>	<u>Planning permission granted.</u>
			<u>Hx Land off Rotherham Road, Maltby (LDF0328)</u>	<u>Planning permission granted.</u>
			<u>Aston, Aughton and Swallownest</u>	
			<u>E30 Former Beighton Colliery Site, Park View, Swallownest (LDF0601)</u>	<u>Specific development guidelines not required.</u>
			<u>Swinton and Kilnhurst</u>	
			<u>H48 Brameld Road, Swinton (LDF0404)</u>	<u>Planning permission granted.</u>
			<u>H50 Charnwood House, Swinton (LDF0827)</u>	<u>Specific development guidelines not required.</u>
			<u>H51 Former Croda site, Swinton (LDF0397)</u>	<u>Planning permission granted. The site is under construction.</u>
			<u>Wales and Kiveton Park</u>	
			<u>H92 Off Hard Lane, Kiveton Park (LDF0547)</u>	<u>Planning permission granted.</u>
			<u>E33 Waleswood (East) (LDF0599)</u>	<u>Specific development guidelines not required.</u>
			<u>Catcliffe, Orgreave and Teeeton</u>	
			<u>H53 Land West Of Sheffield Lane, Catcliffe (LDF0505)</u>	<u>Planning permission granted.</u>
			<u>Hx Bluemans Way, Catcliffe (LDF0501)</u>	<u>Planning permission granted.</u>
			<u>Thurcroft</u>	
			<u>H72 South of Ivanhoe Road, Thurcroft (LDF0436)</u>	<u>Planning permission granted.</u>
			<u>H73 Off Sawn Moor Road, Thurcroft (LDF0437)</u>	<u>Planning permission granted. The site is under construction.</u>
			Sites for which no specific development principles are provided	
			<ul style="list-style-type: none"> ● H1 Bassingthorpe Farm (strategic allocation in the Core Strategy) ● H9 land adjoining Ferham Road and Belmost Street, Ferham ● H12 off Barbers Avenue, Rawmarsh ● H17 Wentworth Road, Upper Haugh ● H36 Field View, Brinsworth ● H41 Land To The North Of Westfield Road, Brampton Brierlow ● H42 Brampton Centre, Brampton Brierlow ● H45 Manvers Way (Express Parks), Wath upon Dearne 	

Ref	Page	Policy/ Paragraph	Main Modification
			<ul style="list-style-type: none"> • H46 land off Denman Road, Wath-upon-Dearne • H47 land north of Stump Cross Road, Wath-upon-Dearne • H48 Brameld Road, Swinton • H50 Charnwood House, Swinton • H51 Former Croda site, Swinton • H55 Front Street, Treeton • H56 land off Rother Crescent, Treeton • H60 land off Gill Close, Wickersley • H63 Former Council Depot And Yorkshire Water Site, Off Bawtry Road, Bramley • H73 Off Sawnmoor Road, Thurcroft • H74 Outgang Lane, Laughton Common • H77 Old School Site Off Doe Quarry Lane, Dinnington • E1 Land South Of Barbot Hill Road, Munsbrough (within the Bassingthorpe Farm strategic allocation in the Core Strategy) • E2 Land South Of Greasbrough Road And West Of School Lane (within the Bassingthorpe Farm strategic allocation in the Core Strategy) • E19 Manvers Way / Dearne Lane, Wath-upon-Dearne • E33 Waleswood (East) • R5 Littlefield Road / Constable Lane, Dinnington <p>5.2 A number of Evidence Base studies support the Sites and Policies Document and will be used to guide the determination of future planning applications. These studies have contributed to the preparation of development principles guidelines for sites where relevant:</p> <ul style="list-style-type: none"> • Rotherham Biodiversity Action Plan • Phase 1 Habitat Surveys and Over-Wintering Bird Surveys of a select number of sites • Heritage Impact Assessment of a select number of sites within or on the edge of Conservation Areas, or likely to impact on listed buildings • Archaeological Studies of all site allocations • <u>Geodiversity Scoping Report 2015</u> • Landscape Capacity and Sensitivity Study of all site allocations • An assessment of the impact of development on the Area of High Landscape Value <u>Landscape and Visual Impact Appraisal of potentially sensitive sites</u> • Surface Water Flooding - assessment of all sites. <p>5.3 In addition Background Papers have been prepared that identify an impact on Local Plan designations and these further investigations have also contributed key development principles guidelines to guide future development opportunities:</p> <ul style="list-style-type: none"> • Protected Sites and Species and designations of the Local Wildlife Sites and Regionally Important Geological Sites and Ecological Survey Results • Flood Risk Sequential Assessment <p>Landscape Capacity and Sensitivity Study and</p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>Landscape and Visual Impact Appraisal the Impact on the Area of High Landscape Value</p> <p>5.5 The Landscape Capacity Assessment considers the Landscape Character Sensitivity, the Visual Sensitivity and the Landscape Value, along with the possible form of development. The assessment looks at topography, existing vegetation cover, the condition or quality of the landscape, the visibility of the site from public and private vantages, and makes judgements about the scope to mitigate the development in the future, including the potential impact on <u>landscape</u> designations such as Area of High Landscape Value (AHLV).</p> <p>Insert after paragraph 5.8: <u>Geodiversity</u></p> <p><u>x.xx The Rotherham Regionally Important Geological Sites (RIGS) system provides for the selection, evaluation and deselection of RIGS and work has commenced on a Local Geological Sites system incorporating RIGS. The Local Plan makes reference to Regionally Important Geological Sites as a non-statutory planning designation and includes policies which will be used in determining applications that may affect designated sites. Policy protection is also given to sites and features of geodiversity value which are not included in designated sites.</u></p> <p><u>x.xx A geodiversity scoping study of possible preferred allocation sites was prepared by Sheffield Area Geology Trust in 2015. Where there may be potential geodiversity impacts arising from development the site development guidelines indicate where further geological investigation would be required. Where sites are within 250 metres of a geodiversity asset but no direct impact is expected the site development guidelines highlight where there may be opportunity to acquire knowledge about the geodiversity features of the area during the development process.</u></p> <p>Archaeological <u>Scoping</u> Studies</p> <p>5.10 Scoping studies of all proposed site allocations have been undertaken. <u>These assessed the suitability of sites for allocation and possible development, based on their identified archaeological heritage constraints. Sites were then assigned one of the following categories: major archaeological objections to allocation; potential archaeological objections to allocation; uncertain archaeological objections to allocation; and little or no archaeological objections to allocation.</u> each site has been allocated a significance level of International, National, Regional, high Local, medium Local, low Local, Negligible or Unknown depending upon the</p>


Ref	Page	Policy/ Paragraph	Main Modification
			<p>factors described in Factors Determining Significance in Archaeology Studies. <u>As explained in Policy SPxx Understanding and Recording the Historic Environment and the supporting explanation, these categories relate to the sites expected archaeological potential and will help determine the supporting information that needs to be prepared and submitted with planning applications, as the sites are brought forward for development. The detailed requirements are set out in table x 'Heritage Statement for Archaeology Requirements'. Sites may have both archaeological and other heritage concerns (see 5.11 below); this may require the production of combined supporting Heritage Statements.</u> For works affecting archaeological features and scheduled ancient monuments applicants should consult with the South Yorkshire Archaeology Service (www.sheffield.gov.uk/syas) before a planning application is made.</p> <p>Heritage Impact Assessment</p> <p>5.11 Several sites were identified where future development would involve the loss of open spaces within or immediately adjacent to the boundaries of Conservation Areas, or development would impact upon <u>another designated</u> heritage asset. In these cases assessment of the impact of future development has been undertaken <u>by the Council, in consultation with Historic England</u>. The National Planning Policy Framework clarifies that the significance of heritage assets, such as Conservation Areas, listed buildings or Scheduled Ancient Monuments <u>Registered Parks and Gardens</u>, can be harmed through development within their setting. The <u>potential</u> allocations were therefore evaluated for the contribution they make to the character or setting of a Conservation Area and / or other <u>designated</u> heritage assets and consideration given to assessing the magnitude of any impact. Development principles <u>guidelines</u> will guide potential future development proposals; through minimising harm to the heritage asset and maximising enhancement through the identification of opportunities to enhance the heritage asset, its setting and better reveal its significance. Reference to guidance on Heritage Statements in the Council's 'Validation of Planning Applications Policy' (August 2013, or as subsequently revised), prior to submission of any planning application is advised; <u>more site specific guidance is provided, where relevant, in the following site development guidelines.</u></p> <p>Surface Water Flooding Assessment</p> <p>5.12 Sites have also been assessed by the Council's Drainage Team in relation to the potential for surface water flooding. Utilising the Environment Agency's Flood Map for Surface Water the risk of surface water flooding has been identified. Key development principles <u>guidelines</u> have been identified to ensure that flood risk issues are considered where relevant, and appropriate mitigation</p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>secured to ensure that sites can be developed safely and without increasing the risk of flooding elsewhere.</p> <p><u>Masterplans for development sites</u></p> <p><u>x.xx Core Strategy Policy CS2: Delivering Development on Major Sites identifies that masterplanning will be required to bring forward the strategic allocation at Bassingthorpe Farm and broad location for growth at Dinnington East, and will be encouraged on all large scale major sites (for dwellings this includes sites of 4 hectares or more, or 200 or more dwellings and for all other uses, more than 10,000 square metres or more than 2 hectares.) The Council also encourages masterplanning on smaller sites where they may give rise to a range of issues through their sensitive location, constraints and challenges in bringing forward development on the site or because of the scale of the proposals. Where masterplans are considered to be appropriate for specific allocations this is identified in the following site development guidelines.</u></p>
MM44/2	146	5.13: allocation E3	<p>Change bullet points to numbers, amend guideline 1, and insert new guideline 4:</p> <ol style="list-style-type: none"> <li data-bbox="651 1137 1449 1294"><u>1.</u> Highways access: Potential access difficulties: A new road access from Centenary Way would be unacceptable in principle. Consideration should be given to accessing via Fullerton Road although this is not ideal. <li data-bbox="651 1301 1449 1653"><u>4.</u> <u>The site is within 250 metres of a geodiversity asset. There may be the opportunity to acquire knowledge about the buried geodiversity features of the area in the course of desk studies, boreholes or excavations, including those for services and foundations before and during the construction phase and by site visits for recording and assessment of relevant features by appropriate experts. These investigations can be timed to have little or no effect on the progress of the development.</u>
MM44/3	147	5.14: allocation E4	<p>Change bullet points to numbers, amend guidelines 1 and 2, and delete bullet 3:</p> <ol style="list-style-type: none"> <li data-bbox="651 1787 1449 1973"><u>1.</u> Potential archaeological objections to allocation and future development proposals will need to be supported with a Heritage Statement for <u>Archaeology prepared in line with the requirements for site classification 1 highlighted yellow in table x.</u> <li data-bbox="651 1980 1449 2067"><u>2.</u> <u>Existing vegetation and mature trees should be retained and enhanced, unless agreed in writing with the Local Planning Authority.</u> There

Ref	Page	Policy/ Paragraph	Main Modification
			needs to be ecological assessment to inform development potential or consideration of boundary amendment
MM44/4	148	5.15: allocation E5	Delete entry
MM44/5	149	5.16: allocation E6	<p>Change bullet points to numbers, delete bullet 1, insert new guideline 1, and amend guidelines 2 and 3:</p> <ol style="list-style-type: none"> <u>1. A 15 metre buffer around the lagoons will be required. Phase 1 Habitat, protected species and bird surveys will be required. Any development should be wildlife friendly with low noise levels, low dust levels, no oil, petrol or diesel leakage into the lagoons. Aldwarke Sewage Farm (LWS066) requires high water levels and good water quality which should not be compromised by any future development. These issues will all be required to be addressed in any future planning application.</u> <u>2. Highways access- There are significant accessibility issues unless substantial which require mitigation, is proposed (these are related to the capacity of Mushroom Roundabout, low railway bridges and poor public transport accessibility). A Transport Assessment will be required.</u> <u>3. This site lies within the Rotherham Regeneration area as defined in Core Strategy Map 12 to which the Rotherham Flood Risk Toolkit applies (as set out in Core Strategy Policy CS 25 'Dealing with Flood Risk.')</u> <u>A Flood Risk Assessment will be required.</u>
MM44/6	150	5.17: allocation E7	<p>Delete bullet 2, change bullet guidelines to numbers, and amend guidelines 1 and 2:</p> <ol style="list-style-type: none"> <u>1. Part of the site falls within Local Wildlife Site (Aldwarke Sewage Farm LWS066). Whilst the primary biodiversity interest is thought to be in and around the ponds adjacent to Blackwater Dyke, any future planning application should be accompanied with an ecological assessment. Phase 1 Habitat and protected species surveys will be required. Any development should be environmentally friendly with low noise levels and low dust levels.</u> <u>2. This site lies within the Rotherham Regeneration area as defined in Core Strategy Map 12 to which the Rotherham Flood Risk Toolkit applies (as set out in Core Strategy Policy CS 25 'Dealing with Flood Risk.')</u>
MM44/7	151	5.18: allocation E8	<p>Delete bullet 2, change bullet points to numbers, and amend guidelines 1 and 2:</p> <ol style="list-style-type: none"> <u>1. Potential archaeological objections to allocation and</u>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>fFuture development proposals will need to be supported with a Heritage Statement for <u>Archaeology prepared in line with the requirements for site classification 1 highlighted yellow in table x.</u></p> <p>2. This site lies within the Rotherham Regeneration area as defined in Core Strategy Map 12 to which the Rotherham Flood Risk Toolkit applies (as set out in Core Strategy Policy CS 25 'Dealing with Flood Risk.')</p> <p>The risk of surface water flooding should be assessed for this site.</p>
MM44/8	152	5.19: allocation E9	<p>Change bullet points to numbers, and amend guidelines 2 and 4:</p> <p>2. Highways access: <u>A Transport Assessment will be required to assess</u> Aaccess issues (access is through the steel works site hence security may be a potential issue) and poor public transport accessibility.</p> <p>4. The site is adjacent to a heritage site which any future development would need to take into account. <u>Two Local Wildlife Sites (Kilnhurst Agricultural Lettings LWS085 & Thrybergh Tip LWS079) are located a short distance to the north and any impacts on these will need to be considered through a Phase 1 Habitat survey and protected species surveys. The proximity of the oxbow, may present ecological issues and will need to be assessed.</u></p>
MM44/9	153	5.20: allocation E10	<p>Change bullet points to numbers, and amend guidelines 1 and 2:</p> <p>1. There are no ecological constraints or recommendations, although any future development on this site should have specific regard to the adjacent habitats associated with the wetlands created by the Ox-Bow oxbow. <u>Two Local Wildlife Sites (Kilnhurst Agricultural Lettings LWS085 & Thrybergh Tip LWS079) are located a short distance to the north and any impacts on these will need to be considered through a Phase 1 Habitat survey and protected species surveys. The proximity of the oxbow, may present ecological issues and will need to be assessed.</u></p> <p>2. Highways access: <u>A Transport Assessment will be required to assess</u> Aaccess issues (access is through the steel works site hence security may be a potential issue) and poor public transport accessibility.</p>
MM44/10	154	5.21: allocation E11	<p>Change bullet points to numbers, and amend guidelines 1 to 3:</p>

Ref	Page	Policy/ Paragraph	Main Modification
			<ol style="list-style-type: none"> <u>1.</u> Uncertain archaeological objections to allocation and fFuture development proposals will need to be supported with a Heritage Statement <u>for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.</u> <u>2.</u> There are significant ecological constraints to future development on site. The site is adjacent to a <u>Centenary Riverside</u> Local Nature Reserve (created to act as flood storage as part of the Flood Alleviation Scheme). There is an existing agreement regarding access to the Local Nature Reserve from Riverside Way to Centenary Riverside; any future development should have regard to, and retain, this access. <u>A Phase 1 Habitat survey and protected species surveys (bats, otters) will be required. Riparian vegetation should be retained to maintain the green corridor (except where roots may be damaging structures).</u> <u>3.</u> This site lies within the Rotherham Regeneration area as defined in Core Strategy Map 12 to which the Rotherham Flood Risk Toolkit applies (as set out in Core Strategy Policy CS 25 'Dealing with Flood Risk.'). It lies within flood zone 3 and a Flood Risk Assessment will be required including river and surface water flood risk; however the site benefits from the Flood Alleviation Scheme, which is intended to enable development on sites such as this within the urban area.
MM44/11	155	5.22: allocation E12	<p>Delete second bullet, change bullet points to numbers, amend guideline 1 and insert new guideline 2:</p> <ol style="list-style-type: none"> <u>1.</u> Potential archaeological objections to allocation and fFuture development proposals will need to be supported with a Heritage Statement <u>for Archaeology prepared in line with the requirements highlighted yellow in table x.</u> <u>2.</u> <u>The site lies within flood zone 2 and a Flood Risk Assessment will be required.</u>
MM44/12	155	New entry	<p>Insert new entry after paragraph 5.22:</p> <p><u>Allocation Reference: H1, E1 and E2</u> <u>Site Name: BASSINGTHORPE FARM STRATEGIC ALLOCATION</u> <u>Allocation: Residential, business use, and industrial and business use</u> <u>Site Area: 204.7ha (estimated residential 83.5ha)</u> <u>Capacity: 2,400 dwellings (1,110 in Plan Period) and 11.04ha of employment land</u> <u>Site LDF Reference: - various</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			 <p data-bbox="651 703 1070 725">Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright. HMRC Licence No:100019347</p> <p data-bbox="651 757 1086 790"><u>Site Development Guidelines</u></p> <ol data-bbox="651 790 1449 2042" style="list-style-type: none"> <li data-bbox="651 790 1390 887">1. <u>Proposals will be required to satisfy Core Strategy Policy CS1 Delivering Rotherham's Spatial Strategy part 2 Strategic Allocation.</u> <li data-bbox="651 887 1422 1111">2. <u>Development shall provide a range of distinctive homes which would include a wide range of housing typologies, densities and tenures, to offer both market and affordable housing. It will also provide a mix of employment uses to meet market and local needs.</u> <li data-bbox="651 1111 1449 1301">3. <u>Development proposals shall ensure the creation of a range of mutually supporting uses including a primary school, neighbourhood retail uses, community facilities such as health facilities, places of worship and recreational facilities.</u> <li data-bbox="651 1301 1430 1626">4. <u>A Transport Assessment shall be required. Development proposals shall promote sustainable transport and travel, providing walkable neighbourhoods, streets and spaces for people. Streets will be designed to enable and encourage bus penetration and slow speeds of all vehicles. Proposals shall ensure that highways access to housing allocation H3 (Land northwest of Munsbrough Lane) is not precluded.</u> <li data-bbox="651 1626 1437 1951">5. <u>A network of pedestrian, cycle and green linkages, public rights of way and bridleways, shall connect the site internally and to wider destinations and facilities beyond the site particularly through the creation of links to Rotherham Town Centre, nearby facilities such as local schools, and the wider countryside including the Wentworth Historic Parks and Gardens and Bassingthorpe Spring Ancient Woodland.</u> <li data-bbox="651 1951 1401 2018">6. <u>Off-site highway works will be sequenced to enhance infrastructure as appropriate.</u> <li data-bbox="651 2018 1385 2042">7. <u>A Flood Risk Assessment and surface water</u>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>8. <u>management strategy shall be required. Development proposals shall take account of the findings of ground conditions and contaminated land assessments.</u></p> <p>9. <u>A Landscape Assessment will be needed to assess and manage the impact of potential new development on the landscape character of the area and on natural landscape features such as trees and hedgerows which should be retained, and enhanced, unless agreed in writing with the Local Planning Authority.</u></p> <p>10. <u>A strong landscape structure is to be delivered early in the development, to provide an attractive setting and a distinctive identity and to ensure that the development minimises harm upon the historic environment. The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.</u></p> <p>11. <u>The impact of this proposal on local landscape character shall be minimised through the height and massing of new buildings, the careful use of materials and colour, architectural detailing, lighting, and planting.</u></p> <p>12. <u>The two primary green corridors along Clough Streamside and Greasbrough Dyke shall be protected and maintained, and new landscape corridors running to the east and south east on site shall be created.</u></p> <p>13. <u>A Phase 1 Habitat survey will be required and protected species surveys will need to be conducted as appropriate to support submission of any future planning applications. Trees and hedgerows should be retained and enhanced, unless agreed in writing with the Local Planning Authority, and any gaps in the landscaping planted up. Wildlife friendly lighting should be considered early on in any proposals.</u></p> <p>14. <u>This site includes a Local Wildlife at Site Clough Streamside (LWS0116) and abuts Bassingthorpe Spring (Ancient Woodland) and Hudson's Rough (LWS0067) a 15 metre buffer will be required to both of these Local Wildlife Sites.</u></p> <p>15. <u>Water resources within Clough Streamside LWS and Greasbrough Dyke should not be compromised by any development proposals.</u></p> <p>16. <u>Development proposals shall have regard to the mitigation measures set out in the Bassingthorpe Farm Heritage Impact Assessment and the Heritage Management Plan. Proposals will be required to demonstrate that they would minimise harm to and sensitively integrate with the heritage assets in</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p><u>the vicinity of this site especially Wentworth Woodhouse, Wentworth Registered Historic Parks and Gardens, Bassingthorpe Farm, Barbot Farm, Barbot Hall, East Lodge and Glossop Lodge. A Heritage Management Strategy shall be provided and agreed in writing by the Local Planning Authority.</u></p> <p>17. <u>The Council have prepared a Masterplan for the Bassingthorpe Farm Strategic Allocation and this work will inform the progress and adoption of a Supplementary Planning Document (SPD). Public consultation will be undertaken on the SPD prior to its adoption and submission of any planning applications.</u></p> <p>18. <u>Development proposals shall ensure that local communities are involved in the planning, governance and ownership of the scheme and its community assets.</u></p>
MM44/13	156	5.23: allocation H2	<p>Amend site name, delete first paragraph and bullet 4, change bullet points to numbers, insert new guidelines 1 to 5, amend guidelines 6 to 10 and delete final paragraph:</p> <p>Site Name: LAND NORTH OF <u>SCROOBY STREET</u> HARRY GROFF, GREASBROUGH</p> <p>1. <u>This site is included within the Masterplan prepared for the Bassingthorpe Farm Strategic Allocation. This work will inform the progress and adoption of a Supplementary Planning Document (SPD). Public consultation will be undertaken on the SPD prior to its adoption and the submission of any planning applications.</u></p> <p>2. <u>In addition to the site development guidelines set out for housing allocation H1, which will also apply to allocation H2, the specific site development guidelines below shall also be adhered to.</u></p> <p>3. Allotments to be retained although there may be some re-structuring within the site, hence only 1.2ha developable area, 36 dwellings total estimate (this figure is included within Bassingthorpe Farm strategic allocation total) <u>To enable site development and access, development proposals which result in the loss of allotments will be required to make appropriate compensatory provision of allotments within the Bassingthorpe Farm strategic allocation.</u></p> <p>4. <u>All perimeter hedgerows including hedgerow trees should be retained, and enhanced unless agreed in writing with the Local Planning Authority. The Ochre Dike should not be negatively impacted (for example in terms of water quality, flow, discharge or depth). A</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p><u>Phase 1 Habitat survey and possibly protected species survey will need to be conducted.</u></p> <p><u>5. The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded</u></p> <p><u>6. Uncertain archaeological objections to allocation and future development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.</u></p> <p><u>7. In order to reduce the impact on the adjacent Greasbrough Conservation Area the western hedgerow boundary of the site should be retained and where necessary enhanced.</u></p> <p><u>8. Refer to the Development proposals should have regard to the findings of the Bassingthorpe Farm Heritage Impact Assessment and heritage management strategy as required by Core Strategy Policy CS1 for further guidance and advice.</u></p> <p><u>9. A Transport Assessment will be required. Development proposals will have regard to the Junctions Modelling and Preliminary Design Study for the Bassingthorpe Farm strategic allocation. This identifies that off site highway highway mitigation measures probably will be required but no insuperable problems envisaged if accessed via Scrooby Street.</u></p> <p><u>10. A watercourse is present on the northern boundary; a Flood Risk Assessment having regard to from this watercourse and overland flows will be required should be assessed. Development proposals should take account of the drainage strategy for Bassingthorpe Farm strategic allocation.</u></p>
MM44/14	158	5.24: allocation H3	<p>Change bullet points to numbers, insert new guidelines 4 and 5 and amend guidelines 1, 2, 3 and 6:</p> <p><u>1. This site is adjacent to Bassingthorpe Farm strategic allocation and development proposals should take account of the Masterplan objectives and principles prepared for the Strategic Allocation. This Masterplan will inform the progress and adoption of a Supplementary Planning Document (SPD).</u> There are a number of identified constraints to developing this site relating to</p> <p><u>2. Uncertain archaeological objections to allocation and future development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 2</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>3. <u>highlighted blue in table x.</u> The main ecological constraint is the site's proximity to a Local Wildlife Site (LWS 067) and ancient woodland. Further ecological assessment will be required to inform development potential on site and to consider the extent of any boundary amendments given that the site is adjacent to Local Wildlife Site (LWS067) and contains very similar habitat; future development proposals are likely to impact on LWS interest and should be informed by ecological survey work. <u>The site adjoins a Local Wildlife Site (Bassingthorpe Spring LWS067) which is also ancient woodland. A 15 metre buffer should be located along the western boundary. A Phase 1 Habitat survey and protected species surveys will be required. Perimeter trees and the tree-belt on the southwest boundary should be retained and enhanced, unless agreed in writing with the Local Planning Authority. The field to the west also has ecological interest and this will require further Phase 1 Habitat Survey and appropriate mitigation measures to be prepared.</u></p> <p>4. <u>Development proposals shall provide a strong structural landscape framework within which this development will sit including appropriate screen planting at the southern end consistent with the findings of the Bassingthorpe Farm Heritage Impact Assessment and Heritage Management Plan. Existing vegetation should be retained, and enhanced, unless agreed in writing with the Local Planning Authority.</u></p> <p>5. <u>The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded</u></p> <p>6. <u>A Transport Assessment will be required.</u> Significant off site highway improvements <u>will be</u> required to Munsbrough Lane. <u>Linkages to the Bassingthorpe Farm strategic allocation shall be provided.</u> which should be linked through to Fenton Way to avoid creating a long cul de sac. Direct access to Fenton Road is unlikely due to site levels.</p>
MM44/15	159 - 160	5.25: allocation H4	<p>Change bullet points to numbers, delete first paragraph, insert new guidelines 1, 2 and 6 and amend guidelines 3, 4, 5 and 7:</p> <p>1. <u>This site is included within the Masterplan prepared for the Bassingthorpe Farm Strategic Allocation. This work will inform the progress and adoption of a Supplementary Planning Document (SPD). Public consultation will be undertaken on the SPD prior to its adoption and the submission of any planning</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p><u>applications.</u></p> <p><u>2. In addition to the site development guidelines set out for housing allocation H1, which will also apply to allocation H4, the specific site development guidelines below shall also be adhered to.</u></p> <p><u>3. Uncertain archaeological objections to allocation and future development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.</u></p> <p><u>4. Ecological assessment to inform development potential as the site is adjacent to Local Wildlife Site (LWS121); however further assessment has confirmed that site does not meet LWS status. The site adjoins Bradgate Brickworks Local Wildlife Site (LWS121) and geological SSSI (Regional Important Geological Site R15 Bradgate Brick Pits). A Phase 1 Habitat survey and protected species survey will be required.</u></p> <p><u>5. Development should ensure no dumping, spreading or discharge of any materials on to Site of Special Scientific Interest/ Regionally Important Geological Site (RIGS) (SSSI: Bradgate Brickworks); Construction of any roads, tracks, walls, fences, hardstanding, ditches or other earthworks, or laying of pipelines and cables above or below ground within SSSI site should be avoided. Landscaping close to site boundary should be undertaken in consultation with Natural England; access for SSSI site management shall be maintained and mitigation for local site impact considerations includes provision of a buffer zone, documentation of temporary exposures, management considerations. Natural England to be consulted on any subsequent planning applications.</u></p> <p><u>6. The site is adjacent to Regional Important Geological Site R15 Bradgate Brick Pits. Development of the site would provide an opportunity to enhance the geological asset by providing information about the lateral continuation of rock units, and increase in rock exposure. A Geodiversity Survey and Report shall be required that establishes the presence/absence, significance and condition of geodiversity assets at the site or potentially impacted by the development, assesses the impact of the specific development proposals on the geodiversity asset(s), and identifies mitigation measures. Proposals shall provide opportunity to acquire and record knowledge about the geodiversity asset during design and construction of development, and for the long term management and monitoring of any on site geodiversity assets.</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p><u>7. A Transport Assessment will be required. Development proposals will have regard to the Junctions Modelling and Preliminary Design Study for the Bassingthorpe Farm strategic allocation. This identifies that off-site highway mitigation measures will be required.</u> A new junction with Fenton Road and road link through to Henley Rise should be considered.</p>
MM44/16	161	5.26: allocation H5	<p>Change bullet points to numbers, insert new guidelines 3 and 4, and amend guidelines 1 and 2:</p> <ol style="list-style-type: none"> <li data-bbox="651 651 1449 1039"><u>1. The site has been split for the purposes of archaeological assessment and little or no archaeological objections to future development on area A of the site / Uncertain archaeological objections to allocation on area B (Area A / Area B – see report) in area B future development proposals will need to be supported with a Heritage Statement. Development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.</u> <li data-bbox="651 1039 1449 1263"><u>2. Development proposals will need to be supported with a</u> A Heritage Statement shall be submitted with any subsequent planning application to identify the significance of off-site historic heritage assets that may be affected and to assess the impact of development upon them and their settings. <li data-bbox="651 1263 1449 1397"><u>3. The site contains a former cricket ground and development proposals which involve the loss of this facility will need to satisfy Policy SPxx Protecting Green Space.</u> <li data-bbox="651 1397 1449 1532"><u>4. The provision of new Green Space will be determined through an assessment of local needs as required to satisfy Policy SP xx New and Improvements to Existing Green Space.</u>
MM44/17	162	5.27: allocation H6	<p>Delete bullet 2, change bullet points to numbers, and amend guidelines 1 and 2:</p> <ol style="list-style-type: none"> <li data-bbox="651 1655 1369 1845"><u>1. Potential archaeological objections to allocation fFuture development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 1 highlighted yellow in table x.</u> <li data-bbox="651 1845 1449 1980"><u>2. Future dDevelopment of this site for residential purposes will need to be sensitively designed to limit the impact on the surrounding Green Space and adjacent Conservation Area.</u>
MM44/18	163	5.28:	Change bullet points to numbers, amend guidelines 1, 2

Ref	Page	Policy/ Paragraph	Main Modification
		allocation H7	<p>and 3, and insert new guidelines 4:</p> <ol style="list-style-type: none"> <li data-bbox="651 331 1449 517">1. Potential archaeological objections to allocation, Future development proposals will need to be supported with a Heritage Statement <u>for Archaeology prepared in line with the requirements for site classification 1 highlighted yellow in table x</u> <li data-bbox="651 524 1449 613">2. Highways access: No insuperable accessibility problems envisaged, but access from A629 to be avoided. <li data-bbox="651 620 1449 779">3. A watercourse is present on this site. A Flood Risk Assessment having regard to from this watercourse and overland flows <u>will be required</u> should be assessed. Layout, floor, and ground levels need careful consideration. <li data-bbox="651 786 1449 1133">4. <u>The site is within 250 metres of a geodiversity asset. There may be the opportunity to acquire knowledge about the buried geodiversity features of the area in the course of desk studies, boreholes or excavations, including those for services and foundations before and during the construction phase and by site visits for recording and assessment of relevant features by appropriate experts. These investigations can be timed to have little or no effect on the progress of the development.</u>
MM44/19	164	5.29: allocation H8	<p>Delete bullet 3, change bullet points to numbers, insert new guideline 3 and amend guidelines 1 and 2:</p> <ol style="list-style-type: none"> <li data-bbox="651 1267 1449 1357">1. There needs to be ecological assessment to inform development potential on site. <u>A Phase 1 Habitat survey should be conducted.</u> <li data-bbox="651 1364 1449 1688">2. No insuperable accessibility problems envisaged with development on site although <u>A Transport Statement will be required which assesses the junction of Tenter Street with Greasbrough Street,</u> should be assessed. A <u>and the creation of a cycle / pedestrian link from the Green Space to the south-east through</u> to the Bassingthorpe Farm strategic allocation will need to be carefully considered in this location prior to any future development of this site. <li data-bbox="651 1695 1449 2042">3. <u>The site is within 250 metres of a geodiversity asset. There may be the opportunity to acquire knowledge about the buried geodiversity features of the area in the course of desk studies, boreholes or excavations, including those for services and foundations before and during the construction phase and by site visits for recording and assessment of relevant features by appropriate experts. These investigations can be timed to have little or no effect on the progress of the development.</u>

Ref	Page	Policy/ Paragraph	Main Modification
MM44/20	165	5.30: allocation H10	Delete entry
MM44/21	166	5.31: allocation H11	Delete bullet 5, change bullet points to numbers, and amend guidelines 1 to 4: <ol style="list-style-type: none"> 1. Uncertain archaeological objections to allocation, Future development proposals will need to be supported with a Heritage Statement <u>for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.</u> 2. There are no ecological constraints but a Adjacent to Local Wildlife Site (LWS75: New Stubbin Colliery); <u>a Phase 1 Habitat survey will be required,</u> and future development should increase a 15 metre <u>buffer to the LWS will be required</u> and may require survey to inform extent of development. 3. Highways access: Significant accessibility issues envisaged <u>A Transport Statement or Transport Assessment will be required to determine suitable access into the site.</u> 4. A watercourse is present on the western boundary of this site. A Flood Risk <u>Assessment having regard to</u> from this watercourse <u>will be required.</u> should be assessed
MM44/22	167	5.32: allocation H13	Delete first paragraph, delete bullet 2, change bullets to numbers, and amend guideline 1: <ol style="list-style-type: none"> 1. Potential archaeological objections to allocation, Future development proposals will need to be supported with a Heritage Statement <u>for Archaeology prepared in line with the requirements for site classification 1 highlighted yellow in table x.</u>
MM44/23	168	5.33: allocation H14	Change bullets to numbers and amend guidelines 1 and 2: <ol style="list-style-type: none"> 1. Potential archaeological objections to allocation, Future development proposals will need to be supported with a Heritage Statement <u>for Archaeology prepared in line with the requirements for site classification 1 highlighted yellow in table x</u> 2. It is noted that the site has an The <u>underground watercourse beneath the site will require investigation and mitigation as appropriate</u> it.
MM44/24	169 - 170	5.34: allocation H15	Delete bullet 5, change bullets to numbers, and amend guidelines 1 to 7: <ol style="list-style-type: none"> 1. Uncertain archaeological objections to allocation, Future development proposals will need to be supported with a Heritage Statement <u>for Archaeology prepared in line with the</u>

Ref	Page	Policy/ Paragraph	Main Modification
			<p><u>requirements for site classification 2 highlighted blue in table x.</u></p> <p><u>2.</u> There are significant ecological constraints. The site is adjacent to Local Wildlife Site (LWS077 Collier Brook and Marsh); and the presence of significant hedgerows are noted on site. Development would have little direct impact on the LWS but should increase buffer and consider the Green Infrastructure policy. <u>The site abuts a Local Wildlife Site (Collier Brook & Marsh LWS077) and a 15 metre buffer should be put in place. Perimeter hedgerows should be retained, and enhanced, unless agreed in writing with the Local Planning Authority.</u></p> <p><u>3.</u> Highways access: Site remote from facilities other than school. Site access should take account of <u>the</u> highway bend and school opposite.</p> <p><u>4.</u> <u>A Flood Risk Assessment will be required to consider</u> Overland flood routes need to be considered.</p> <p><u>5.</u> Consideration will need to be given to creating <u>Development proposals shall provide</u> a strong structural landscape framework within which this development will sit. <u>Existing vegetation should be retained, and enhanced, unless agreed in writing with the Local Planning Authority.</u></p> <p><u>6.</u> <u>A landscaping buffer to the Green Belt boundary and public rights of way network will be required.</u> Opportunities to fund the management, protection and enhancement of a Green Infrastructure Asset and the creation of additional habitat and Green Space as part of any potential future development will require further exploration. <u>The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.</u></p> <p><u>7.</u> The preparation of a detailed Masterplan incorporating suitable design measures is essential. <u>Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.</u></p>
MM44/25	171 - 172	5.35: allocation H16	<p>Change bullets to numbers, insert new guideline 2, and amend guidelines 1 and 3 to 8:</p> <p><u>1.</u> Uncertain archaeological objections to allocation, fFuture development proposals will need to be supported with a Heritage Statement <u>for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.</u></p> <p><u>2.</u> <u>The site is within 250 metres of a geodiversity asset. There may be the opportunity to acquire knowledge about the buried geodiversity features of the area in the course of desk</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p><u>studies, boreholes or excavations, including those for services and foundations before and during the construction phase and by site visits for recording and assessment of relevant features by appropriate experts. These investigations can be timed to have little or no effect on the progress of the development.</u></p> <p>3. There are no ecological constraints or recommendations although the site is in close proximity (to the east) to a Local Nature Reserve (Warren Vale) and Local Wildlife Site (LWS076) and <u>there is a watercourse to the southern boundary. A Phase 1 Habitat survey and protected species survey will be required to determine the ecological interest on site and any mitigation measures that may be required. Water resources within the LNR should not be compromised by any proposals.</u></p> <p>4. A Transport Assessment will be required which addresses issues of constructing new accesses to the de-restricted B6090 Wentworth Road, and public transport accessibility and likely car-dominated development; there is a need to ensure accessibility by non-car modes. <u>A Transport Assessment will be required which addresses issues of constructing new accesses to the de-restricted B6090 Wentworth Road, and public transport accessibility and likely car-dominated development; there is a need to ensure accessibility by non-car modes.</u></p> <p>5. A watercourse and attenuation pond are present on this site. A Flood Risk Assessment having regard to from this watercourse will be required should be assessed. <u>A watercourse and attenuation pond are present on this site. A Flood Risk Assessment having regard to from this watercourse will be required should be assessed.</u></p> <p>6. A Landscape Assessment will be needed to assess and manage the impact of potential new development on the landscape character Area of High Landscape Value and on natural landscape features such as trees and hedgerows. <u>A Landscape Assessment will be needed to assess and manage the impact of potential new development on the landscape character Area of High Landscape Value and on natural landscape features such as trees and hedgerows.</u></p> <p>7. Area of High Landscape character Value impact: materials used in construction to follow the recently developed site at the Wickets (to the west). Retention and enhancement of Existing boundary/ roadside vegetation should be retained, and enhanced, unless agreed in writing with the Local Planning Authority. Consideration will need to be given to creating Development proposals shall provide a strong structural landscape framework within which this development will sit. Opportunities to fund the management, protection and enhancement of a Green Infrastructure Asset and the creation of additional habitat and Green Space as part of any potential future development will require further exploration. The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded. <u>Area of High Landscape character Value impact: materials used in construction to follow the recently developed site at the Wickets (to the west). Retention and enhancement of Existing boundary/ roadside vegetation should be retained, and enhanced, unless agreed in writing with the Local Planning Authority. Consideration will need to be given to creating Development proposals shall provide a strong structural landscape framework within which this development will sit. Opportunities to fund the management, protection and enhancement of a Green Infrastructure Asset and the creation of additional habitat and Green Space as part of any potential future development will require further exploration. The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.</u></p> <p>8. The preparation of a detailed Masterplan incorporating suitable design measures will be essential. Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan. <u>The preparation of a detailed Masterplan incorporating suitable design measures will be essential. Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
MM44/26	173	5.36: allocation H18	<p>Delete bullets 2 and 3, change bullets to numbers, and amend guidelines 1, 2 and 3:</p> <ol style="list-style-type: none"> 1. Uncertain archaeological objections to allocation, Future development proposals will need to be supported with a Heritage Statement <u>for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.</u> 2. Some parts of this site are predicted to be at high risk of surface water flooding and a <u>A Flood Risk Assessment will be required for any development on this site.</u> 3. Area of High Landscape <u>character</u> Value impact: materials used in construction to follow the recently developed site at the Wickets (to the north). Retention and enhancement of <u>Existing</u> boundary/ roadside vegetation <u>should be retained and enhanced, unless agreed in writing with the Local Planning Authority.</u>
MM44/27	174	5.37: allocation H19	<p>Delete bullet 2, change bullets to numbers, and amend guidelines 1, 2, 3 and 4:</p> <ol style="list-style-type: none"> 1. Uncertain archaeological objections to allocation, Future development proposals will need to be supported with a Heritage Statement <u>for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.</u> 2. There needs to be ecological assessment to inform development potential or consideration of boundary amendment. <u>A Phase 1 Habitat survey will be required.</u> 3. <u>A Flood Risk Assessment will be required to consider t</u>The risk of surface water flooding should be assessed for this site. Consideration will need to be given to design of layout, floor and ground levels to eliminate the risks. 4. Area of High Landscape <u>character</u> Value impact: materials used in construction to follow the recently developed site at the Wickets (to the north). Retention and enhancement of <u>Existing</u> boundary/ roadside vegetation <u>including perimeter hedgerows should be retained and enhanced, unless agreed in writing with the Local Planning Authority.</u>
MM44/28	175	5.38: allocation H20	<p>Delete first sentence, change bullets to numbers, and amend guidelines 1 and 2:</p> <ol style="list-style-type: none"> 1. Highways access: no insuperable accessibility problems if current car park use can be abandoned. <u>A Transport Statement will be required and</u>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>Avoid direct vehicular access to Fitzwilliam Road <u>shall be avoided.</u></p> <p><u>2. This site is</u> located within an Air Quality Management Area, and an Air Quality Assessment will be essential.</p>
MM44/29	176	5.39: allocation H21	<p>Delete bullets 2 and 4, change bullets to numbers, and amend guidelines 1 to 4:</p> <p><u>1.</u> Potential archaeological objections to allocation, future development proposals will need to be supported with a Heritage Statement <u>for Archaeology prepared in line with the requirements for site classification 1 highlighted yellow in table x.</u></p> <p><u>2.</u> As This is a highly visible site on the south western edge of the Town Centre Conservation Area and its <u>in</u> proximity to listed buildings, including the Grade I Rotherham Minster, There will be a need for sensitive layout, design, scale, height and use of materials to ensure <u>the</u> existing character and quality of the wider townscape <u>and does not have an adverse impact on heritage assets. A Heritage Statement shall be submitted to identify the significance of on and off-site historic heritage assets that may be affected and to assess the impact of development upon them and their settings.</u></p> <p><u>3.</u> In terms of mitigating impact on the character and setting of the Cutlers Arms, a Grade II listed building, development on the Westgate frontage should be restricted to no more than three storey's in height.</p> <p><u>4.</u> There needs to be ecological assessment to inform development potential or consideration of boundary amendment. <u>Phase 1 Habitat and protected species surveys will be required. The river is an important green corridor and riparian vegetation should be retained.</u></p>
MM44/30	177 - 178	5.40: allocation H22	<p>Delete bullets 2, 5 and 6, change bullets to numbers, insert new guideline 3, and amend guidelines 1, 2, 4 and 5:</p> <p><u>1.</u> The site has been split for the purposes of archaeological assessment and little or no archaeological objections to future development on area A of the site / Uncertain archaeological objections to allocation on area B (Area A / Area B - see report) in area B future development proposals will need to be supported with a Heritage Statement <u>for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.</u></p> <p><u>2.</u> This is <u>A</u> visible site on one of the main routes into</p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>the town centre and immediately adjacent to <u>Wellgate Old Hall, a Grade II listed building. A Heritage Statement shall be submitted to identify the significance and to assess the impact of development proposals upon the listed building and its setting.</u> it is essential that development reflects the existing character and quality of the wider townscape to improve the historic character and sense of place.</p> <p><u>3. On the Wellgate frontage a building line is to be established, running in line with the rear elevation of Wellgate Old Hall. This area should be a visual buffer ensuring that views of the Hall along Wellgate are not obscured.</u></p> <p><u>4. It is essential that development reflects the existing character and quality of the wider townscape to improve the historic character and sense of place.</u> There is a need for careful consideration of layout, design, scale, height and <u>use of</u> materials to ensure development contributes positively to the <u>its</u> location.</p> <p><u>5.</u> There is a risk of surface water flooding to the north east part of the site. A Flood Risk Assessment will be required <u>which considers this</u>. Floor and ground levels need careful consideration in any drainage attenuation scheme.</p>
MM44/31	179	5.41: allocation H23	Delete entry
MM44/32	180	5.42: allocation H24	<p>Change bullets to numbers, and amend guidelines 1 to 3:</p> <p><u>1.</u> Uncertain archaeological objections to allocation, Future development proposals will need to be supported with a Heritage Statement <u>for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.</u></p> <p><u>2.</u> There needs to be ecological assessment to inform development potential or consideration of boundary amendment. <u>A Phase 1 Habitat survey and protected species surveys will be required. There is the potential for bat roosts in trees which should be investigated. There are several hedgerows in the western part of the site and semi-mature trees on site which should, be retained and enhanced, unless agreed in writing with the Local Planning Authority.</u></p> <p><u>3.</u> Highways access; Current planning application supported by <u>A</u> Transport Assessment <u>will be required which includes consideration of any</u> - No insuperable accessibility problems envisaged but off site mitigation <u>which</u> may be required regarding Mushroom Roundabout.</p>

Ref	Page	Policy/ Paragraph	Main Modification
MM44/33	181	5.43: allocation H25	<p>Delete last bullet, change bullets to numbers, amend guideline 1 and insert new guidelines 2 and 3:</p> <ol style="list-style-type: none"> <li data-bbox="651 360 1455 555">1. Uncertain archaeological objections to allocation, future development proposals will need to be supported with a Heritage Statement <u>for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.</u> <li data-bbox="651 555 1455 1003">2. <u>The site is within 250 metres of a geodiversity asset. Development would provide the opportunity to enhance the geological asset by extending the exposure of rock. There may be the opportunity to acquire knowledge about the buried geodiversity features of the area in the course of desk studies, boreholes or excavations, including those for services and foundations before and during the construction phase and by site visits for recording and assessment of relevant features by appropriate experts. These investigations can be timed to have little or no effect on the progress of the development.</u> <li data-bbox="651 1003 1455 1104">3. <u>Opportunities to link into the Public Right Of Way on the western boundary of the site should be explored.</u>
MM44/34	182 - 183	5.44: allocation H26	<p>Change bullets to numbers, insert new guidelines 7 to 9, and amend guidelines 1 to 6 and 10:</p> <ol style="list-style-type: none"> <li data-bbox="651 1234 1455 1552">1. There are significant ecological constraints to future development on site. <u>This site abuts a Local Wildlife Site (Thrybergh Tip LWS079) on its north-eastern border. A 15 metre buffer will be required here. A Phase 1 Habitat survey and protected species surveys will be required. Water resources within the LWS should not be compromised by any proposals.</u> Buffering of Local Wildlife Site (LWS79 Thrybergh Tip) to the north will be essential. <li data-bbox="651 1552 1455 1809">2. Highways access; a <u>Additional land/demolition will be required to enable</u> allow construction of suitable accesses. An access at the Foster petrol filling station site could accommodate a certain number of dwellings with little traffic impact due to the number of existing <u>current</u> turning movements. A Transportation Assessment TA <u>will be required</u> needed to determine this. <li data-bbox="651 1809 1455 1944">3. Development of this site will be <u>dependent on achieving access from</u> require detailed consideration of the site to north east at Fosters Garden Centre: H27. <li data-bbox="651 1944 1455 2065">4. Area of High Landscape <u>character</u> Value impact: the roof colour will be key to reducing visual impact typically grey roof colours recede and red colours are more prominent.

Ref	Page	Policy/ Paragraph	Main Modification
			<p>5. A Landscape Assessment will be needed to assess and manage the impact of potential new development on the landscape character Area of High Landscape Value and on natural landscape features such as trees and hedgerows.</p> <p>6. Consideration will need to be given to creating Development proposals shall provide a strong structural landscape framework within which this development will sit. Existing vegetation should be retained, and enhanced, unless agreed in writing with the Local Planning Authority. Opportunities to fund the management, protection and enhancement of a Green Infrastructure Asset and the creation of additional habitat and Green Space as part of any potential future development will require further exploration.</p> <p>7. The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.</p> <p>8. The site is within 250 metres of a geodiversity asset. Development would provide the opportunity to enhance the geological asset by extending the exposure of rock. There may be the opportunity to acquire knowledge about the buried geodiversity features of the area in the course of desk studies, boreholes or excavations, including those for services and foundations before and during the construction phase and by site visits for recording and assessment of relevant features by appropriate experts. These investigations can be timed to have little or no effect on the progress of the development.</p> <p>9. Given the site's proximity to the steel works to the west a noise impact assessment will be required.</p> <p>10. The preparation of a detailed Masterplan incorporating suitable design measures will be essential. Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.</p>
MM44/35	184 - 185	5.45: allocation H27	<p>Delete bullet 6, change bullets to numbers and amend guidelines 1 to 9:</p> <p>1. Potential archaeological objections to allocation, future dDevelopment proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 1 highlighted yellow in table x.</p> <p>2. A Heritage Statement shall be submitted with any subsequent planning application to identify the significance of on and off-site historic heritage assets that may be affected and to assess the impact</p>


Ref	Page	Policy/ Paragraph	Main Modification
			<p>of development upon them and their settings.</p> <p>3. The listed building, along with the unlisted ancillary buildings <u>that contribute to the setting and significance of the listed building</u>, shall be restored and enhanced for positive re-use, residential usage will be favourably considered.</p> <p>4. The courtyard to the north, formed by these buildings, shall be used as curtilage for any future development thereby protecting the setting of this grouping of significant buildings. Development proposals to the south shall also respect the setting of this group of buildings.</p> <p>5. There needs to be ecological assessment to inform development potential and to consider the extent of the development boundary, site is adjacent to Local Wildlife Site 079 (Thrybergh Tip). Site is currently developed and future development should ensure that no adverse impact results on water flow and quality to the LWS and should increase buffer. <u>The impact of any development on the adjoining LWS (Thrybergh Tip LWS079) to the west should be carefully considered. Water resources on the LWS should not be compromised. The undeveloped green strip shall be left as a buffer.</u></p> <p>6. Highways access: An access at the Foster petrol filling station site could accommodate a certain number of dwellings with little traffic impact due to the number of existing turning movements. However † This site is essential to enabling development of land to the south (housing allocation H26). <u>A and a Transportation Assessment will be required to determine any future access to adjoining land as well as considering the development of this smaller site. The Council will not support the development of this site without ensuring that access to H26 can be achieved.</u></p> <p>7. A culverted watercourse crosses this site. The risk of flooding from this watercourse should be assessed <u>as part of a Flood Risk Assessment.</u></p> <p>8. Area of High Landscape <u>character</u> Value impact: the roof colour will be key to reducing visual impact typically grey roof colours recede and red colours are more prominent.</p> <p>9. A detailed Design Code <u>Masterplan incorporating suitable design measures to and considering</u> the issues raised for this site and the adjacent site H26 to the south will be essential. <u>Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.</u></p>
MM44/36	186	5.46: allocation H28	<p>Change bullets to numbers and amend guideline 1:</p> <p>1. Uncertain archaeological objections to allocation, future <u>Development proposals will need to be supported with a Heritage Statement for Archaeology prepared in</u></p>


Ref	Page	Policy/ Paragraph	Main Modification
			<u>line with the requirements for site classification 2 highlighted blue in table x.</u>
MM44/37	187	5.47: allocation H29	<p>Delete first paragraph, change bullets to numbers, amend guidelines 1 to 3 and insert new guideline 4:</p> <ol style="list-style-type: none"> <li data-bbox="651 456 1445 808"><u>1.</u> There needs to be ecological assessment to inform development potential and consideration given to amending the site boundary if necessary. <u>A Phase 1 Habitat survey and protected species surveys shall be conducted. There is the potential for bat roosts in trees which shall also be investigated. There are significant hedgerows in the western part of the site and the semi-mature trees, shall be retained in any future development, unless agreed in writing with the Local Planning Authority.</u> <li data-bbox="651 815 1445 1003"><u>2.</u> Highways access: <u>A Transport Statement will be required which addresses concerns with providing</u> Significant accessibility problems re. any development requiring an adoptable access road unless land adjacent the former caretakers house at Boswell Street is available. <li data-bbox="651 1010 1445 1133"><u>3.</u> Future development <u>proposals</u> of this site for residential purposes will need to be sensitively designed to limit the impact on the surrounding Green Space. <li data-bbox="651 1140 1445 1328"><u>4.</u> <u>The provision of new Green Space and community facilities will be determined through an assessment of local needs as required to satisfy Policy SP xx New and Improvements to Existing Green Space and Policy SP xx Access to Community Facilities.</u>
MM44/38	188	5.48: allocation H30	<p>Change bullets to numbers, amend guidelines 1 and 2 and insert new guideline 3:</p> <ol style="list-style-type: none"> <li data-bbox="651 1460 1445 1554"><u>1.</u> <u>A Flood Risk Assessment will be required which includes consideration of</u> Assessment of overland flow routes required. <li data-bbox="651 1561 1445 1684"><u>2.</u> Future development <u>proposals</u> of this site for residential purposes will need to be sensitively designed to limit the impact on the surrounding Green Space. <li data-bbox="651 1691 1445 1879"><u>3.</u> <u>The provision of new Green Space and community facilities will be determined through an assessment of local needs as required to satisfy Policy SP xx New and Improvements to Existing Green Space and Policy SP xx Access to Community Facilities.</u>
MM44/39	189	5.49: allocation H31	<p>Delete first paragraph and bullet 2, change bullets to numbers and amend guideline 1:</p> <ol style="list-style-type: none"> <li data-bbox="651 2011 1445 2038"><u>1.</u> A watercourse is present on this site. <u>A Flood Risk</u>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>Assessment having regard to from this watercourse and overland flows <u>will be required</u> should be assessed.</p>
MM44/40	190	5.50: allocation H32	<p>Delete existing paragraph and bullet point, and insert new guideline 1:</p> <ol style="list-style-type: none"> <u>To support development proposals exploratory investigation and appropriate remediation is required in respect of the shallow abandoned mine workings and the potential risk of surface instability.</u>
MM44/41	191	5.51: allocation H33	<p>Delete bullet 4, change bullets to numbers and amend guidelines 1 to 6:</p> <ol style="list-style-type: none"> Uncertain archaeological objections to allocation, future development proposals will need to be supported with a Heritage Statement <u>for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.</u> There are significant ecological constraints, however the site is in the proximity <u>to</u> two Local Wildlife Sites (LWS 64 Gibbing Greave and Herringthorpe Wood <u>LWS064</u> to <u>the</u> west of Brecks Lane and LWS63 Listerdale Wood <u>LWS063</u> to <u>the</u> east of the site). <u>A Preliminary Ecological Appraisal survey was conducted in October 2015; this should be kept up to date and refreshed at the time of the submission of any future planning applications. Hedgerows and trees should be retained where possible. The northern hedgerow, in particular, should be retained in any future development proposals.</u> Highways access: <u>A Transport Assessment will be required to assess access issues and the need for</u> improvement to Brecks Lane <u>including a footpath</u> required. <u>and address</u> poor public transport accessibility. No <u>The Assessment should investigate the</u> potential <u>to</u> link into adjacent estate; <u>third party land will be required to achieve such a link.</u> A Landscape Assessment will be needed to assess and manage the impact of potential new development on the <u>landscape character of the</u> adjacent open countryside and on natural landscape features such as <u>trees and</u> hedgerows. No build zone to existing woodland. A recent ecological survey made only minor recommendations (such as retaining the northern hedgerow). Consideration will need to be given to creating <u>Development proposals shall provide</u> a strong structural landscape framework within which this development will sit will be essential. <u>Existing</u>


Ref	Page	Policy/ Paragraph	Main Modification
			<p><u>vegetation should be retained and enhanced.</u> Opportunities to fund the management, protection and enhancement of a Green Infrastructure Asset will require further exploration. <u>The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.</u></p> <p><u>6.</u> A detailed Design Code <u>Masterplan incorporating suitable design measures</u> will be essential. <u>Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.</u></p>
MM44/42	192 - 193	5.52: allocation H34	<p>Delete bullets 2 and 6, change bullets to numbers, insert new guidelines 4 and 9, and amend guidelines 1 to 3 and 5 to 8:</p> <ol style="list-style-type: none"> <u>1.</u> Uncertain archaeological objections to allocation, future development proposals will need to be supported with a Heritage Statement <u>for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.</u> <u>2.</u> Highways access: Potential difficulties re. <u>A Transport Assessment is essential to determine the most suitable accesses into the site and to creating a links road through the site and to housing site allocation H35 to the north-east where possible. Capacity issues at and Worrygoose Roundabout will require further investigation and a scheme prepared to mitigate the impact of increased development arising from delivery of this site capacity. A Transport Assessment is essential to investigate these issues in greater detail.</u> <u>3.</u> <u>A watercourse is present on the southern boundary, on-site flood risk from this watercourse and overland flows shall be assessed in preparing development proposals.</u> The areas downstream of this site are known to be at very high risk from surface water flooding. <u>A and a Flood Risk Assessment will be required for any development on this site, and additional restrictions may be imposed on discharge rates. A watercourse is present on the southern boundary. On-site flood risk from this watercourse and overland flows should be assessed.</u> <u>4.</u> <u>A Landscape Assessment will be needed to assess and manage the impact of potential new development on the landscape character of the area and on natural landscape features such as trees and hedgerows which should be retained and enhanced, unless agreed in writing with the Local Planning Authority.</u> <u>5.</u> Area of High <u>The impact of this proposal on local Landscape character shall be minimised.</u> Value

Ref	Page	Policy/ Paragraph	Main Modification
			<p>(AHLV) impact: <u>The</u> use of light coloured materials, <u>that</u> are more visually prominent, <u>and should shall</u> be restricted along <u>the</u> boundary with <u>the Green Belt; and the height of buildings restricted on higher ground to minimise visual impact</u> AHLV. <u>A n</u>o build zone <u>of 15 metres shall be promoted</u> along AHLV/ <u>the edge of the</u> Green Belt boundary. <u>No build zones are measured from building elevation to Green Belt boundary. Other forms of infrastructure such as roads, drainage, footways, Public Rights of Way, landscape buffers and appropriate boundary treatments are acceptable within this zone.</u> <u>and</u> <u>Consideration shall be given to the</u> re-routing of Public Rights of Way (PROW) along this edge. Small scale informal groupings of properties <u>overlooking</u> along the <u>Green Belt</u> AHLV edge should be considered <u>in preference to a single uniform building line</u>. Restriction to storey height on higher ground will minimise visual effects. Suggested mitigation / development principles are: limit storey heights on higher ground, materials, no build zone within 15m of the Green Belt / AHLV boundaries, retain and enhance existing hedgerows and trees.</p> <p><u>6.</u> Consideration will need to be given to <u>The</u> <u>creation of</u> a strong structural landscape framework within which this development will sit, <u>will be essential</u>. Opportunities to fund the management, protection and enhancement of a Green Infrastructure Asset and the creation of additional habitat and Green Space creation as part of any potential future development will require further exploration. <u>The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.</u></p> <p><u>7.</u> The preparation of a detailed Masterplan incorporating suitable design measures <u>and addressing the issues highlighted in these development guidelines</u>, will be essential. <u>Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.</u></p> <p><u>8.</u> To the south of the site is a candidate Regionally Important Geological site and consideration will need to be given to this, in any future proposals. <u>The site is within 250 metres of a geodiversity asset. Development would provide the opportunity to enhance the geological asset by increasing the extent of rock exposures and along any road cuttings. There may be the opportunity to acquire knowledge about the buried geodiversity features of the area in the course of desk studies, boreholes or excavations, including those for services and foundations before and during the construction phase and</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p><u>by site visits for recording and assessment of relevant features by appropriate experts. These investigations can be timed to have little or no effect on the progress of the development.</u></p> <p>9. <u>A Phase 1 Habitat survey will be required and protected species (bats & badgers) will need to be surveyed. Trees and the boundary hedgerows should be retained, unless agreed in writing with the Local Planning Authority. Wildlife friendly lighting should be considered early on in any proposals. A Preliminary Ecological Appraisal survey was conducted to support preparation of the Local Plan; this should be kept up to date and refreshed at the time of the submission of any future planning applications.</u></p>
MM44/43	194 - 195	5.53: allocation H35	<p>Amend site area, capacity and LDF references. Delete map and insert new map showing revised site boundary. Delete bullet 6, change bullets to numbers, insert new guidelines 5 and 8, and amend guidelines 1 to 4, 6, 7 and 9:</p> <p>Site Area: 8.86ha 10.09ha Capacity: 248 217 dwellings Site LDF Reference: LDF0237 / LDF0838</p> 

Ref	Page	Policy/ Paragraph	Main Modification
			 <ol style="list-style-type: none"> <li data-bbox="651 920 1380 1108">1. Potential archaeological objections to allocation, future development proposals will need to be supported with a Heritage Statement <u>for Archaeology prepared in line with the requirements for site classification 1 highlighted yellow in table x.</u> <li data-bbox="651 1115 1455 1592">2. There are significant objections based on ecological constraints specifically relating to noted protected species on site. <u>A Phase 1 Habitat survey will be required and protected species (bats and badgers) will need to be surveyed. Trees should be retained, unless agreed in writing with the Local Planning Authority including the tree-belt / hedgerows on the eastern and north-eastern boundary. Wildlife friendly lighting should be considered early on in any proposals. A Preliminary Ecological Appraisal survey was conducted to support preparation of the Local Plan; this should be kept up to date and refreshed at the time of the submission of any future planning applications.</u> <li data-bbox="651 1599 1455 2045">3. Highways access: Potential difficulties re. <u>A Transport Assessment is essential to determine the most suitable accesses into the site and to creating a link road through the site and to housing site allocation H34 to the south-west where possible. The creation of a new junction with the A631 Bawtry Road will also require further detailed investigation. Capacity issues at and Worrygoose Roundabout will require further investigation and a scheme prepared to mitigate the impact of increased development arising from delivery of this site capacity. A Transport Assessment is essential to investigate these issues in greater detail creating a link road</u>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>through site unless amalgamated with site H34. There are concerns regarding the capacity of Worrygoose Roundabout and the creation of a new junction with A631 Bawtry Road. A Transport Assessment is essential to investigate these issues in greater detail.</p> <p>4. <u>A watercourse is present on the north east boundary, on-site flood risk from this watercourse and overland flows shall be assessed in preparing development proposals.</u> The areas downstream of this site are known to be at very high risk from surface water flooding. A Flood Risk Assessment will be required for any development on this site; and additional restrictions may be imposed on discharge rates. A watercourse is present on the north east boundary. On-site flood risk from this watercourse and overland flows should be assessed.</p> <p>5. <u>A Landscape Assessment will be needed to assess and manage the impact of potential new development on the landscape character of the area and on natural landscape features such as trees and hedgerows which should be retained and enhanced.</u></p> <p>6. <u>Area of High Landscape character shall be minimised. The use of light coloured materials, that are more visually prominent, and shall be restricted along the boundary with the Green Belt; and the height of buildings restricted on higher ground to minimise visual impact.</u> A No build zone of 15 metres shall be promoted along the edge of the Green Belt boundary. No build zones are measured from building elevation to Green Belt boundary. Other forms of infrastructure such as roads, drainage, footways, Public Rights of Way, landscape buffers and appropriate boundary treatments are acceptable within this zone. Consideration shall be given to the re-routing of Public Rights of Way (PROW) along this edge. Small scale informal groupings of properties overlooking along the Green Belt edge should be considered in preference to a single uniform building line. Restriction to storey height on higher ground will minimise visual effects. Suggested mitigation / development principles are: limit storey heights on higher ground, materials, no build zone within 15m of the Green Belt / AHLV boundaries, retain and enhance existing hedgerows and trees.</p> <p>7. <u>Consideration will need to be given to creating a strong structural landscape framework within which this development will sit. Opportunities to fund the management, protection and enhancement of a Green Infrastructure Asset and the creation of additional habitat and Green Space creation as part</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>of any potential future development will require further exploration. <u>The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.</u></p> <p><u>8. Residential development of land north of the existing tree line and east of number 5 Sheep Cote Road (LDF0838) shall only take place in conjunction with the delivery of a new road access from Bawtry Road to serve the wider allocation; the development of dwellings in this location in the absence of the access road will not be permitted.</u></p> <p><u>9. The preparation of a detailed Masterplan incorporating suitable design measures and addressing the issues highlighted in these development guidelines, will be essential. Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.</u></p>
MM44/44	195	New entry	<p>Insert after Chapter 5.1 - paragraph 5.53:</p> <p><u>Allocation Reference: Hx</u> <u>Site Name: SWINDEN TECHNOLOGY CENTRE, MOORGATE</u> <u>Allocation: Housing Site Area: 6.7 ha</u> <u>Capacity: 219 dwellings</u> <u>Site LDF Reference: LDF0835</u></p>  <p><u>Site Development Guidelines</u></p> <p><u>1. Uncertain archaeological objections to allocation. A Heritage Impact Assessment and Heritage Statement shall be submitted with any subsequent planning application to identify the significance of on and off-site assets that may be affected and to assess the impact of development upon them and their settings.</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p><u>2. It is essential that development takes account of the existing character and quality of the area including the Listed Building. There will be a need for sensitive layout, design, scale, height, materials and landscaping to ensure it contributes positively to the location and does not have an adverse impact on heritage assets.</u></p> <p><u>3. Key historic and other features which contribute to the site's existing character shall be retained: principally the Listed Swinden House, and the lodge building and historic gate posts and walls off Beaconsfield Road (which are curtilage structures to the Listed Building), Sitwell House and the tree lined boulevard.</u></p> <p><u>4. Opportunities should be taken to enhance or better reveal the elements which contribute to their significance. Consideration should also be given to the reuse and adaptation of the 1950s office blocks to the west of Swinden House. The Heritage Assessment submitted with a Planning Application should include consideration of the significance of these office buildings and their contribution to the significance of Swinden House.</u></p> <p><u>5. A Phase 1 Habitat survey and protected species survey (including bats) should be conducted. This site contains mature trees which should be retained.</u></p> <p><u>6. Consideration will need to be given to creating a strong structural landscape framework within which this development will sit. The site contains many trees. Those trees of amenity and historic value shall be retained unless it can be shown that their future prospects are limited. The open spaces to the east south-east and west of Swinden House and to the west of Sitwell House shall be retained. The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.</u></p> <p><u>7. A significant gap in play provision is identified in this locality. A new children's play area should be provided on site and proposals for its long term management and maintenance will need to be explored and funded.</u></p> <p><u>8. A Flood Risk Assessment will be required. Environment Agency flood maps indicate some flood risk from surface overland flow.</u></p> <p><u>9. It will be important that the site integrates with the surrounding neighbourhood, including cycle and pedestrian links. In particular a footpath link to Green Lane and Sitwell Drive should be considered.</u></p> <p><u>10. There is potential for contamination to exist on site. Therefore a Phase 1 site assessment</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p><u>11. report will be required with any application. The preparation of a detailed Masterplan incorporating suitable design measures will be essential. Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.</u></p>
MM44/45	196	5.54: allocation MU20	<p>Change bullets to numbers, amend guidelines 1, 2, 3 and 5, and insert new guideline 6:</p> <ol style="list-style-type: none"> <u>1.</u> This site is allocated for mixed use, with at least 50% of the site being to be developed for employment uses in line with <u>Policy SPxx</u> Mixed Use Area 20: Land between Aldwarke Lane and Parkgate Shopping Park. <u>2.</u> There needs to be ecological assessment to inform development potential. <u>A Phase 1 Habitat survey will be required. Hedgerows and trees should be retained, unless agreed in writing with the Local Planning Authority. A Local Wildlife Site (Aldwarke Sewage Farm LWS066) lies 65 metres to the east and any potential impacts on this should be considered.</u> <u>3.</u> Highways access: Major accessibility issues. To enable development it is considered that a new link road from Aldwarke Lane into Stadium Way would provide the most viable option with significant network benefit to address localised traffic congestion access across the rail lines to Great Eastern Way (via Beale Way) and across the southern rail line to Aldwarke Lane in the east will be required. SYPTE are currently investigating the potential funding options for a new access road on part of this site which would address site accessibility issues. <u>5.</u> This site lies within the Rotherham Regeneration area as defined in Core Strategy Map 12 to which the Rotherham Flood Risk Toolkit applies (as set out in Core Strategy Policy CS 25 'Dealing with Flood Risk.' The site is within flood Zone 3 and <u>a Flood Risk Assessment will be required.</u> It is most likely that a comprehensive scheme to mitigate flooding will be required and compensatory flood storage provided. <u>6.</u> <u>The preparation of a detailed Masterplan is required by Policy SPxx Mixed Use Area 20: Land between Aldwarke Lane and Parkgate Shopping Park. This should incorporate suitable design measures. Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.</u>
MM44/46	197	5.55: allocation R1	<p>Change bullets to numbers and amend guideline 1:</p> <ol style="list-style-type: none"> <u>1.</u> The markets complex provides a mix of indoor and outdoor market stalls plus a number of individual retail units. The markets are an important asset in

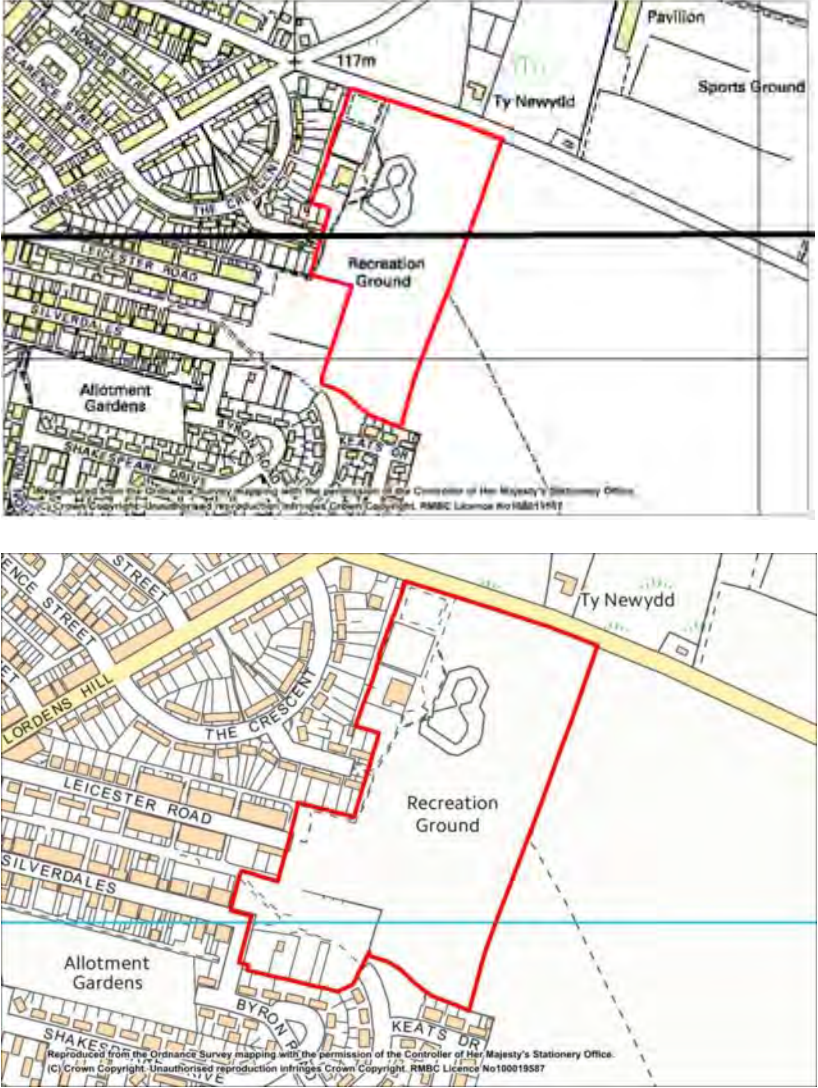
Ref	Page	Policy/ Paragraph	Main Modification
			Rotherham town centre however the outdoor market is under-utilised and there is potential for these stalls to be relocated should a redevelopment opportunity come forward. The Council is currently investigating a number of potential options to enhance the vitality of the markets complex. This could include redevelopment of the outdoor market area to include new retail units.
MM44/47	198	5.56: allocation R2	Change bullets to numbers and amend guidelines 1 and 2: <ol style="list-style-type: none"> <li data-bbox="651 622 1437 813">1. Uncertain archaeological objections to allocation, future development proposals will need to be supported with a Heritage Statement <u>for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.</u> <li data-bbox="651 813 1437 1037">2. Highways access: No insurmountable accessibility problems envisaged. The site is currently a strategically important car park for the town centre, and any future redevelopment would require the Council to consider the implications for parking provision and the need for replacement town centre car parking.
MM44/48	199 - 200	5.57: allocation R3	Delete bullet 1, change bullets to numbers, insert new guideline 2 and amend guideline 3: <ol style="list-style-type: none"> <li data-bbox="651 1171 1458 1395">2. <u>Although not assessed in the Council's Archaeology Scoping Studies South Yorkshire Archaeology Service advise that development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.</u> <li data-bbox="651 1395 1458 1720">3. A Heritage Statement* shall be submitted with any subsequent planning application to identify the significance and to assess the impact of development upon nearby listed buildings, in particular Rotherham Minster, the Chapel of Our Lady, and Rotherham Bridge and their wider settings. All three of these buildings/structures are Grade I listed and, therefore, of national significance. In addition, the Chapel of Our Lady and Rotherham Bridge are <u>both</u> Scheduled Ancient Monuments.
MM44/49	201	5.58: allocation R6	Change bullets to numbers and amend guidelines 1 and 2: <ol style="list-style-type: none"> <li data-bbox="651 1821 1449 2038">1. This site is allocated as a local centre in order to provide for the needs of the local community, taking account of the residential development that has taken place on the adjacent site. <u>Proposals should comply with planning policy relevant to local centres, in particular Policy SP xx Development Within Town, District and Local Centres and</u>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>2. <u>Policy SP xx Hot Food Takeaways.</u> Uncertain archaeological objections to allocation, future eDevelopment proposals will need to be supported with a Heritage Statement for <u>Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.</u></p>
MM44/50	202 - 203	5.59: allocation E13	<p>Change bullets to numbers, insert new guideline 3 and amend guidelines 1, 2, 4 and 6:</p> <p>1. This site together with the adjacent Green Space, including the fishing pond, are identified as a Local Wildlife Site <u>Dinnington Marsh</u> (LWS026). Further work has been undertaken to understand the extent of biodiversity interest on site and the Council considers that the land use designations are appropriate. However any eDevelopment proposals will need to be accompanied by an ecological assessment <u>Phase 1 Habitat and protected species surveys</u> and ensure the protection of, or mitigation of any impacts on, the biodiversity interest (including a <u>15 metre</u> buffer to the adjacent fishing pond). <u>There is the potential for bat roosts in trees to be present.</u></p> <p>2. Uncertain archaeological objections to allocation and future eDevelopment proposals will need to be supported with a Heritage Statement for <u>Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.</u></p> <p>3. <u>The site is within 250 metres of a geodiversity asset. There may be the opportunity to acquire knowledge about the buried geodiversity features of the area in the course of desk studies, boreholes or excavations, including those for services and foundations before and during the construction phase and by site visits for recording and assessment of relevant features by appropriate experts. These investigations can be timed to have little or no effect on the progress of the development.</u></p> <p>4. Highways access: No insurmountable accessibility problems envisaged; however eConsideration will need to be given to securing an acceptable access to the northern part of the site given the existing industrial estate layout and proximity of the pond.</p> <p>6. There is an aspiration <u>by the Council</u> to undertake flood alleviation works in this area and therefore there may potentially be overlap between this site and any flood alleviation works; however no flood alleviation scheme is in place as yet.</p>
MM44/51	204	5.60: allocation	Delete bullet 1, change bullets to numbers and amend guidelines 1 and 2:


Ref	Page	Policy/ Paragraph	Main Modification
		E14	<ol style="list-style-type: none"> <u>1.</u> Uncertain archaeological objections to allocation and future development proposals will need to be supported with a Heritage Statement <u>for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.</u> <u>2.</u> There needs to be ecological assessment to inform development potential. <u>This site abuts a Local Wildlife Site (LWS016, Dinnington Colliery Tip). A 15 metre buffer should protect the LWS and water quality in Cramfit Brook should not be compromised by the development.</u>
MM44/52	205	5.61: allocation E15	<p>Delete bullet 1, change bullets to numbers and amend guidelines 1 and 2:</p> <ol style="list-style-type: none"> <u>1.</u> There are no ecological constraints; however tThe plots are close to <u>a Local Wildlife Site (LWS018, Dinnington Public Open Space)</u>. Whilst development would have little direct impact on the LWS there will be a need to maintain / increase buffers. <u>2.</u> Existing boundary vegetation should be retained and enhanced, <u>unless agreed in writing with the Local Planning Authority.</u>
MM44/53	206 - 207	5.62: allocation E16	Delete entry
MM44/54	208	5.63: allocation H75	<p>Delete first paragraph, change bullets to numbers, amend guidelines 1 and 3 and insert new guideline 4:</p> <ol style="list-style-type: none"> <u>1.</u> There are no ecological constraints or recommendations on site, as tThe site is <u>outside close to a</u> Local Wildlife Site (LWS25 Little Moor) to the north, and immediately adjacent to Throapham Common to the west, however tThe site <u>does</u> has some semi-natural characteristics to its northern and western boundaries, and that these <u>these</u> will require consideration <u>in any future</u> should a further planning application be submitted. <u>3.</u> Area of High Landscape <u>character</u> Value (AHLV) impact: key mitigation will be <u>require</u> strong roadside planting, particularly along boundaries which face <u>Green Belt</u> AHLV. Potential key mitigation is a <u>A</u> no-build buffer along the northern and western boundaries, which would help to <u>will</u> screen and separate the development from industrial uses to the west and provide habit links from Throapham Common to Little Moor adjacent to St. Johns Road junction. <u>Infrastructure such as roads, drainage, footways, Public Rights of Way, landscape buffers and appropriate boundary treatments are acceptable within this</u>

Ref	Page	Policy/ Paragraph	Main Modification
			<p><u>4. zone.</u> <u>The preparation of a detailed Masterplan incorporating suitable design measures will be essential. Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.</u></p>
MM44/55	209 - 210	5.64: allocation H76	<p>Change bullets to numbers and amend guidelines 1 to 8:</p> <ol style="list-style-type: none"> <u>1.</u> Uncertain archaeological objections to allocation and future development proposals will need to be supported with a Heritage Statement <u>for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.</u> <u>2.</u> There needs to be ecological assessment to inform development potential or consideration of boundary amendment: <u>A 15 metre buffer to Throapham orchard should be incorporated within the design. Appropriate surveys and mitigation will be required to ensure that the protected species within Throapham orchard, are not negatively impacted by the development. The northern hedgerow to the site should be retained, unless agreed in writing with the Local Planning Authority.</u> <u>3.</u> Highways access: No insuperable accessibility problems envisaged. LA Link road between Oldcotes Road and Leys Lane including improvements to both would <u>will</u> be required. Lordens Hill crossroads would need assessing. A Transport Assessment will be required. <u>4.</u> Area of High Landscape character Value (AHLV) impact: key mitigation measures are <u>include</u> strengthening the roadside vegetation along Oldcotes Lane, with hedgerow and trees. <u>Development should</u> avoid long runs of housing of same types - mixed groupings will be a more sympathetic built form. <u>5.</u> A Landscape Assessment will be needed to assess and manage the impact of potential new development on <u>landscape character</u> the Area of High Landscape Value and on natural landscape features such as trees and hedgerows. <u>6.</u> Consideration will need to be given to creating <u>Development proposals shall provide</u> a strong structural landscape framework within which this development will sit. Opportunities to fund the management, protection and enhancement of a Green Infrastructure Asset and the creation of additional habitat and Green Space as part of any potential future development will require further exploration. <u>The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.</u>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>7. The preparation of a detailed Masterplan incorporating suitable design measures will be essential. <u>Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.</u></p> <p>8. Consideration will need to be given to a suitable Soils Strategy as <u>with</u> part of the site (approximately one third) being grade 2 agricultural land.</p>
MM44/56	211	5.65: allocation H78	<p>Change bullets to numbers and amend guideline 1:</p> <p>1. Ecological Assessment required to inform development potential of this site or consideration of boundary amendment. This site is adjacent to Local Wildlife Site (LWS018 Dinnington Public Open Space <u>LWS018</u>) but is separated by Athorpe Road. The site has immature woodland on it but <u>the reasonably mature trees adjoining the current development to the south should be retained where possible.</u> and w<u>Whilst</u> development would have little direct impact on the LWS, its habitat is semi-natural and future development should be informed by ecological <u>Phase 1 Habitat and protected species surveys</u> work to provide any necessary protection / mitigation. Retain b<u>Boundary vegetation should be retained, unless agreed in writing with the Local Planning Authority</u> 7 proposals will need to mitigate for any loss of habitat.</p>
MM44/57	212	5.66: allocation H79	<p>Change bullets to numbers and amend guidelines 1 and 4:</p> <p>1. Uncertain archaeological objections to allocation and future e<u>Development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.</u></p> <p>4. Retain and enhance e<u>Existing vegetation should be retained and enhanced, unless agreed in writing with the Local Planning Authority.</u></p>
MM44/58	213 - 214	5.67: allocation H80	<p>Amend site name, site area, capacity and LDF reference. Delete map and insert new map showing the full extent of allocation H80. Delete first paragraph and bullets 3 and 4, change bullets to numbers, insert new guidelines 1 and 2, and amend guidelines 3 to 7:</p> <p>Site Name: LAND OFF LODGE LANE / <u>Silverdales</u> (GISWO) Site Area: 4.74 <u>6.35</u>ha Capacity: 46 <u>131</u> dwellings LDF Reference: LDF0221 <u>+ LDF0222</u></p>

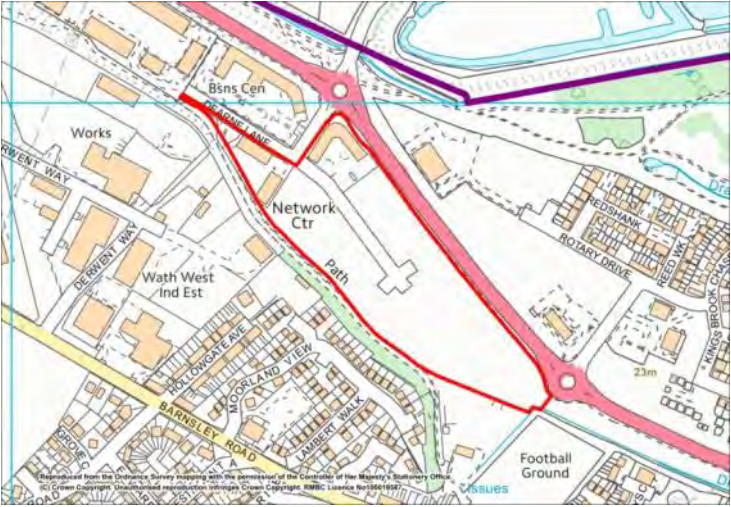
Ref	Page	Policy/ Paragraph	Main Modification
			 <p data-bbox="651 1384 1453 2056"> <ol style="list-style-type: none"> 1. <u>Part of the site has been formerly used for recreational purposes, but is currently vacant. Development proposals involving the loss of open space will need to satisfy Policy SPxx Protecting Green Space.</u> 2. <u>The provision of new Green Space and community facilities will be determined through an assessment of local needs as required to satisfy Policy SP xx New and Improvements to Existing Green Space and Policy SP xx Access to Community Facilities.</u> 3. Uncertain archaeological objections to allocation and future development proposals will need to be supported with a Heritage Statement <u>for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.</u> 4. Highways access: <u>Additional land is required to enable suitable highways access.</u> Consideration should be given to extending High Nook Road and connecting to Silverdales, <u>and Leicester Road</u> </p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>could be extended to serve part of the site. This site, together with the land to the south-west, that forms part of this housing allocation, will enable an appropriate access to be created.</p> <p>5. A Landscape Assessment will be needed to assess and manage the impact of potential new development on landscape character the Area of High Landscape Value and on natural landscape features such as trees and hedgerows. <u>Existing boundary vegetation including notable mature trees shall be retained, unless agreed in writing with the Local Planning Authority. This will offer screening and setting for the development.</u></p> <p>6. Consideration will need to be given to creating <u>Development proposals shall provide</u> a strong structural landscape framework within which this development will sit. Opportunities to fund the management, protection and enhancement of a Green Infrastructure Asset and the creation of additional habitat and Green Space as part of any potential future development will require further exploration. <u>The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.</u></p> <p>7. The preparation of a detailed Masterplan <u>to enable comprehensive development of the allocation and</u> incorporating suitable design measures will be essential. <u>Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.</u></p>
MM44/59	215	5.68: allocation H80	Delete entry
MM44/60	216 - 217	5.69: allocation H81	<p>Amend site area. Delete map and insert new map showing the revised site boundary for allocation H81. Delete first paragraph and bullet 3, change bullets to numbers and amend guidelines 1, 2, and 4 to 7:</p> <p>Site Area: 8.697.43ha</p>

Ref	Page	Policy/ Paragraph	Main Modification
			 <ol style="list-style-type: none"> <li data-bbox="651 1361 1444 1556">1. Uncertain archaeological objections to allocation and future development proposals will need to be supported with a Heritage Statement <u>for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.</u> <li data-bbox="651 1563 1444 1758">2. There needs to be ecological assessment to inform development potential or consideration of boundary amendment. <u>A Phase 1 Habitat survey should be conducted. Retain perimeter hedgerows. The more mature trees in the southeast should be checked for roosting bats.</u> <li data-bbox="651 1765 1444 1848">4. Area of High Landscape character Value (AHLV) impact: the retention of existing boundary vegetation will offer screening and setting for the development. <li data-bbox="651 1854 1444 2004">5. A Landscape Assessment will be needed to assess and manage the impact of potential new development on landscape character the Area of High Landscape Value and on natural landscape features such as trees and hedgerows. <li data-bbox="651 2011 1444 2063">6. Consideration will need to be given to creating <u>Development proposals shall provide</u> a strong

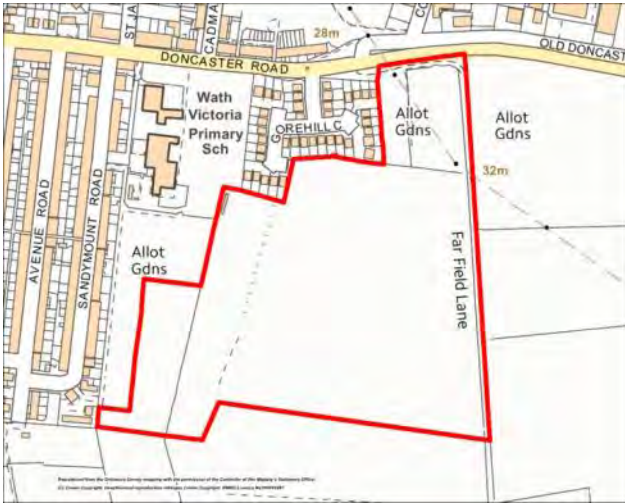
Ref	Page	Policy/ Paragraph	Main Modification
			<p>structural landscape framework within which this development will sit. Opportunities to fund the management, protection and enhancement of a Green Infrastructure Asset and the creation of additional habitat and Green Space as part of any potential future development will require further exploration. <u>The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.</u></p> <p>7. The preparation of a detailed Masterplan incorporating suitable design measures will be essential. <u>Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.</u></p>
MM44/61	218 - 219	5.70: allocation H82	<p>Change bullets to numbers, insert new guidelines 5 and 8, and amend guidelines 1 to 3, 6, 7 and 9:</p> <p>1. Uncertain archaeological objections to allocation and future development proposals will need to be supported with a Heritage Statement <u>for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.</u></p> <p>2. A Heritage Statement shall be submitted with any subsequent planning application to identify the significance of on and off-site <u>historic heritage</u> assets that may be affected, and to assess the impact of development upon them and their settings, <u>and identify appropriate mitigation.</u></p> <p>3. This is <u>As</u> a highly visible site, partially within the North Anston Conservation Area, there are <u>with</u> a number of trees that are covered by a tree preservation order. <u>A tree survey will be required. It is also in close</u> and its proximity to listed buildings. <u>As such</u> it is essential that development reflects existing character and quality of the surrounding area. There will be a need for sensitive layout, design, scale, height, materials and landscaping to ensure it contributes positively to the location and does not have an adverse impact on heritage assets.</p> <p>5. <u>A bat survey will be required given the presence of mature trees on site and the adjacent disused quarry.</u></p> <p>6. Highways access: there are serious concerns regarding access, this site is not ideal in terms of <u>A Transportation Assessment or Statement will be required to identify suitable access to the adjacent highway network and promote</u> accessibility by non car modes.</p> <p>7. Consideration will need to be given to creating <u>Development proposals shall provide</u> a strong structural landscape framework within which this development will sit. Opportunities to fund the</p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>management, protection and enhancement of a Green Infrastructure Asset and the creation of additional habitat and Green Space as part of any potential future development will require further exploration. <u>The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.</u></p> <p>8. <u>The site is within 250 metres of a geodiversity asset. There may be the opportunity to acquire knowledge about the buried geodiversity features of the area in the course of desk studies, boreholes or excavations, including those for services and foundations before and during the construction phase and by site visits for recording and assessment of relevant features by appropriate experts. These investigations can be timed to have little or no effect on the progress of the development.</u></p> <p>9. The preparation of a detailed Masterplan incorporating suitable design measures will be essential. <u>Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.</u></p>
MM44/62	220 - 221	5.71: allocation H83	<p>Delete first paragraph, change bullets to numbers, insert new guideline 3 and 6, and amend guidelines 1, 2 and 4:</p> <p>1. <u>There needs to be ecological assessment to inform development potential or consideration of boundary amendment. A Local Wildlife Site (Anston Stones Wood LWS010) is less than 40 metres from the site boundary whilst Anston Stones Wood SSSI is further downstream. There should be no impacts on either the LWS or SSSI at Anston Stones Wood, or on Anston Brook which connects these interests with the allocation site.</u></p> <p>2. <u>The site is also adjacent to Anston Stones Wood Local Wildlife Site and Site of Special Scientific Interest and The construction of any roads, tracks, walls, fences, hardstanding, ditches or other earthworks, or laying of pipelines and cables above or below ground within the SSSI (Anston Stones Wood) site boundary must be undertaken in consultation with Natural England. Recreational disturbance can be an issue for the site - appropriate provision of on / off site open space must be sufficient to offset potential disturbance issues and ensure that development does not facilitate access by recreational vehicles. Natural England should be consulted on <u>any</u> planning application.</u></p> <p>3. <u>The site is within 250 metres of a geodiversity asset. There may be the opportunity to acquire knowledge about the buried geodiversity features of the area in the course of desk</u></p>


Ref	Page	Policy/ Paragraph	Main Modification
			<p><u>studies, boreholes or excavations, including those for services and foundations before and during the construction phase and by site visits for recording and assessment of relevant features by appropriate experts. These investigations can be timed to have little or no effect on the progress of the development.</u></p> <p>4. Highways access: No insuperable accessibility problems envisaged. Avoid a Additional highways accesses to the A57 should be avoided.</p> <p>6. <u>Development proposals should ensure that contamination associated with redevelopment of the petrol filling station is investigated and mitigation measures introduced as appropriate.</u></p>
MM44/63	222	5.72: allocation E17	<p>Change bullets to numbers and amend guideline 2:</p> <p>2. Existing vegetation along the site boundary should be retained. In particular this will contribute towards ensuring an appropriate amenity buffer to existing properties immediately to the east of the site and protect the botanically rich Manvers Way verge.</p>
MM44/64	223	5.73: allocation E18	<p>Delete bullets 1 and 3, change bullets to numbers and amend guideline 1:</p> <p>1. Existing structural vegetation to A6023 Manvers Way should be retained, and enhancements made to vegetation on other boundaries</p>
MM44/65	223	New entry	<p>Insert new entry after paragraph 5.73:</p> <p><u>Allocation Reference: E19</u> <u>Site Name: MANVERS WAY / DEARNE LANE, BRAMPTON</u> <u>Allocation: Business & Industry</u> <u>Site area: 3.74ha</u> <u>Capacity: 3.74ha</u> <u>Site LDF Reference: LDF0348</u></p> 

Ref	Page	Policy/ Paragraph	Main Modification
			<p><u>Site Development Guidelines</u></p> <ol style="list-style-type: none"> <u>1. Existing structural vegetation to A6023 Manvers Way should be retained, and enhancements made to vegetation to other boundaries</u> <u>2. There is a public right of way along the south-west boundary of the development site and appropriate landscaping and links from within this allocation should be provided to the footpath. The orientation of new buildings will need careful consideration to ensure that the footpath is integrated within the development and natural surveillance enhanced.</u>
MM44/66	224	5.74: allocation E20	<p>Change bullets to numbers, amend guidelines 1 and 2, and insert new guideline 3:</p> <ol style="list-style-type: none"> <u>1. There are no major constraints to development although potential negative effects on the adjacent RSPB reserve and any subsequent mitigation need to be considered at design stage.</u> <u>2. There needs to be ecological assessment to inform development potential. A Phase 1 Habitat survey should be conducted. A bird survey will also be required given the proximity of the adjacent RSPB (Old Moor) reserve. There should be no negative impacts on the latter or on the botanically rich Manvers Way verge arising from new development.</u> <u>3. The site lies within flood zone 2 and a Flood Risk Assessment will be required</u>
MM44/67	225	5.75: allocation E21	<p>Delete bullet 1, change bullets to numbers and amend guidelines 1 and 2:</p> <ol style="list-style-type: none"> <u>1. Uncertain archaeological objections to allocation and future development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.</u> <u>2. Existing vegetation should be retained and enhanced, unless agreed in writing with the Local Planning Authority.</u>
MM44/68	226 - 227	5.76: allocation H40	<p>Amend capacity. Delete first paragraph. Change bullets to numbers and amend guidelines 1 to 8:</p> <p>Capacity: 233 <u>122</u> dwellings</p> <p>The site has overhead power lines running north/south through the site and is steep in part. The site has extant planning permission for residential development and access into the site has been created.</p> <ol style="list-style-type: none"> <u>1. Uncertain archaeological objections to allocation and</u>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>future dDevelopment proposals will need to be supported with a Heritage Statement <u>for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.</u></p> <p><u>2.</u> There are significant objections based on ecological constraints. <u>A Phase 1 Habitat survey should be conducted. Mature trees should be retained, unless agreed in writing with the Local Planning Authority.</u></p> <p><u>3.</u> Highways access: residential development already agreed, but not yet implemented.</p> <p><u>4.</u> <u>A Flood Risk Assessment will be required.</u> A watercourse is present on this site. Flood risk from this watercourse and overland flows should be assessed and drainage attenuation measures will be required.</p> <p><u>5.</u> Area of High Landscape <u>character</u> Value (AHLV) impact: <u>use of</u> materials use to follow the that <u>should be in keeping with those</u> used in the locality. Retention and enhancement of b<u>Boundary/</u> <u>and</u> roadside vegetation <u>should be retained and enhanced, unless agreed in writing with the Local Planning Authority.</u></p> <p><u>6.</u> A Landscape Assessment will be needed to assess and manage the impact of potential new development on <u>landscape character</u> the Area of High Landscape Value and on natural landscape features such as trees and hedgerows.</p> <p><u>7.</u> Consideration will need to be given to creating <u>Development proposals shall provide</u> a strong structural landscape framework within which this development will sit. Opportunities to fund the management, protection and enhancement of a Green Infrastructure Asset and the creation of additional habitat and Green Space as part of any potential future development will require further exploration. <u>The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.</u></p> <p><u>8.</u> The preparation of a detailed Masterplan incorporating suitable design measures will be essential. <u>Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.</u></p>
MM44/69	228	5.77: allocation H43	<p>Delete bullet 2, change bullets to numbers, insert new guidelines 2 and 3, and amend guidelines 1 and 4:</p> <p><u>1.</u> Potential archaeological objections to allocation and future dDevelopment proposals will need to be supported with a Heritage Statement <u>for Archaeology prepared in line with the requirements for site classification 1 highlighted yellow in table x.</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>2. <u>A Heritage Statement shall be submitted with any planning application to identify the significance of on and off-site historic heritage assets that may be affected, to assess the impact of development upon them and their settings, and identify appropriate mitigation.</u></p> <p>3. <u>Development proposals should retain and reuse the Listed Buildings at Highfield Farm. Proposals should ensure that the elements which contribute to the significance of these structures and the other heritage assets in its vicinity are appropriately conserved.</u></p> <p>4. <u>RetainThe existing stone wall to the roadside boundary shall be retained.</u></p>
MM44/70	229	5.78: allocation H44	<p>Change bullets to numbers and amend guidelines 1 and 3:</p> <p>1. <u>Highways access: A Transport Statement shall be required which includes investigation of off site road access improvements, including widening of Orchard Place and linking to Barnsley Road, speed humps and reduced speed limit on Orchard Place</u> required but public transport accessibility good.</p> <p>3. <u>RetainExisting vegetation should be retained, unless agreed in writing with the Local Planning Authority.</u></p>
MM44/71	229	New entry	<p>Insert new entry after paragraph 5.78:</p> <p><u>Allocation Reference: Hx</u> <u>Site Name: Land off Far Field Lane, Wath upon Dearne</u> <u>Allocation: Residential</u> <u>Site Area: 9.94ha</u> <u>Capacity: 242 dwellings</u> <u>Site LDF Reference: LDF0849</u></p>  <p><u>Site Development Guidelines</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<ol style="list-style-type: none"> 1. <u>Future development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.</u> 2. <u>A Transportation Assessment will be required. This should include careful consideration of accessibility and opportunities for linking it to the wider community through pedestrian and cycle linkages and the public rights of way network to the north.</u> 3. <u>Any development should ensure that vehicular access to Safeguarded Land site SL5 to the south is not precluded.</u> 4. <u>A Phase 1 habitat survey should be conducted and the presence of protected species (specifically foraging bats and badgers) should be checked. Mature trees and perimeter hedgerows should be retained and incorporated into any development, unless agreed in writing with the Local Planning Authority.</u> 5. <u>A Flood Risk Assessment will be required. Consideration should be given to the location of a flood alleviation scheme in this locality as there is a possible overland flood route through this site and known flooding problems within the wider area.</u> 6. <u>Development proposals shall investigate the status of existing allotment land south of Doncaster Road and consider the need for allotment provision or enhancement in the wider locality (within a reasonable walking distance).</u> 7. <u>The design and layout of proposals shall pay careful regard to the residential amenities of those living on Gorehill Close, incorporating appropriate mitigation measures where necessary.</u> 8. <u>Development proposals shall provide a strong structural landscape framework within which this development will sit. The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.</u> 9. <u>Where possible, development proposals shall have regard to the potential Dearne and Dove Canal restoration route in this area.</u> 10. <u>The preparation of a detailed Masterplan incorporating suitable design measures will be essential. Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.</u>
MM44/72	229	New entry	<p>Insert new entry after paragraph 5.78:</p> <p>Allocation Reference: Hx</p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p><u>Site Name: Land between Pontefract Road and Barnsley Road, West Melton</u> <u>Allocation: Residential</u> <u>Site Area: 11.73ha</u> <u>Capacity: 328 dwellings</u> <u>Site LDF Reference: LDF0263</u></p>  <p>Site Development Guidelines</p> <ol style="list-style-type: none"> <u>1. Future development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 1 highlighted yellow in table x.</u> <u>2. A Transportation Assessment will be required. This should include careful consideration of accessibility for the site and include vehicular access from Barnsley Road and Pontefract Road.</u> <u>3. The design of proposals shall include pedestrian and cycle routes to ensure access for local communities through and to the site from the wider area.</u> <u>4. A Phase 1 habitat survey should be conducted.</u> <u>5. A Flood Risk Assessment will be required.</u> <u>6. Development proposals shall provide a strong structural landscape framework within which this development will sit. The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.</u> <u>7. Pylons cross this site and their location will enable the creation of a Green Infrastructure Corridor to be incorporated in any future development proposals.</u> <u>8. The preparation of a detailed Masterplan incorporating suitable design measures will be essential. Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.</u>

Ref	Page	Policy/ Paragraph	Main Modification
MM44/73	230	5.79: allocation H58	<p>Change bullets to numbers and amend guidelines 1 to 4:</p> <ol style="list-style-type: none"> 1. Uncertain archaeological objections to allocation and future development proposals will need to be supported with a Heritage Statement <u>for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.</u> 2. There are no ecological constraints or recommendations to development on site but the site is adjacent to a Local Wildlife Site (LWS63 Listerdale Wood); <u>a buffer of 15 metres to the LWS should be incorporated into any development proposals</u> whilst development will have little direct impact on LWS consideration should be given to increasing the buffer to the LWS. 3. The site is adjacent to a Regionally Important Geological Sites (RIGS) R23 Brecks Quarries, Listerdale) and appropriate buffering should be provided. <u>Development would provide the opportunity to enhance an geological asset by improving the access to the RIGS at Hellaby Brook corridor. There may be the opportunity to acquire knowledge about the buried geodiversity features of the area in the course of desk studies, boreholes or excavations, including those for services and foundations before and during the construction phase and by site visits for recording and assessment of relevant features by appropriate experts. These investigations can be timed to have little or no effect on the progress of the development.</u> 4. Retain existing vegetation <u>The removal of existing vegetation on site, including trees, should be minimised whilst ensuring the delivery of a viable housing scheme.</u>
MM44/74	231	5.80: allocation H59	Delete entry
MM44/75	232 - 233	5.81: allocation H61	<p>Change bullets to numbers and amend guidelines 1 to 8:</p> <ol style="list-style-type: none"> 1. Uncertain archaeological objections to allocation and future development proposals will need to be supported with a Heritage Statement <u>for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.</u> 2. There are significant objections based on ecological constraints; adjacent to a Local Wildlife Site but has different character; development would have little direct impact on LWS, however the site is used by bat species and applicants will need to demonstrate mitigation for proximity to Wickersley Wood (LWS)

Ref	Page	Policy/ Paragraph	Main Modification
			<p>by the creation of a buffer area of at least 15 metres and the use of hedgerows and native tree planting within site landscaping. <u>A Phase 1 Habitat survey was conducted in September 2015. Mature trees and buildings should be checked for bats. Use of the land by badgers should be considered. All surrounding hedgerows and hedgerow trees should be retained wherever possible. This allocation site adjoins a Local Wildlife Site (Wickersley Wood LWS042). Given the importance of Wickersley Wood for nature conservation, a buffer zone of 15 metres should be incorporated into the design. Light pollution into Wickersley Wood should be considered and any potential negative impacts mitigated where possible.</u></p> <p><u>3.</u> Concerns have also been raised regarding the presence of Great Crested Newts using the site as terrestrial habitat <u>may be present on site and</u>; it is essential therefore that any future development proposals <u>shall</u> investigate this matter further and <u>provide suitable mitigation measures</u> if the presence of Great Crested Newts is likely on site; their habitat will require to be suitably mitigated within future resolutions to grant planning permission.</p> <p><u>4.</u> Highways access: Minor improvements to the width / alignment of Newhall Avenue / Second Lane fronting the site <u>shall</u> will be required but within the site boundary <u>/ highway</u>. A footway <u>is desirable</u> will be required on the northern side of Newhall Lane connecting with Morthen Road. The Newhall Avenue junction with Morthen Road has good visibility and a right turn lane but should be assessed further if land to the east is to be developed in the future. Morthen Road is a bus route and the site can be considered to be in a sustainable location. A pedestrian/cycle link to First Lane to the north should be provided. The above considerations should be addressed in more detail in a Transport Statement <u>which should to</u> accompany any future planning application.</p> <p><u>5.</u> A watercourse is present on this site. Flood risk from this watercourse should be assessed <u>as part of a Flood Risk Assessment</u>.</p> <p><u>6.</u> A Landscape Assessment will be needed to assess and manage the impact of potential new development on the wider area of open countryside and on natural landscape features such as trees and hedgerows. Retain and enhance eExisting vegetation <u>should be retained and enhanced</u>.</p> <p><u>7.</u> Consideration will need to be given to creating <u>Development proposals shall provide</u> a strong structural landscape framework within which this development will sit. Opportunities to fund the management, protection and enhancement of a Green Infrastructure Asset and the creation of</p>

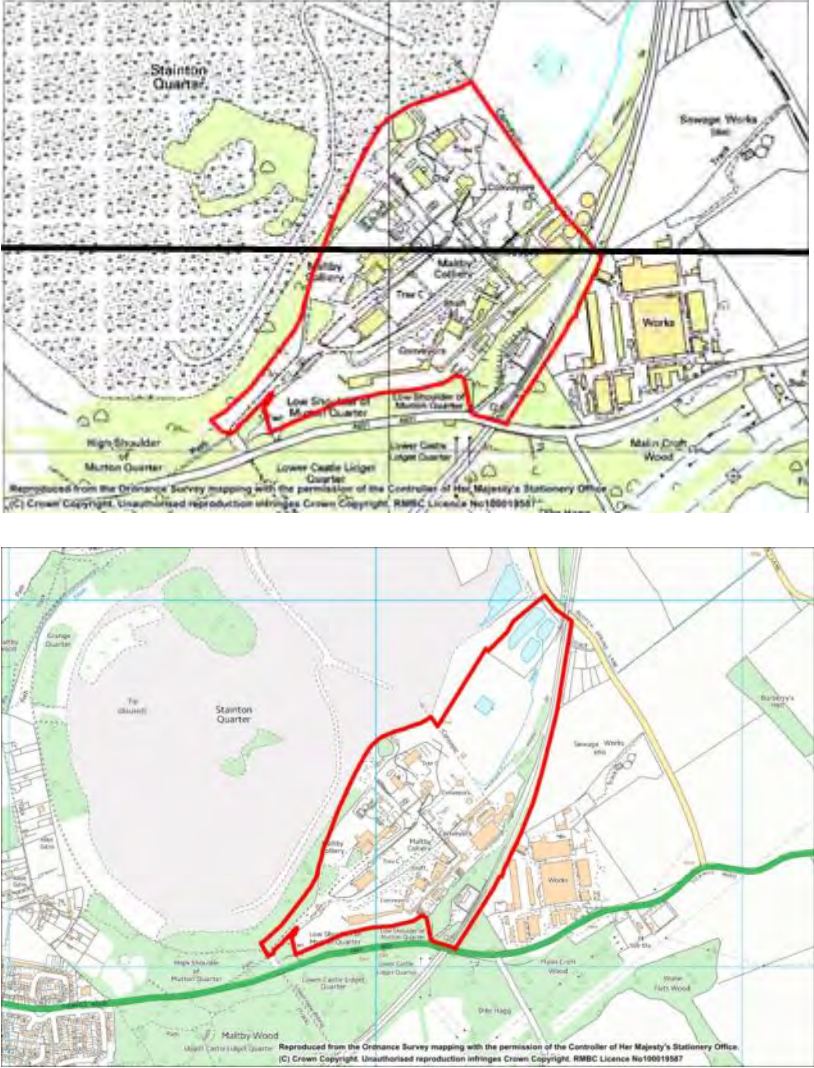
Ref	Page	Policy/ Paragraph	Main Modification
			<p>additional habitat and Green Space as part of any potential future development will require further exploration. <u>The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.</u></p> <p>8. The preparation of a detailed Masterplan incorporating suitable design measures will be essential. <u>Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.</u></p>
MM44/76	234 - 235	5.82: allocation H62	<p>Change bullets to numbers and amend guidelines 1 to 7:</p> <ol style="list-style-type: none"> 1. Uncertain archaeological objections to allocation and future development proposals will need to be supported with a Heritage Statement for <u>Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.</u> 2. There needs to be ecological assessment to inform development potential or consideration of boundary amendment. <u>A Phase 1 Habitat survey was conducted in July 2016. Wickersley Wood Local Wildlife Site (LWS042) could be negatively affected by an increase in distant light pollution: this could be mitigated by employing wildlife friendly lighting and using vegetation as a buffer along the border with Second Lane. The hedgerows on the northern and western boundaries should be retained, gapped-up and managed as part of biodiversity enhancement, unless agreed in writing with the Local Planning Authority.</u> 3. Highways access: <u>Vehicular access solely from Nethermoor Drive with a pedestrian/cycle link to Second Lane would be acceptable in principle. However</u> additional land <u>will be</u> required to improve Second Lane <u>should it be intended to provide a road</u> thereby allowing a link with Nethermoor Drive and two points of access to Morthen Road. A footway will be required on the northern side of Newhall Lane connecting with Morthen Road <u>is desirable</u>. The Newhall Avenue junction with Morthen Road has good visibility and a right turn lane but should be assessed further if land to the north east is to be developed in the future. Morthen Road is a bus route and the site can be considered to be in a sustainable location. A pedestrian/cycle link to First Lane to the north should be provided. The above considerations should be addressed in more detail in a Transport Statement <u>which should to</u> accompany any future planning application. 4. A Landscape Assessment will be needed to assess and manage the impact of potential new

Ref	Page	Policy/ Paragraph	Main Modification
			<p>development on the wider area of open countryside and on natural landscape features such as trees and hedgerows. Retain and enhance Existing vegetation <u>should be retained and enhanced, unless agreed in writing with the Local Planning Authority, and careful</u> consideration to be given to the design of boundary treatments, <u>including a 5m</u> buffer offset from Green Belt.</p> <p><u>5.</u> Consideration will need to be given to creating <u>Development proposals shall provide</u> a strong structural landscape framework within which this development will sit. Opportunities to fund the management, protection and enhancement of a Green Infrastructure Asset and the creation of additional habitat and Green Space as part of any potential future development will require further exploration. <u>The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.</u></p> <p><u>6.</u> The preparation of a detailed Masterplan incorporating suitable design measures will be essential. <u>Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.</u></p> <p><u>7.</u> A watercourse is present on the northern boundary. Flood risk from this watercourse should be assessed <u>as part of a Flood Risk Assessment.</u></p>
MM44/77	236	5.83: allocation H64	<p>Delete bullet 3, change bullets to numbers and amend guidelines 1 to 3:</p> <p><u>1.</u> Uncertain archaeological objections to allocation and future Development proposals will need to be supported with a Heritage Statement <u>for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.</u></p> <p><u>2.</u> There are no ecological constraints as the site is outside of Local Wildlife Site (LWS61 Gulling Wood and Silver Wood) and has different character; Development <u>proposals will</u> would have little direct impact on LWS but there will be a need to maintain / increase <u>provide a 15 metre</u> buffers <u>to the adjacent Local Wildlife Site (LWS61 Gulling Wood and Silver Wood)</u> in this area.</p> <p><u>3.</u> Retain and enhance Existing vegetation <u>should be retained and enhanced, unless agreed in writing with the Local Planning Authority;</u> particularly <u>important will be the</u> enhancement of boundary vegetation.</p>
MM44/78	237 - 238	5.84: allocation H65	<p>Change bullets to numbers and amend guidelines 1 to 7:</p> <p><u>1.</u> Uncertain archaeological objections to allocation and</p>

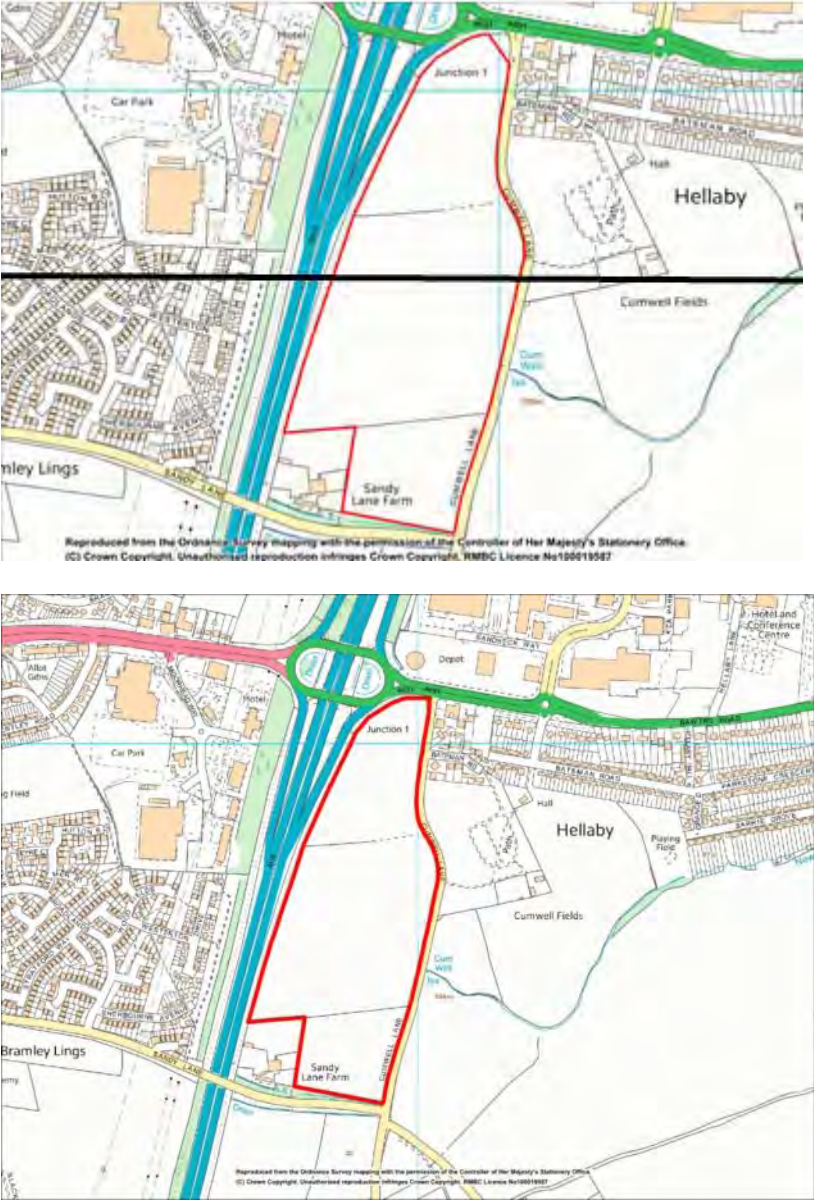
Ref	Page	Policy/ Paragraph	Main Modification
			<p>future development proposals will need to be supported with a Heritage Statement <u>for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.</u></p> <p><u>2.</u> There are significant ecological constraints and further ecological assessment will be essential. <u>The main ecological interest is Hellaby Brook which runs along the northern boundary of the site. This should be surveyed for protected species, and appropriate mitigation provided where necessary. There are a limited number of perimeter trees on the site which should be retained, where possible.</u></p> <p><u>3.</u> Highways access: <u>A Transport Assessment will be required which includes consideration of possible traffic issues regarding Bramley village and J1, M18.</u></p> <p><u>4.</u> A watercourse is present on the northern boundary. Flood risk from this watercourse and overland flows should be assessed <u>as part of a Flood Risk Assessment.</u></p> <p><u>5.</u> A Landscape Assessment will be needed to assess and manage the impact of potential new development on the wider open countryside and on natural landscape features such as trees and hedgerows. Retain and enhance eExisting vegetation including mature trees <u>should be retained and enhanced , unless agreed in writing with the Local Planning Authority.</u></p> <p><u>6.</u> Consideration will need to be given to creating <u>Development proposals shall provide</u> a strong structural landscape framework within which this development will sit. Opportunities to fund the management, protection and enhancement of a Green Infrastructure Asset and the creation of additional habitat and Green Space as part of any potential future development will require further exploration. <u>The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.</u></p> <p><u>7.</u> The preparation of a detailed Masterplan incorporating suitable design measures will be essential. <u>Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.</u></p>
MM44/79	239	5.85: allocation R4	Delete entry
MM44/80	240	5.86: allocation E22	Delete bullet 3, change bullets to numbers, amend guidelines 1 and 2 and insert new guidelines 3 and 4:

Ref	Page	Policy/ Paragraph	Main Modification
			<ol style="list-style-type: none"> <u>1.</u> The Waverley Advanced Manufacturing Park (AMP) is a major regeneration site within Rotherham and a regionally important cluster aimed at specialist companies in the advanced manufacturing sector offering highly skilled job opportunities. <u>The Council and landowner will work together to produce a vision statement to promote advanced manufacturing uses on the site.</u> It is allocated as a Special Policy Area and development will need to comply with Policy SP 19 'Waverley Advanced Manufacturing Park'. <u>2.</u> There needs to be ecological assessment to inform development potential. <u>An attractive landscape setting with appropriate planting and incorporating the bridleway shall be provided along the boundary to the A630 Parkway. Vegetation along the southern boundary to the railway line shall be retained unless agreed in writing with the Local Planning Authority.</u> <u>3.</u> <u>In determining proposals for B1a offices account will be taken of the likely contribution of the use to the overall growth of the Advanced Manufacturing Park.</u> <u>4.</u> <u>The site is within 250 metres of a geodiversity asset. There may be the opportunity to acquire knowledge about the buried geodiversity features of the area in the course of desk studies, boreholes or excavations, including those for services and foundations before and during the construction phase and by site visits for recording and assessment of relevant features by appropriate experts. These investigations can be timed to have little or no effect on the progress of the development.</u>
MM44/81	241	5.87: allocation H54	<p>Amend allocation reference, site name and capacity. Delete first and last paragraphs and bullet 2, change bullets to numbers, insert new guidelines 1, 3 and 4, and amend guideline 2:</p> <p>Allocation Reference: H54-SPA1 Site Name: WAVERLEY MIXED-USE <u>NEW</u> COMMUNITY Allocation: Residential Site Area: 89.13ha Capacity: 3,890 dwellings (<u>when combined with MU21</u>) Site LDF Reference: LDF0535</p> <ol style="list-style-type: none"> <u>1.</u> <u>This site is identified as a Special Policy Area and development will be required to comply with Policy SP xx 'Waverley New Community'.</u> <u>2.</u> There are significant objections based on ecological constraints; adjacent to Local Wildlife Site (LWS034); development has already been approved and will incorporate adequate mitigation and enhancement measures in relation to local ecological interest. <u>This</u>

Ref	Page	Policy/ Paragraph	Main Modification
			<p><u>site is adjacent to a Local Wildlife Site (Catcliffe Flash LWS034). There should be no negative impact on the River Rother, nor the LWS arising from development proposals. The eastern boundary coincides with the Green Belt boundary. Ground nesting birds such as skylarks should be considered. Development should incorporate adequate mitigation and enhancement for these and any other relevant ecological features.</u></p> <p>3. <u>The site is within 250 metres of a geodiversity asset. There may be the opportunity to acquire knowledge about the buried geodiversity features of the area in the course of desk studies, boreholes or excavations, including those for services and foundations before and during the construction phase and by site visits for recording and assessment of relevant features by appropriate experts. These investigations can be timed to have little or no effect on the progress of the development.</u></p> <p>4. <u>A junior and infant school to meet the educational needs of the new community shall be provided unless agreed with the Local Planning Authority (recognising that additional school provision in the area has yet to be fully determined).</u></p>
MM44/82	242	5.88: allocation MU21	<p>Amend capacity. Change bullets to numbers and amend guidelines 2 and 3:</p> <p><u>Capacity: 26.88ha; 3,890 dwellings (when combined with SPA1)</u></p> <p><u>2.</u> There needs to be ecological assessment to inform development potential. <u>Ground nesting birds should be considered as part of any future application and appropriate mitigation and enhancement provided.</u></p> <p><u>3.</u> The site provides an opportunity to provide a buffer between the heavier industrial uses of the advanced manufacturing park and the new residential community. <u>Development proposals should therefore have regard to any potential impact upon the amenity of nearby land uses and include appropriate mitigation as necessary.</u></p>
MM44/83	243 - 244	5.89: allocation E23	<p>Amend allocation reference, site area and capacity. Delete map and insert new map showing the extent of the revised boundary for allocation SPA2. Delete bullets 2 and 6, change bullets to numbers, insert new guidelines 2, 5 and 8, and amend guidelines 3, 4 and 7:</p> <p><u>Allocation Reference: E23 SPA2</u> <u>Site Area: 24.136.6ha</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p data-bbox="651 264 962 297">Capacity: 24.136.6ha</p>  <p data-bbox="651 1429 1460 2063"> <ol style="list-style-type: none"> <li data-bbox="651 1429 1460 1518">1. This site is identified as a Special Policy Area and development will be required to comply with Policy SP 20 'Former Maltby Colliery'. <li data-bbox="651 1525 1460 1906">2. <u>The impact of this site has the potential for a significant impact on the strategic road network and therefore a full Transport Assessment will be required that demonstrates that any committed schemes are sufficient to deal with the additional demand generated by the site. Where committed schemes will not provide sufficient capacity or where Highways England does not have committed investment, development may need to deliver or contribute to additional schemes that would mitigate the impact.</u> <li data-bbox="651 1912 1460 2063">3. Potential archaeological objections to allocation and future development proposals will need to be supported with a Heritage Statement <u>for Archaeology prepared in line with the requirements for site classification 1</u> </p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>4. <u>highlighted yellow in table x.</u> There are significant ecological constraints to future development. The site is adjacent to a Local Wildlife Site (LWS055); development should ensure that any existing buffers to the Local Wildlife Site are maintained and where possible increased. <u>A Phase 1 Habitat survey should be conducted. Mature trees and buildings should be checked for bats. Use of the land by badgers should be considered. This allocation site includes areas of ancient woodland and adjoins a Local Wildlife Site (Maltby Commons & Woodlands LWS055). Proposals shall have regard to the ancient woodland and Local Wildlife Site. Given the importance of these assets for nature conservation, a buffer zone of 15 metres should be incorporated into the design. Light pollution should be considered and appropriate mitigation measures incorporated into any development proposals.</u></p> <p>5. <u>The site is adjacent to Regional Important Geological Site R92 Maltby Wood Cave. Development would provide the opportunity to increase knowledge about the geological asset by providing information about the extent of karst cave systems. There would also be the opportunity to provide data about the lateral extension of rock units and increase the exposure of rock in the area. A Geodiversity Survey and Report shall be required that establishes the presence/absence, significance and condition of geodiversity assets at the site or potentially impacted by the development, assesses the impact of the specific development proposals on the geodiversity asset(s), and identifies mitigation measures. Proposals shall provide opportunity to acquire and record knowledge about the geodiversity asset during design and construction of development, and for the long term management and monitoring of any on site geodiversity assets.</u></p> <p>7. <u>The site will impact on an Area of High Landscape Value. Landscape character impact: careful consideration of any cladding, roofing materials and colours are key will be required to minimising any negative visual impact, as is vegetation to site boundaries. Existing vegetation should be retained and enhanced, unless agreed in writing with the Local Planning Authority.</u></p> <p>8. <u>The preparation of a detailed Masterplan incorporating suitable design measures will be essential. Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.</u></p>
MM44/84	245 - 246	5.90: allocation	Amend area and capacity. Delete map and insert new map showing the extent of the revised boundary for allocation


Ref	Page	Policy/ Paragraph	Main Modification
		E24	<p>E24. Delete bullet 8, change bullets to numbers and amend guidelines 1 to 8:</p> <p>Site Area: 15.8915.93ha Capacity: 15.8915.93ha</p>  <p>Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright. RMBC Licence No100019087</p> <ol style="list-style-type: none"> <li data-bbox="651 1688 1449 1877">1. Potential / Uncertain archaeological objections to allocation and future development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 1 highlighted yellow in table x. <li data-bbox="651 1883 1449 2065">2. There are significant ecological constraints to future development on site: Golden plovers have historically been recorded within the vicinity of the site and an over-wintering bird survey has been undertaken, although this did not record the presence of such species. The findings of


Ref	Page	Policy/ Paragraph	Main Modification
			<p>these or any more up to date surveys These include over-wintering birds (Golden Plover), which will require consideration and mitigation prior to <u>as part of</u> any development.</p> <p><u>3.</u> Highways access: Access can be achieved directly off both Sandy Lane and Cumwell Lane. <u>A Transport Assessment will be required which should include consideration of</u> There are possible traffic issues regarding this site given <u>the site's</u> its proximity to the J1 of the M18, and the existing highways layout at the junction of Cumwell Lane and the A631. There may also be a <u>and any</u> potential impact on Flash Lane crossroads. Junction improvements may be required.</p> <p><u>4.</u> Consideration will need to be given <u>Development proposals should have regard</u> to issues of amenity given the proximity of Sandy Lane Farm <u>and include appropriate mitigation as necessary.</u></p> <p><u>5.</u> The site will impact on an Area of High Landscape Value. <u>Landscape character impact:</u> The receding appearance of darker coloured materials in any new development could <u>shall</u> help to mitigate this potential changes in view. The provision of strong boundary vegetation along Cumwell Lane will also assist with mitigating this change. <u>Existing vegetation should be retained and enhanced, unless agreed in writing with the Local Planning Authority, and a buffer offset from the Green Belt boundary shall be provided.</u></p> <p><u>6.</u> A Landscape Assessment will be needed to assess and manage the impact of potential new development on <u>landscape character</u> the Area of High Landscape Value and on natural landscape features such as trees and hedgerows.</p> <p><u>7.</u> Consideration will need to be given to creating <u>Development proposals shall provide</u> a strong structural landscape framework within which this development will sit. Opportunities to fund the management, protection and enhancement of a Green Infrastructure Asset and the creation of additional habitat and Green Space as part of any potential future development will require further exploration. <u>The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.</u></p> <p><u>8.</u> The preparation of a detailed Masterplan incorporating suitable design measures will be essential. <u>Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.</u></p>
MM44/85	247	5.91: allocation E25	Delete entry

Ref	Page	Policy/ Paragraph	Main Modification
MM44/86	248	5.92: allocation E26	<p>Delete bullet 2, change bullets to numbers, insert new guideline 2 and amend guidelines 1 and 3:</p> <ol style="list-style-type: none"> <li data-bbox="651 360 1449 551">1. Uncertain archaeological objections to allocation and future development proposals will need to be supported with a Heritage Statement <u>for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.</u> <li data-bbox="651 551 1449 904">2. <u>The site is within 250 metres of a geodiversity asset. There may be the opportunity to acquire knowledge about the buried geodiversity features of the area in the course of desk studies, boreholes or excavations, including those for services and foundations before and during the construction phase and by site visits for recording and assessment of relevant features by appropriate experts. These investigations can be timed to have little or no effect on the progress of the development.</u> <li data-bbox="651 904 1449 1032">3. Existing vegetation should be retained and enhanced, <u>unless agreed in writing with the Local Planning Authority,</u> and a 5-metre buffer offset from the Green Belt boundary shall be provided.
MM44/87	249	5.93: allocation H66	<p>Change bullets to numbers, insert new guideline 3 and amend guidelines 1 and 2:</p> <ol style="list-style-type: none"> <li data-bbox="651 1171 1449 1585">1. There are significant ecological constraints and an ecological assessment will be required. <u>A Phase 1 Habitat survey should be conducted. Depending upon the findings of this survey, protected species surveys may also be required. Park Hill Lodge is a modern building in good condition and therefore not likely to be used by roosting bats so a survey for these may not be necessary. The hedgerow to the northwest should be retained , unless agreed in writing with the Local Planning Authority, and development should provide a buffer to the woodland to the northeast.</u> <li data-bbox="651 1585 1449 1776">2. Retain and enhance Existing vegetation <u>should be retained and enhanced, unless agreed in writing with the Local Planning Authority, and the opportunity for this to enhance the streetscene should be considered in any development proposals.</u> <li data-bbox="651 1776 1449 2067">3. <u>The site is within 250 metres of a geodiversity asset. Development would provide the opportunity to enhance a geological asset by improving access to RIGS R128. There may be the opportunity to acquire knowledge about the buried geodiversity features of the area in the course of desk studies, boreholes or excavations, including those for services and foundations before and during the construction</u>

Ref	Page	Policy/ Paragraph	Main Modification
			<p><u>phase and by site visits for recording and assessment of relevant features by appropriate experts. These investigations can be timed to have little or no effect on the progress of the development.</u></p>
MM44/88	250	5.94: allocation H67	Delete entry
MM44/89	251 - 252	5.95: allocation H68	<p>Change bullets to numbers, insert new guideline 3 and amend guidelines 1, 2 and 5 to 10:</p> <ol style="list-style-type: none"> <u>1.</u> Uncertain / potential archaeological objections to allocation and future development proposals will need to be supported with a Heritage Statement <u>for Archaeology prepared in line with the requirements for site classification 1 highlighted yellow in table x.</u> <u>2.</u> A Heritage Statement shall be submitted with any subsequent planning application to identify the significance of on and off-site <u>historic heritage</u> assets that may be affected and to assess the impact of development upon them and their settings. <u>3.</u> The listed building, 27 Blyth Road shall be retained as part of any future development and restored and enhanced for positive re-use. <u>4.</u> The existing building line of the adjacent, former office building should be maintained, preserving the familiar views of the listed building. <u>5.</u> As a visible site, off one of the main routes into the town centre, makes it <u>is</u> essential that development reflects the existing character and quality of the wider townscape to improve the historic character and sense of place. There will be a need for careful consideration of layout, design, scale, height and materials to ensure development contributes positively to the location. Development should reflect <u>the</u> existing character of small scale domestic architecture. <u>6.</u> There are no ecological constraints to development on site but it <u>The site</u> is adjacent to Local Wildlife Site (LWS049 Wood Lee Common) <u>and</u> future redevelopment on site should maintain and increase the buffer to the ecological interest. <u>7.</u> The site is adjacent (south east corner) to a Regionally Important Geological Sites (RIGS-R37 Wood Lee Common), <u>and</u> buffering of this local site will be required. <u>There may be the opportunity to acquire knowledge about the buried geodiversity features of the area in the course of desk studies, boreholes or excavations, including those for services and foundations before and during the construction phase and by site visits for recording and assessment of relevant features by appropriate experts. These</u>

Ref	Page	Policy/ Paragraph	Main Modification
			<p><u>investigations can be timed to have little or no effect on the progress of the development.</u></p> <p>8. The site will impact on an Area of High Landscape Value. <u>Landscape character impact:</u> The use of materials for the development will be key to minimising negative visual effects. The white render of the model village is prominent, whereas adjacent all red brick facades recede.</p> <p>9. A Landscape Assessment will be needed to assess and manage the impact of potential new development on <u>landscape character</u> the Area of High Landscape Value and on natural landscape features such as trees and hedgerows.</p> <p>10. Consideration will need to be given to creating <u>Development proposals shall provide</u> a strong structural landscape framework within which this development will sit. Opportunities to fund the management, protection and enhancement of a Green Infrastructure Asset and the creation of additional habitat and Green Space as part of any potential future development will require further exploration. <u>The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.</u></p>
MM44/90	253 - 254	5.96: allocation H69	<p>Delete first paragraph, change bullets to numbers and amend guidelines 1 to 7:</p> <p>1. Uncertain archaeological objections to allocation and future development proposals will need to be supported with a Heritage Statement <u>for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.</u></p> <p>2. There are significant ecological constraints as the site is adjacent to Local Wildlife Site (LWS055 Maltby Commons and Woodlands); currently extensive arable; development would have little direct impact on LWS but future development proposals should increase the buffer to the ecological interest. <u>This site adjoins a Local Wildlife Site (Maltby Commons and Woodlands LWS055). A 15 metre buffer with Maltby Wood will be required. Hedgerows should be retained where possible. A Phase 1 habitat survey was conducted in August 2014. Any mitigation measures should be incorporated into the development proposals.</u></p> <p>3. Highways access: <u>A Transport Assessment will be required which considers</u> issues of public transport accessibility, remoteness from facilities and <u>any</u> potential impact at Queens Crossroads.</p> <p>4. A watercourse is present on this site. Flood risk from this watercourse and overland flows should be</p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>assessed. <u>The</u> layout, floor and ground levels need careful consideration <u>and should be informed by the findings of the Flood Risk Assessment.</u></p> <p><u>5.</u> A Landscape Assessment will be needed to assess and manage the impact of potential new development on the wider open countryside and on natural landscape features such as trees and hedgerows.</p> <p><u>6.</u> Consideration will need to be given to creating <u>Development proposals shall provide</u> a strong structural landscape framework within which this development will sit. Opportunities to fund the management, protection and enhancement of a Green Infrastructure Asset and the creation of additional habitat and Green Space as part of any potential future development will require further exploration. <u>The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.</u></p> <p><u>7.</u> The preparation of a detailed Masterplan incorporating suitable design measures will be essential. <u>Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.</u></p>
MM44/91	255 - 256	5.97: allocation H70	<p>Amend site area. Delete map and replace with map showing extent of revised allocation boundary. Delete first paragraph and bullet 4, change bullets to numbers, insert new guidelines 3 and 5, and amend guidelines 1, 2 and 6:</p> <p>Site Area: 13.3413.86ha</p> 

Ref	Page	Policy/ Paragraph	Main Modification
			 <p>1. Uncertain archaeological objections to allocation and future development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.</p> <p>2. There are potential ecological constraints and there will be a need to maintain / increase buffers as the site lies between two parts of Local Wildlife Site (LWS055 Maltby Commons & Woodlands); future development should incorporate and maintain semi-natural buffers and an uninterrupted corridor link between the adjacent LWS land sections. <u>The site lies between two parts of Maltby Commons and Woods Local Wildlife Site (LWS055). Access from Tickhill Road will result in the loss of a small area of ancient woodland within the Local Wildlife Site. Proposals shall have regard to the remaining ancient woodland / Local Wildlife Site and 15 metre buffers will be required to protect the Local Wildlife Site. Development should seek to retain hedgerows, trees and the woodland block partly to provide a green corridor link between the Local Wildlife Site sections. Monitoring of fields 2 and 3 (as identified in the August 2015 Extended Phase 1 Habitat Survey by Wildscapes) should be conducted annually to ensure that any development including access roads are not having a negative impact on the high value vegetation in the fields. Where a negative impact is identified, subsequent mitigation may be required.</u></p> <p>3. <u>The site currently includes significant areas of green space including allotment gardens and recreation ground. Development proposals involving the loss of open space will need to</u></p>


Ref	Page	Policy/ Paragraph	Main Modification
			<p><u>satisfy Policy SPxx Protecting Green Space. The provision of new Green Space and community facilities will be determined through an assessment of local needs as required to satisfy Policy SP xx New and Improvements to Existing Green Space and Policy SP xx Access to Community Facilities. Around 50% of the site should be retained as green space. This is an indicative figure for guidance. The actual amount to be retained, along with the location and type of green space is to be informed by the assessment of need, and shall accommodate a buffer to the pit tip to the east. The relocation of green space within the site will be supported where this achieves a suitable and viable layout for development. This approach has informed the Council's estimated residential capacity for this site.</u></p> <p>5. <u>A Transport Assessment will be required. This should include consideration of the impact of development on Queens Crossroads, measures to promote sustainable travel including pedestrian and cycle links to and through the site (including those necessary to access bus routes along Grange Lane and Tickhill Road), and demonstrate how an acceptable access from A631 Tickhill Road can be achieved. Any new junction with the A631 should be designed to Design Manual for Roads and Bridges standards. This may require associated works such as a right turn lane and the relocation of the existing pedestrian refuge.</u></p> <p>6. <u>There are minor surface water flood routes which should be considered as part of a Flood Risk Assessment.</u></p>
MM44/92	257	5.98: allocation E27	Delete entry
MM44/93	258	5.99: allocation E28	Delete entry
MM44/94	259	5.100: allocation E29	<p>Delete bullet 3, change bullets to numbers and amend guidelines 1 and 2:</p> <p>1. <u>Uncertain archaeological objections to allocation on part of site and future development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x</u></p> <p>2. <u>Highways access: Development proposals will be required to ensure that a means of access is retained to Access to the southern part of the site enable development for industrial activity could be</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			an issue if a means of access is not created through the northern portion of the site.
MM44/95	260	5.101: allocation E30	Delete entry
MM44/96	261 - 262	5.102: allocation H85	<p>Change bullets to numbers and amend guidelines 1, 2 and 5 to 8:</p> <ol style="list-style-type: none"> <li data-bbox="651 555 1453 1032">1. Uncertain / potential archaeological objections to allocation and future development proposals will need to be supported with a Heritage Statement prepared in line with the requirements for site classification 1 highlighted yellow in table x. <u>Development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 1 highlighted yellow in table x.</u> development proposals will need to be supported with a Heritage Statement. Whilst it is acknowledged that there are identified constraints including part of site having archaeological remains of Regional Significance and there being potential archaeological objections to the allocation of this part of the site (see the Wessex Archaeology Study); the archaeological issue will require detailed consideration at the time of submission of any planning application. <li data-bbox="651 1043 1453 1480">2. A highly prominent site incorporating two listed buildings makes it essential that development reflects the existing character and quality of the surrounding area. <u>To protect the rural setting of the heritage assets a sizeable stand-off zone around the farm shall be provided within which built development will not be permitted. The extent of this zone will be informed by the Heritage Statement and agreed in writing by the Local Planning Authority.</u> No new development should be visible from the eastern wing of the Park Hill Farm complex, therefore, a substantial buffer will be required to ensure the ridge line is not breached. <li data-bbox="651 1491 1453 1738">5. A Landscape Assessment will be needed to assess and manage the impact of potential new development on the wider open countryside and on natural landscape features such as trees and hedgerows. Retain and enhance eExisting roadside vegetation <u>should be retained and enhanced, unless agreed in writing with the Local Planning Authority.</u> <li data-bbox="651 1749 1453 2029">6. Consideration will need to be given to creating a strong structural landscape framework within which this development will sit. Opportunities to fund the management, protection and enhancement of a Green Infrastructure Asset and the creation of additional habitat and Green Space as part of any potential future development will require further exploration. <u>The appropriate long term management and maintenance of any existing</u>

Ref	Page	Policy/ Paragraph	Main Modification
			<p><u>or newly created Green Infrastructure assets within the development will need to be explored and funded.</u></p> <p><u>7.</u> The preparation of a detailed Masterplan incorporating suitable design measures will be essential. <u>Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.</u></p> <p><u>8.</u> There needs to be ecological assessment to inform development potential or consideration of boundary amendment. <u>A Phase 1 Habitat survey will be required. Hedgerows and trees should be retained, unless agreed in writing with the Local Planning Authority. Buildings may need to be checked for bat roosts.</u></p>
MM44/97	263	5.103: allocation H86	<p>Delete first paragraph, change bullets to numbers and amend guideline 1:</p> <p><u>1.</u> Uncertain archaeological objections to allocation and future development proposals will need to be supported with a Heritage Statement <u>for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.</u></p>
MM44/98	264	5.104: allocation H87	<p>Change bullets to numbers and amend guidelines 1 to 4:</p> <p><u>1.</u> Uncertain archaeological objections to allocation and future development proposals will need to be supported with a Heritage Statement <u>for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.</u></p> <p><u>2.</u> There needs to be ecological assessment to inform development potential or consideration of boundary amendment; this <u>The</u> site is outside of <u>the nearby</u> Local Wildlife Site (LWS099 <u>Austen Park</u>) but contains similar habitat. <u>An ecological survey to inform development potential will be essential</u> <u>A Phase 1 Habitat survey should be undertaken.</u></p> <p><u>3.</u> Retain existing boundary vegetation <u>should be retained and enhanced, unless agreed in writing with the Local Planning Authority.</u></p> <p><u>4.</u> A watercourse is present on this site. Flood risk from this watercourse should be assessed <u>as part of a Flood Risk Assessment.</u> Drainage attenuation measures will be required on site.</p>
MM44/99	265 - 266	5.105: allocation H88	<p>Delete bullets 2, 3 and 5, change bullets to numbers and amend guidelines 1, 2 and 4 to 6:</p> <p><u>1.</u> Uncertain archaeological objections to allocation and future development proposals will need to be supported with a Heritage Statement <u>for Archaeology prepared in line with the</u></p>

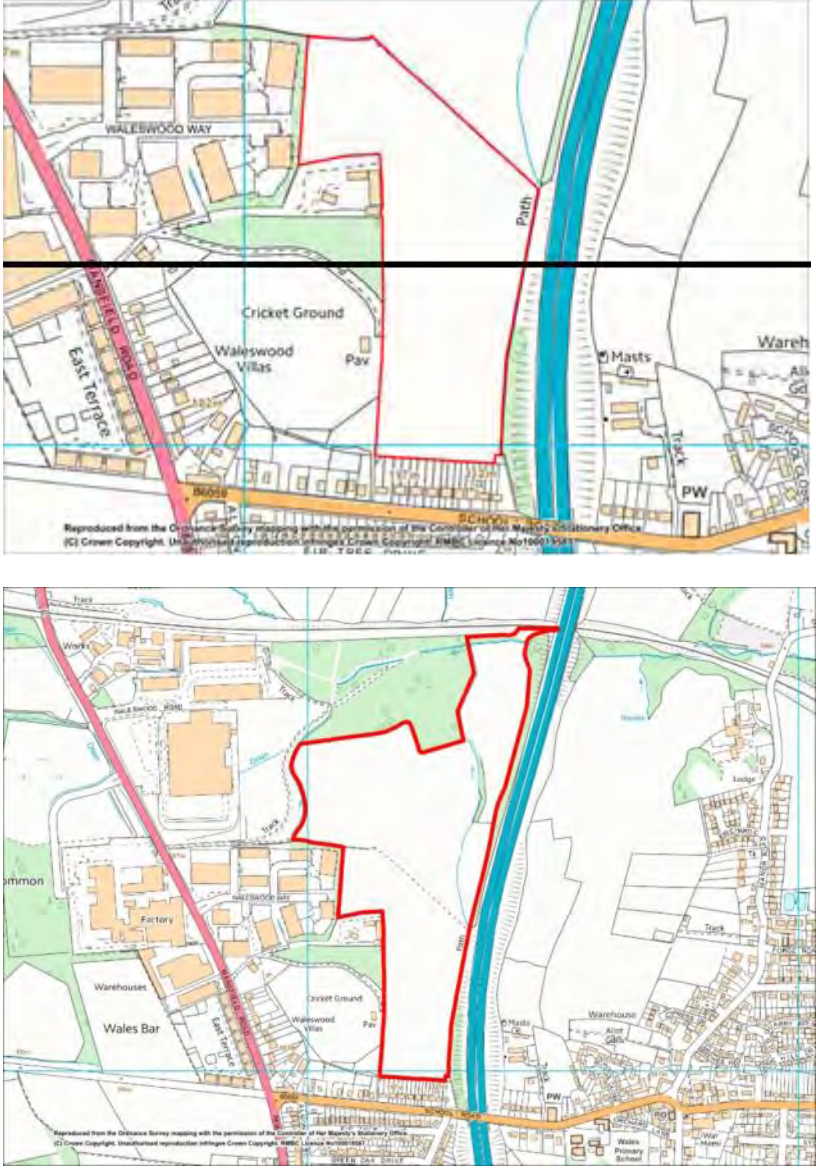
Ref	Page	Policy/ Paragraph	Main Modification
			<p><u>requirements for site classification 2 highlighted blue in table x.</u></p> <p><u>2. A Transport Assessment will be required which includes consideration of how</u> Any significant increase in traffic may impact on Swallownest centre.</p> <p><u>Highways access to the A57 will not be permitted.</u> Some development can be supported.</p> <p><u>4. A Landscape Assessment will be needed to assess and manage the impact of potential new development on the wider open countryside and on natural landscape features such as trees and hedgerows. Significant landscaping of exposed boundaries will be required to ensure the development integrates within its wider landscape setting.</u> Retain and enhance existing vegetation, <u>including the hedgerow along the northeast border, shall be retained and enhanced , unless agreed in writing with the Local Planning Authority.</u></p> <p><u>5. Consideration will need to be given to creating Development proposals shall provide</u> a strong structural landscape framework within which this development will sit. Opportunities to fund the management, protection and enhancement of a Green Infrastructure Asset and the creation of additional habitat and Green Space as part of any potential future development will require further exploration. <u>The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.</u></p> <p><u>6. The contours of the site require sensitive design and masterplanning. The</u> preparation of a detailed Masterplan incorporating suitable design measures will be essential. <u>Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.</u></p>
MM44/100	267 - 268	5.106: allocation H89	Delete entry
MM44/101	269 - 270	5.107: allocation H90	<p>Delete first paragraph, change bullets to numbers, insert new guidelines 2 and 8, and amend guidelines 1, 3 to 7, and 9:</p> <p><u>1. Uncertain archaeological objections to allocation and future development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.</u></p> <p><u>2. A Phase 1 Habitat and protected species surveys will be required. In particular, bats could be using the existing hedgerows and</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p><u>mature trees.</u></p> <p>3. Highways access: potential access road (road width). <u>A Transport Assessment will be required. Any development should ensure that vehicular access to Safeguarded Land site SL15 to the north is not precluded.</u> Direct vehicular access to the A57 would <u>will not be permitted</u> be resisted.</p> <p>4. A watercourse is present on this site. Flood risk from this watercourse should be assessed. The <u>Layout, floor and ground levels will need careful consideration and should be informed by the findings of the Flood Risk Assessment.</u></p> <p>5. Air quality issues will require further investigation and will require significant mitigation, etc.</p> <p>6. A Landscape Assessment will be needed to assess and manage the impact of potential new development on the wider open countryside and on natural landscape features such as trees and hedgerows. Retain and enhance <u>Existing vegetation should be retained and enhanced. In particular</u> particularly enhancement of boundary vegetation <u>should be enhanced.</u></p> <p>7. Consideration will need to be given to creating <u>Development proposals shall provide</u> a strong structural landscape framework within which this development will sit. Opportunities to fund the management, protection and enhancement of a Green Infrastructure Asset and the creation of additional habitat and Green Space as part of any potential future development will require further exploration. <u>The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.</u></p> <p>8. <u>A contaminated land assessment will be required to assess and remediate any contamination associated with former uses on the south-western part of the site.</u></p> <p>9. The preparation of a detailed Masterplan incorporating suitable design measures will be essential <u>required. Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.</u></p>
MM44/102	270	New entry	<p>Insert new entry after paragraph 5.107:</p> <p><u>Allocation Reference: MU22</u> <u>Site Name: ASTON COMMON, SOUTH OF MANSFIELD ROAD</u> <u>Allocation: Mixed Use</u> <u>Site Area: 10.57ha</u> <u>Capacity: 150 dwellings, 4. 65ha employment</u> <u>Site LDF Reference: LDF0449 + LDF0758 + LDF0759</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			 <p>Site Development Guidelines</p> <ol style="list-style-type: none"> <u>1. Development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.</u> <u>2. Vehicular access to the A57 will not be permitted. A Transport Assessment will be required. It is expected that two highways access points from Mansfield Road will be provided. Any significant increase in traffic may impact on Swallownest centre, and this will require appropriate management and mitigation as detailed in the Transport Assessment.</u> <u>3. A Flood Risk Assessment will be required which includes consideration of surface water flooding. There is a possible overland flood route through the site and deep flooding predicted in the south east corner; therefore layout, floor and ground levels will need careful consideration.</u> <u>4. A Landscape Assessment will be needed to assess and manage the impact of potential new development on the wider open countryside and on natural landscape features such as trees and hedgerows. The contours of the site require sensitive design and masterplanning - as the site falls significantly across the site from north to south; and this may constrain its potential future development. Significant landscaping of exposed boundaries will be required to ensure the development integrates within its wider landscape setting.</u> <u>5. Development proposals shall provide a strong structural landscape framework within which development will sit. Existing vegetation, including hedgerows and boundary</u>

Ref	Page	Policy/ Paragraph	Main Modification
			<p><u>vegetation, should be retained and enhanced, unless agreed in writing with the Local Planning Authority, and linkages to Green Infrastructure corridors explored. The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.</u></p> <p>6. <u>Careful consideration will be given to ensuring that development proposals incorporate appropriate buffering between residential uses and any new or existing employment uses, and any other appropriate mitigation measures to ensure no detrimental impact on the amenity of either residential or employment occupiers. Approaches in design mitigation could include landscaping and the sensitive location of B1 business use development to act as a buffer between residential uses and more general industrial uses. The Council will consider the use of appropriate planning conditions to ensure the amenity of both residential and employment occupiers. The Council will need to be satisfied that proposals are deliverable.</u></p> <p>7. <u>The preparation of a detailed Masterplan incorporating suitable design measures will be required. Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.</u></p>
MM44/103	271	5.108: allocation E31	<p>Change bullets to numbers and amend guidelines 1 and 2:</p> <p>1. Uncertain archaeological objections to allocation and future development proposals will need to be supported with a Heritage Statement <u>for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.</u></p> <p>2. There is a risk of surface water flooding at the north west side and south east corners and a small part of the site lies within flood zones 2 and 3. A Flood Risk Assessment will be required including surface water flood risk. The layout, floor and ground levels will need careful consideration <u>and should be informed by the findings of the Flood Risk Assessment.</u></p>
MM44/104	272	5.109: allocation H49	<p>Delete first paragraph, change bullets to numbers, insert new guidelines 1 and 2 and amend guidelines 3 and 4:</p> <p>This site is part of the central retail and civic area of Swinton. The area would benefit from some updating and redevelopment. The site is partly within the conservation area.</p> <p>1. A Transport Assessment will be required.</p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>2. <u>An assessment of the need to retain appropriate levels of public car parking to serve Swinton district centre shall be required.</u></p> <p>3. A Heritage Statement shall be submitted with any subsequent planning application to identify the significance of on and off-site <u>historic heritage</u> assets that may be affected and to assess the impact of development upon them and their settings.</p> <p>4. As a highly visible site, within the Swinton Conservation Area, it is essential that development reflects existing character and quality of the surrounding area. There will be a need for sensitive layout, design, scale, height, materials and landscaping to ensure it contributes positively to the location and does not have an adverse impact on heritage assets.</p>
MM44/105	273	5.110: allocation H52	<p>Delete first paragraph and bullet 3, change bullets to numbers, insert new guidelines 3 and 4, and amend guidelines 1, 2 and 5:</p> <p>1. Uncertain archaeological objections to allocation and future development proposals will need to be supported with a Heritage Statement <u>for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.</u></p> <p>2. This site is within a district Strategic Green Infrastructure <u>corridor</u> site and enhancement of existing Green Infrastructure functions on the adjacent Green Space and improvements to connectivity will be required.</p> <p>3. <u>A Phase 1 Habitat Survey will be required given the close proximity of the site to Local Wildlife Site LWS86 Creighton Wood.</u></p> <p>4. <u>The site is within 250 metres of a geodiversity asset. There may be the opportunity to acquire knowledge about the buried geodiversity features of the area in the course of desk studies, boreholes or excavations, including those for services and foundations before and during the construction phase and by site visits for recording and assessment of relevant features by appropriate experts. These investigations can be timed to have little or no effect on the progress of the development.</u></p> <p>5. A watercourse is present on this site. Flood risk from this watercourse should be assessed <u>as part of a Flood Risk Assessment.</u></p>
MM44/106	274 - 275	5.111: allocation E32	<p>Amend site area, capacity and site LDF reference. Delete map and insert new map showing extent of revised allocation boundary. Delete bullet 2, change bullets to numbers, insert new guidelines 1 and 2, and amend</p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>guidelines 3, 4 and 6 to 8:</p> <p>Site Area: 7.0820.75ha Capacity: 7.0820.75ha Site LDF Reference: LDF0483 and LDF0484-LDF0840</p>  <p>1. <u>The Government's safeguarded route for HS2 would pass through the centre of this site. It is anticipated that employment development would be limited to land west of the HS2 line. Any development proposals shall take account of the HS2 safeguarding directions and maintain access for construction and maintenance of the HS2 line. Should HS2 not come forward then the full site may be suitable for development, subject to satisfying all relevant planning policy.</u></p> <p>2. <u>The site includes a watercourse. A Flood Risk</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p><u>Assessment will be required. Should the full site come forward for development an assessment will need to take account of land at the northern tip of the site within flood zone 3.</u></p> <p><u>3.</u> Uncertain archaeological objections to allocation and future development proposals will need to be supported with a Heritage Statement <u>for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.</u></p> <p><u>4.</u> Highways access: No insurmountable accessibility problems envisaged with access via extension of Waleswood Way. <u>A Transport Assessment will be required.</u> Access from the south which would require additional land/demolition of properties on School Road will not be supported; <u>however any development should ensure that a footpath link serving the site would be retained from School Road. Consideration will need to be given to incorporating the Public Right of Way within future development proposals.</u></p> <p><u>6.</u> Consideration will need to be given to creating <u>Development proposals shall provide</u> a strong structural landscape framework within which this development will sit. Opportunities to fund the management, protection and enhancement of a Green Infrastructure Asset and the creation of additional habitat and Green Space as part of any potential future development will require further exploration. <u>The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.</u></p> <p><u>7.</u> Existing vegetation, <u>including hedgerows,</u> should be retained and enhanced, <u>unless agreed in writing with the Local Planning Authority.</u> A sufficient landscaping buffer will be required to ensure that the amenity of residential properties along School Road is not detrimentally affected. <u>A buffer will also be required to protect woodland adjacent to the site.</u></p> <p><u>8.</u> The preparation of a detailed Masterplan incorporating suitable design measures will be essential. <u>Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.</u></p>
MM44/107	276	5.112: allocation E34	<p>Delete first bullet, change bullets to numbers, insert new guideline 4 and amend guidelines 1 and 2:</p> <p><u>1.</u> The site is adjacent to <u>candidate</u> Local Wildlife Site (cLWS202 <u>Pithouse West</u>) and the any existing buffer to the Local Wildlife Site will need to be maintained and, where possible, increased. In view of the proximity of the <u>candidate</u> Local Wildlife Site <u>a Phase 1 Habitat survey should be</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>undertaken. development proposals may require survey work to establish site specific interest.</p> <p>2. Surface water assessment shows a flood route through the site; <u>this should be taken into account in the Flood Risk Assessment which will be required.</u> however this is not identified as a constraint to development.</p> <p>4. <u>The public right of way crossing the site shall be retained , unless agreed in writing with the Local Planning Authority.</u></p>
MM44/108	277	5.113: allocation GT1	<p>Change bullets to numbers, insert new guidelines 3 and 6 and amend guidelines 1, 2, 4 and 5:</p> <p>1. Uncertain archaeological objections to allocation and future development proposals will need to be supported with a Heritage Statement <u>for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.</u></p> <p>2. There needs to be ecological assessment to inform development potential. This site is outside of Local Wildlife Site (LWS004) and separated by rail line, development would have little direct impact on the LWS. <u>A Phase 1 Habitat survey should be conducted. The impacts on the pond (and any protected species that use it) within the disused quarry should be assessed. The surrounding parts of the disused quarry have developed mature tree cover and the impacts on this should be considered. The site is within a wider woodland site which may have LWS interest but further ecological assessment is required to confirm this position and any mitigation measures.</u></p> <p>3. <u>The site is within 250 metres of Regional Important Geological Sites R66 Red Hill Quarry and R68 Kiveton Lodge. Development would provide an opportunity to improve a geological asset by creating rock exposures within the allocation site. A Geodiversity Survey and Report shall be required that establishes the presence/absence, significance and condition of geodiversity assets at the site or potentially impacted by the development, assesses the impact of the specific development proposals on the geodiversity asset(s), and identifies mitigation measures. Proposals shall provide opportunity to acquire and record knowledge about the geodiversity asset during design and construction of development, and for the long term management and monitoring of any on site geodiversity assets.</u></p> <p>4. <u>A Transportation Assessment or Statement will be required to consider the creation of suitable highways access.</u> Highways access: the Highway Authority consider the site to be suitable, subject to</p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>access improvements.</p> <p>5. Area of High Landscape <u>character</u> Value (AHLV) impact: Retention and enhancement of existing vegetation <u>shall be retained and enhanced</u>.</p> <p>6. <u>Development should ensure that a safe and healthy environment is created, including the creation of a suitable site boundary, taking account of the requirements of relevant planning policy, in particular Policy CS27 Community Health and Safety. Any planning application shall be accompanied by a Phase 2 Site Investigation study and a noise survey and assessment.</u></p>
MM44/109	278 - 279	5.114: allocation H91	<p>Change bullets to numbers, insert new guideline 7 and amend guidelines 1 to 6 and 8:</p> <p>1. The Chesterfield Canal, runs adjacent to part of the southern boundary of this site and there is an associated bridleway adjacent to the Canal. Any potential future development of this site must buffer the line of the Chesterfield Canal to enable its re-instatement in the future.</p> <p>2. There are no ecological constraints but there will be a need <u>Development proposals will be required</u> to maintain / increase buffers to the adjacent to <u>Candidate</u> Local Wildlife Site (cLWS206 <u>Kiveton (Former) Colliery</u>) however the development site has different character.</p> <p>3. Highways access: extension of Chapel Way to link with existing estate at Walesmoor Avenue would create potential public transport route. <u>A Transportation Assessment will be required, which shall include consideration of vehicular and pedestrian links into the site. Any development scheme shall ensure that vehicular access to the Safeguarded Land site to the west shall not be precluded.</u></p> <p>4. Watercourses are present on this site. Flood risk from these watercourses should be assessed <u>as part of a Flood Risk Assessment</u>. If development causes any loss of potential flood storage volume, compensatory storage should be provided. A large area in the centre of the site subject to flooding, this issue will need to be resolved through drainage attenuation measures.</p> <p>5. A Landscape Assessment will be needed to assess and manage the impact of potential new development on the wider open countryside and on natural landscape features such as trees and hedgerows. Retain and enhance eExisting vegetation <u>should be retained and enhanced , unless agreed in writing with the Local Planning Authority.</u></p> <p>6. Consideration will need to be given to creating <u>Development proposals shall provide</u> a strong</p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>structural landscape framework within which this development will sit. Opportunities to fund the management, protection and enhancement of a Green Infrastructure Asset and the creation of additional habitat and Green Space as part of any potential future development will require further exploration. <u>The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.</u></p> <p><u>7. The presence of public rights of way throughout the site shall be retained.</u></p> <p><u>8.</u> The preparation of a detailed Masterplan incorporating suitable design measures will be essential. <u>Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.</u></p>
MM44/110	280	5.115: allocation H92	Delete entry
MM44/111	281 - 282	5.116: allocation H93	<p>Change bullets to numbers and amend guidelines 1, 2 and 4 to 8:</p> <p><u>1.</u> Uncertain archaeological objections to allocation and future development proposals will need to be supported with a Heritage Statement <u>for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.</u></p> <p><u>2.</u> There needs to be ecological assessment to inform development potential or consideration of boundary amendment as <u>The site is entirely within Local Wildlife Site (LWS009 Axle Lane LWS009). The eastern hedgerow should be retained partly to act as a screen to shield the development from the open Local Wildlife Site to the east. Measures to increase the height and/or thickness of the hedge should be considered.</u> An Over-Wintering Bird survey has concluded that development would not be prevented by wintering bird constraints and is not attractive to Golden plover. In due course the LWS boundary will be reviewed however future development should increase buffer.</p> <p><u>4.</u> <u>This is</u> As a highly visible site on the eastern edge of the settlement and <u>along with</u> its proximity to listed buildings <u>this</u> makes it essential that development reflects existing character and quality of the surrounding area. There will be a need for sensitive layout, design, scale, height and materials to ensure it contributes positively to the location and does not have an adverse impact on heritage assets. <u>Development shall protect the setting of the heritage assets to the north by ensuring.</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p><u>amongst other things, that built development is set well away from the northern boundary of the allocation and its north-eastern corner. This will be informed by the findings of the Heritage Statement and agreed in writing by the Local Planning Authority.</u></p> <p>5. Highways access: additional land/demolition required to enable appropriate access. <u>A Transport Assessment will be required to include consideration of highways access from Keeton Hall Road and Essex Close, and pedestrian access to the adjacent public rights of way network.</u></p> <p>6. A Landscape Assessment will be needed to assess and manage the impact of potential new development on the wider open countryside and on natural landscape features such as trees and hedgerows. Retain and enhance e<u>Existing vegetation should be retained and enhanced , unless agreed in writing with the Local Planning Authority.</u></p> <p>7. Consideration will need to be given to creating <u>Development proposals shall provide</u> a strong structural landscape framework within which this development will sit. Opportunities to fund the management, protection and enhancement of a Green Infrastructure Asset and the creation of additional habitat and Green Space as part of any potential future development will require further exploration. <u>The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.</u></p> <p>8. The preparation of a detailed Masterplan incorporating suitable design measures will be essential. <u>Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.</u></p>
MM44/112	283	5.117: allocation E35	<p>Change bullets to numbers, insert new guideline 5 and amend guidelines 2 and 4:</p> <p>2. Highways access: Access to the site would require improvement to bring it to acceptable standards.</p> <p>4. Existing vegetation should be retained and enhanced, <u>unless agreed in writing with the Local Planning Authority.</u></p> <p>5. <u>The site is adjacent to Candidate Regional Important Geological Site R107 Tinsley Marshalling Yards, Catcliffe. Development would provide the opportunity to enhance a geological asset by extending the rock exposure and improving access to the RIGS. A Geodiversity Survey and Report shall be required that establishes the presence/absence, significance and condition</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p><u>of geodiversity assets at the site or potentially impacted by the development, assesses the impact of the specific development proposals on the geodiversity asset(s), and identifies mitigation measures. Proposals shall provide opportunity to acquire and record knowledge about the geodiversity asset during design and construction of development, and for the long term management and monitoring of any on site geodiversity assets.</u></p>
MM44/113	284 - 285	5.118: allocation E36	<p>Delete last bullet, change bullets to numbers, insert new guideline 3 and amend guidelines 1, 2, 4 and 5:</p> <ol style="list-style-type: none"> <li data-bbox="651 719 1437 909">1. Uncertain / potential archaeological objections to allocation, future d<u>Development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 1 highlighted yellow in table x.</u> <li data-bbox="651 909 1437 1039">2. There needs to be ecological assessment to inform development potential. <u>A Phase 1 Habitat survey shall be conducted.</u> There is evidence of <u>skylarks</u> in this locality. <li data-bbox="651 1039 1437 1391">3. <u>The site is within 250 metres of a geodiversity asset. There may be the opportunity to acquire knowledge about the buried geodiversity features of the area in the course of desk studies, boreholes or excavations, including those for services and foundations before and during the construction phase and by site visits for recording and assessment of relevant features by appropriate experts. These investigations can be timed to have little or no effect on the progress of the development.</u> <li data-bbox="651 1391 1437 1554">4. Highways access: Whilst the site has no access issues there may be potential <u>A Transport Assessment will be required which includes consideration of</u> capacity issues regarding the Parkway and Junction 33 of the M1. <li data-bbox="651 1554 1437 1684">5. A public right of way runs along the southern and north eastern boundaries <u>and should be taken into account in the design and layout of development proposals.</u>
MM44/114	286	5.119: allocation H53	Delete entry
MM44/115	287 - 288	5.120: allocation H57	<p>Change bullets to numbers and amend guidelines 1 to 4 and 6:</p> <ol style="list-style-type: none"> <li data-bbox="651 1917 1437 2036">1. Uncertain archaeological objections to allocation and future d<u>Development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the</u>

Ref	Page	Policy/ Paragraph	Main Modification
			<p><u>requirements for site classification 2 highlighted blue in table x.</u></p> <p><u>2.</u> There are no ecological constraints to development on site as it is outside Local Wildlife Site (LWS032 Treeton Dyke) and has different character. Development would have little direct impact on LWS but there will be a need to maintain / increase buffers to the interest. <u>A Local Wildlife Site (Treeton Dyke LWS032) and ancient woodland are within 35 metres of the site. A 15 metre buffer will be required to protect the woodland to the south. A Phase 1 Habitat Survey should be conducted and if this provides evidence of protected species, then surveys should be done for these.</u></p> <p><u>3.</u> Highways access: no insuperable accessibility problems envisaged. A <u>highways</u> link from Wood Lane to the housing development site to the west (currently under construction) is desirable and future development will need to assimilate <u>vehicular</u> access to <u>the</u> ski club <u>at Treeton Dyke</u>.</p> <p><u>4.</u> The risk of surface water flooding should be assessed for this site. Layout, floor and ground levels will need careful consideration <u>and should be informed by the findings of the Flood Risk Assessment.</u></p> <p><u>6.</u> Consideration will need to be given to creating <u>Development proposals shall provide</u> a strong structural landscape framework within which this development will sit. Opportunities to fund the management, protection and enhancement of a Green Infrastructure Asset and the creation of additional habitat and Green Space as part of any potential future development will require further exploration. <u>The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.</u></p>
MM44/116	289	5.121: allocation H37	<p>Change bullets to numbers and amend guidelines 1 to 3:</p> <p><u>1.</u> Uncertain archaeological objections to allocation and future dDevelopment proposals will need to be supported with a Heritage Statement <u>for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.</u></p> <p><u>2.</u> There needs to be ecological assessment to inform development potential or consideration of boundary amendment. <u>A Phase 1 Habitat survey should be conducted. The site has the potential to support protected species (particularly bats) and surveys for these should be undertaken. The boundary hedgerows should be retained, unless agreed in writing with the Local Planning Authority.</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>3. A Landscape Assessment will be needed to assess and manage the impact of potential new development on the wider area and on natural landscape features such as trees and hedgerows. Retain and enhance eExisting vegetation <u>should be retained and enhanced, unless agreed in writing with the Local Planning Authority, as it makes an important contribution to the</u> roadside / streetscene. important</p>
MM44/117	290	5.122: allocation H38	<p>Change bullets to numbers and amend guidelines 1 to 4:</p> <p>1. Uncertain archaeological objections to allocation and future eDevelopment proposals will need to be supported with a Heritage Statement <u>for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.</u></p> <p>2. There are no ecological constraints to development on-site as tThe site is outside <u>close to</u> Local Wildlife Site (LWS070 <u>Lady Clough & Smithy Wood</u>) and development will have little direct impact on LWS but should increase <u>provide an appropriate</u> buffer <u>along the southern and western boundaries</u> and consider GI policy.</p> <p>3. Highways access: Additional land required to enable construction of access to suitable standard. A <u>Transport Assessment or Statement will be required, which should include consideration of achieving suitable access into the site.</u></p> <p>4. A Landscape Assessment will be needed to assess and manage the impact of potential new development on the wider area and on natural landscape features such as trees and hedgerows. Retain and enhance eExisting vegetation <u>should be retained and enhanced, unless agreed in writing with the Local Planning Authority.</u></p>
MM44/118	291	5.123: allocation H39	<p>Change bullets to numbers and amend guidelines 1 to 6:</p> <p>1. Potential archaeological objections to allocation and future eDevelopment proposals will need to be supported with a Heritage Statement <u>for Archaeology prepared in line with the requirements for site classification 1 highlighted yellow in table x.</u></p> <p>2. The north-eastern corner of the Ssite adjacent <u>adjoins</u> Thorpe Hesley Conservation Area, however, there are no significant historic built environment constraints or recommendations to its development <u>As such there will be a need for sensitive layout, design, scale, height, materials and landscaping to ensure that development contributes positively to the location and does not have an adverse impact on heritage assets.</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>3. A Landscape Assessment will be needed to assess and manage the impact of potential new development on the wider open countryside and on natural landscape features such as trees and hedgerows. Retain and enhance e<u>Existing vegetation should be retained and enhanced, unless agreed in writing with the Local Planning Authority.</u></p> <p>4. Consideration will need to be given to creating <u>Development proposals shall provide</u> a strong structural landscape framework within which this development will sit. Opportunities to fund the management, protection and enhancement of a Green Infrastructure Asset and the creation of additional habitat and Green Space as part of any potential future development will require further exploration. <u>The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.</u></p> <p>5. The preparation of a detailed Masterplan incorporating suitable design measures will be essential. <u>Refer to Appendix 2 for guidance on the preparation of an appropriate masterplan.</u></p> <p>6. There needs to be ecological assessment to inform development potential or consideration of boundary amendment. <u>A Phase 1 Habitat Survey is required to record and assess the habitats and other wildlife features on the site. The site has limited potential for foraging and roosting bats and the Phase 1 Habitat Survey should be used to recommend whether bat surveys are required.</u></p>
MM44/119	292	5.124: allocation E37	<p>Change bullets to numbers, insert new guideline 3 and amend guidelines 1, 2, 4 and 6:</p> <p>1. Uncertain archaeological objections to allocation and future d<u>Development proposals will need to be supported with a Heritage Statement for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.</u></p> <p>2. There needs to be ecological assessment to inform development potential. <u>A Phase 1 Habitat survey and protected species survey will be required.</u></p> <p>3. <u>The site is within 250 metres of a geodiversity asset. There may be the opportunity to acquire knowledge about the buried geodiversity features of the area in the course of desk studies, boreholes or excavations, including those for services and foundations before and during the construction phase and by site visits for recording and assessment of relevant features by appropriate experts. These</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p><u>investigations can be timed to have little or no effect on the progress of the development.</u></p> <p><u>4.</u> Highways access: No insurmountable accessibility problems envisaged. <u>A Transport Assessment will be required which should include consideration of the impact on Junction 1 of the M18. A</u> new junction with Kingsforth Lane may require <u>a</u> reduction of <u>the</u> speed limit. The impact on J1 of the M18 will also require consideration.</p> <p><u>6.</u> Existing boundary vegetation should be retained and enhanced, <u>unless agreed in writing with the Local Planning Authority.</u></p>
MM44/120	293	5.125: allocation H71	<p>Amend site name. Change bullets to numbers and amend guidelines 1 and 3:</p> <p><u>Site Name: GREEN ARBOUR SCHOOL PLAYING FIELD LAND NORTH OF IVANHOE ROAD</u></p> <p><u>1.</u> Uncertain archaeological objections to allocation and future eDevelopment proposals will need to be supported with a Heritage Statement <u>for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.</u></p> <p><u>3.</u> Retain and enhance eExisting vegetation <u>should be retained and enhanced, unless agreed in writing with the Local Planning Authority.</u></p>
MM44/121	294	5.126: allocation H72	Delete entry
MM44/122	295 - 296	5.127: allocation H84	Delete entry
MM44/123	297 - 298	5.128: allocation H94	<p>Delete first paragraph, change bullets to numbers and amend guidelines 1, 3, 4 and 6.</p> <p><u>1.</u> Uncertain archaeological objections to allocation and future eDevelopment proposals will need to be supported with a Heritage Statement <u>for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.</u></p> <p><u>3.</u> Development should reflect the existing historic character of the adjacent farmstead and wider landscape in order to strengthen local distinctiveness and respect the local vernacular in terms of scale, layout, design, scale, height and materials. North Farm farmhouse and historic stone barns should be retained as part of the development and restored and enhanced for positive re-use. It is recommended that the group is considered for local listing in the forthcoming local list.</p> <p><u>4.</u> A watercourse is present on the northern boundary.</p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>Flood risk from this watercourse and overland flows should be assessed <u>as part of a Flood Risk Assessment.</u></p> <p><u>6.</u> Consideration will need to be given to creating <u>Development proposals shall provide</u> a strong structural landscape framework within which this development will sit. Opportunities to fund the management, protection and enhancement of a Green Infrastructure Asset and the creation of additional habitat and Green Space as part of any potential future development will require further exploration. <u>The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.</u></p>
MM44/124	299 - 300	5.129: allocation H95	<p>Delete bullet 2, change bullets to numbers, insert new guideline 5 and amend guidelines 1 to 4 and 6:</p> <p><u>1.</u> Uncertain archaeological objections to allocation and future development proposals will need to be supported with a Heritage Statement <u>for Archaeology prepared in line with the requirements for site classification 2 highlighted blue in table x.</u></p> <p><u>2.</u> Frontage (some 27m) to Winney Hill. Within this frontage a prospectively adoptable road with appropriate visibility can be achieved. <u>A Transport Assessment or Statement will be required.</u> The footway along Winney Hill will have <u>be required</u> to be extended. A road gradient of 1 in 20 for the first 10m and 1 in 10 thereafter will <u>also</u> be required also. Although within the de-restricted zone vehicle speeds along this part of Winney Hill not considered to be a detrimental factor.</p> <p><u>3.</u> The site will impact on an Area of High Landscape Value. <u>Landscape character impact: Key points are the built development materials shall maintain and enhance the</u> of development to maintain local <u>vernacular.</u> vehicular enhancement of Boundary hedgerows <u>should be retained and enhanced, unless agreed in writing with the Local Planning Authority.</u></p> <p><u>4.</u> A Landscape Assessment will be needed to assess and manage the impact of potential new development on <u>landscape character</u> the Area of High Landscape Value and on natural landscape features such as trees and hedgerows.</p> <p><u>5.</u> <u>Development schemes should ensure delivery of the whole site can be achieved.</u></p> <p><u>6.</u> Consideration will need to be given to creating <u>Development proposals shall provide</u> a strong structural landscape framework within which this development will sit. Opportunities to fund the management, protection and enhancement of a</p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>Green Infrastructure Asset and the creation of additional habitat and Green Space as part of any potential future development will require further exploration. <u>The appropriate long term management and maintenance of any existing or newly created Green Infrastructure assets within the development will need to be explored and funded.</u></p>