

Rotherham local plan

Publication Sites & Policies

Local Plan Policy Viability Assessment

September 2015

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Introduction

1. This document assesses the potential impact of Local Plan policies on the viability of development proposals.
2. The National Planning Policy Framework¹ (NPPF) and Planning Practice Guidance² recognise that the ‘developer funding pot’, or residual value, is finite. Decisions relating to how this pot is distributed between affordable housing, infrastructure, and other policy requirements of Local Plans have to be considered as a whole - they cannot be considered in isolation of each other. Planning Practice Guidance indicates that viability assessment should be considered as a tool that can assist with the development of plans and plan policies. It should not compromise the quality of development but should ensure that the Local Plan vision and policies are realistic and provide high level assurance that plan policies are viable.

Local Plan policy viability assessment

3. This document provides an update to the Whole Plan Viability Assessment (February 2013³) undertaken to inform Rotherham’s Core Strategy⁴ and preliminary work on Rotherham’s proposed Community Infrastructure Levy (CIL). It should be read alongside the 2013 Study. In assessing the viability of Local Plan policies and the Community Infrastructure Levy, assumptions need to be made in terms of average costs for development (e.g. per dwelling). Such assumptions were made for the evidence base (Whole Plan Viability Study and CIL Study) supporting the Core Strategy (and setting the context for supporting policy in the Sites and Policies document and any future SPD). They were also made in the evidence base for CIL (CIL Study and Addendum).
4. Further work to update the evidence base for the Local Plan and CIL has since been undertaken. The Local Plan and CIL have been prepared in tandem. Viability assessment to inform the setting of CIL rates has been informed by developing Local Plan policy. Together this work has enhanced the understanding of the impact of Local Plan policy on development viability in Rotherham. This more recent work includes the Rotherham CIL Study 2013⁵ and 2014 Addendum⁶.
5. The Rotherham Infrastructure Study 2012⁷, referred to in the original 2013 Whole Plan Viability Study, remains relevant but this has also been updated (to inform the CIL Draft Charging Schedule⁸). (The Infrastructure Study informed the Infrastructure Delivery Plan/ Schedule included in the Core Strategy Appendix 1).
6. Various Policies in the Local Plan refer to the intended publication of Supplementary Planning Documents (SPDs). The Council is mindful of NPPF para 152 that SPDs should not “add unnecessarily to the financial burdens on development”. Assessments of these SPDs will be undertaken as part of their preparation.

¹ http://planningguidance.planningportal.gov.uk/blog/policy/achieving-sustainable-development/plan-making/#paragraph_173

² <http://planningguidance.planningportal.gov.uk/blog/guidance/viability-guidance/viability-and-plan-making/>

³ See file number 09 at : http://rotherham.limehouse.co.uk/portal/planning/cil/cil_dcs?tab=files

⁴ http://rotherham.limehouse.co.uk/portal/planning/cs/adopted_cs/adopted_cs

⁵ See file number 02 at : http://rotherham.limehouse.co.uk/portal/planning/cil/cil_dcs?tab=files

⁶ See file number 03 at : http://rotherham.limehouse.co.uk/portal/planning/cil/cil_dcs?tab=files

⁷ See file number 08 at : http://rotherham.limehouse.co.uk/portal/planning/cil/cil_dcs?tab=files

⁸ See file number 01 at : http://rotherham.limehouse.co.uk/portal/planning/cil/cil_dcs?tab=files

Understanding the assessment tables

7. The possible impact of policy in the Local Plan on development proposals is assessed in appendix 1.
8. The tables shown in grey refresh the previous assessment of Core Strategy policies, undertaken in the 2013 Study. Each Core Strategy policy has the prefix 'CS'. Under each of these tables the assessment then sets out those related policies which are included in the Publication Sites and Policies document. Each Sites and Policies policy is shown in blue and has the prefix 'SP'.
9. Each Local Plan policy is analysed to highlight possible issues / costs impacting on development viability. Extracts from policy wording are included, emboldened to identify particular costs. Core Strategy policies are listed by theme – detailed “development management” policies from the Sites and Policies document are linked to the main relevant strategic policy. It should be noted however that many policies are inter-related and as such may relate back to other Core Strategy policies too. Policies have been assessed to identify likelihood of cost implications (see coding below); when costs may be imposed; to give an estimate of cost; and a comment is included where necessary.

Cost implication coding:

Yes
No
Possibly

Findings

10. As indicated below 20 policies in the Core Strategy, and 33 policies in the Sites and Policies document have a cost implication, or a possible cost implication:

Local Plan document	No. of policies and their cost implication		
	Yes	Possibly	No
Core Strategy	11	9	14
Sites and Policies	18	15	37

11. The assessment shows that where policies within the Sites and Policies document have a definite or possible cost implication, the cost implications have been taken into account in previous viability assessment in 2013 (for example, where viability assessment includes an allowance for professional fees which will include planning application and accompanying inputs, or where any cost implications have been taken into account in the assessment of a higher level Core Strategy policy). A number of policies also provide flexibility in terms of viability. For example SP60 Policy introduces a requirement to meet the relevant BREEAM 'very good' standards for non-residential buildings over 1,000sqm. The policy caveats the BREEAM requirement with: 'unless it can be demonstrated that it would not be technically feasible or financially viable.'

Appendix 1: Local Plan policy viability assessment tables

Policy			
Cost	When imposed	Estimated cost	Comment

Core Strategy Theme : Delivering development in sustainable locations

CS1 : Delivering Rotherham's spatial strategy :

Requirements of overall spatial strategy. Indicative provision for housing, employment and retail by settlement. Bassingthorpe Farm as strategic allocation: requirements for infrastructure and planning applications. Dinnington East as Broad Location for Growth. Waverley as Principal Settlement.

5.6.20 "Delivery is also addressed through the Infrastructure Delivery Plan"

Possibly	According to settlement hierarchy. Also 1 Broad Location for Growth and 1 Strategic Allocation.	Infrastructure costs were originally identified in the Infrastructure Delivery Plan (IDP) to inform Core Strategy. Have since been updated to inform CIL preparation.	Infrastructure requirements to deliver the strategy managed via the IDP and Policy CS32.
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SP1 : Sites Allocated for Development

Identifies the sites allocated for new development

No	n/a	n/a	n/a
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CS2 : Delivering development on major sites

Masterplanning required for strategic location, broad location for growth and encouraged on all large scale major sites

"Detailed masterplanning and the preparation of appropriate Design Codes will be required..."

Possibly	1 Broad Location for Growth and 1 Strategic Allocation. And 'large scale major sites': for dwellings - sites of 4 ha or more, or 200 or more dwellings; for all other uses - >10,000 sq m or > 2 ha.	Masterplanning / Design Code costs – industry standards included in viability assessments.	Viability assessment includes an allowance for professional fees which will include planning application and accompanying inputs.
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Policy			
Cost	When imposed	Estimated cost	Comment
CS3 : Location of new Development			
Criteria for allocating development sites.			
No	n/a	n/a	n/a

CS4 : Green Belt			
Strategic Green Belt policy. Setting requirements for a Green Belt review.			
No		n/a	n/a

SP2 : Development in the Green Belt			
Detailed factors used to assess development proposal impact on the openness of the Green Belt			
No	n/a	n/a	n/a

SP3 : Rural Workers Dwellings in the Green Belt			
Requirements to demonstrate need for new housing for rural workers in the Green Belt, including functional need and design.			
No	n/a	n/a	n/a

SP4 : Extensions to Buildings in the Green Belt			
Prevention of “disproportionate additions” from extensions and alterations to existing buildings in the Green Belt.			
4.28 “The Council issues further guidance (Development in the Green Belt Supplementary Planning Document and with the Householder Design Guide Supplementary Planning Document)”			
No	n/a	n/a	n/a

SP5 : Alternative Uses for Buildings within the Green Belt			
Criteria to assess change of use or conversion of buildings in the Green Belt.			
4.31 “The Council has prepared further guidance to assist and advise applicants in preparing their proposals, set out in the Development in the Green Belt Supplementary Planning Document. ”			
No	n/a	n/a	n/a

Policy			
Cost	When imposed	Estimated cost	Comment
SP6 : Replacement Buildings in the Green Belt			
Policy to prevent loss of buildings in Green Belt that positively contribute to landscape character or that have architectural/ historic interest.			
4.34 "The Council prepared a Supplementary Planning Document outlining detailed criteria to enable the successful replacement of buildings within the Green Belt."			
No	n/a	n/a	n/a
SP7 : New Agricultural or Forestry Buildings or Structures in the Green Belt			
Policy to assess new agricultural or forestry buildings or structures in the Green Belt.			
No	n/a	n/a	n/a
SP8 : Infilling Development within the Green Belt			
Defining when infilling of gaps in Green Belt villages by new houses may be allowed.			
4.36 "Further guidance is set out in the Development in the Green Belt Supplementary Planning Document ."			
No	n/a	n/a	n/a
SP9 : Previously Developed Sites within the Green Belt			
Policy assessing proposals for the infilling or redevelopment of previously developed sites in the Green Belt.			
4.39 "Further guidance is set out in the Development in the Green Belt Supplementary Planning Document ."			
Possibly	Some developments	Cost of remediation of contamination or other abnormal costs will come off land cost.	Viability assessment includes an allowance for professional fees which will include planning application and accompanying inputs
SP10 : Proposals for Outdoor Sport, Outdoor Recreation and Cemeteries in the Green Belt.			
Criteria for assessing proposals for appropriate facilities for outdoor sport, outdoor recreation and cemeteries in the Green Belt.			
"Applicants will be expected to prepare appropriate Management Plans for new sports development or extensions to existing sports facilities in the Green Belt...."			
4.40 : "A robust Management Plan will demonstrate how mitigation measures can be put in place to overcome detailed concerns and issues."			
Possibly	Some developments	Management Plan costs – industry standards included in viability assessments.	Viability assessment includes an allowance for professional fees which will include planning application and accompanying inputs.

Policy			
Cost	When imposed	Estimated cost	Comment
CS5 : Safeguarded land			
Setting areas of search for safeguarded land; and policy in sites identified.			
No	n/a	n/a	n/a

CS6 : Meeting the housing requirement			
Setting housing requirement and principles for site allocation and release. Housing trajectory.			
No	n/a	n/a	n/a
SP11 : Five Year Housing Supply			
How the Council will ensure that there is a 5 year supply of housing land.			
No	n/a	n/a	n/a

Core Strategy Theme : Creating mixed and attractive places to live

CS7 : Housing Mix and Affordability			
<p>“seek the provision of affordable housing on all housing development according to the targets set out below, subject to this being consistent with the economic viability of the development:</p> <p>i. Sites of 15 dwellings or more or developments with a gross site area of 0.5 hectares or more; 25% affordable homes on site</p> <p>ii. Sites of less than 15 dwellings or developments with a gross site area of less than 0.5 hectares; 25% affordable homes on site or a commuted sum of £10,000 per dwelling to contribute towards provision off site. Any agreed commuted sums would be subject to the provision of a payment scheme agreed between the Council and the applicant.</p> <p>Where it can be demonstrated that these targets would prevent the delivery of a viable scheme, the precise level of provision will be negotiated, based on a viability assessment. Any viability assessment shall be carried out at the expense of the applicant, according to the principles set out below:</p> <p>The applicant will raise any viability issues with the Council during the pre-application stage. If a third party appraisal is required the applicant, the Council and the third party consultant will meet to scope the details of the appraisal.</p> <p>An “open book” approach is required, whereby development finances and their underlying assumptions are subject to appraisal in order to support a claim.</p> <p>At the very least the applicant will need to provide evidence for the following items: Projected Gross Development Value (GDV) (e.g. rents, prices, yields; discounted values) Construction costs and programme (e.g. £/m², unit size (m²), build period)</p>			

Policy			
Cost	When imposed	Estimated cost	Comment
Finance, fees and all other associated costs (e.g. rate of interest, fee rates, lump sums) Gross Profit margins (e.g. % on costs; % of GDV) Residual Land Value (i.e. the budget to buy the land) or Land Price (if already purchased) New self-build homes will be exempt from the requirement to provide affordable housing.” “The Council will seek every opportunity to work positively with developers and other partners to deliver affordable housing and a mix of housing types to meet local needs through use of its own land, all available funding opportunities, innovative development models and other available means. Detailed implementation guidance will be laid out in an Affordable Housing Supplementary Planning Document.”			
Yes	Most housing applications	Affordable housing on site/ commuted sum –detailed viability assessment.	Affordable Housing Viability assessment Study undertaken in 2011. The CIL Study and Addendum includes affordable housing in the assessment.
SP12 : Development in Residential Areas			
Policy for residential areas, identified on the Policies Map, where housing sites shall be retained primarily for residential uses, subject to exceptions.			
No	n/a	n/a	n/a
SP13 : Development on Residential Gardens			
Criteria for assessing development in garden(s).			
No	n/a	n/a	n/a
CS8 : Gypsy and traveller accommodation			
Setting requirements for new pitches and their allocation.			
No	n/a	n/a	n/a
SP14 : Gypsy and Traveller Sites			
Criteria for assessing proposals for Gypsy and Traveller Sites. Also read in conjunction with CS3.			
No	n/a	n/a	n/a

Policy			
Cost	When imposed	Estimated cost	Comment

Core Strategy Theme : Supporting a dynamic economy

CS9 : Transforming Rotherham's economy

Intervention to support Borough economic performance including setting land requirement; protecting existing employment land; encouraging use of brownfield sites; identification of priority sectors; supporting the Advanced Manufacturing Park, proposals supporting small and start-up businesses, the Dearne Valley Eco-vision, rural farm diversification, relocating non-conforming uses, etc.

Possibly	n/a	n/a	n/a
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SP15 : Land Identified for Business Use

Normally restricting development in areas allocated for business use to uses in the B1 use class order (except B1(a) – offices unless ancillary).

No	n/a	n/a	n/a
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SP16 : Land Identified for Industrial and Business Uses

Normally restricting development in areas allocated for industrial and business use to uses in the B1b, c, B2 and B8 use class orders (except B1(a) – offices unless ancillary).

No	n/a	n/a	n/a
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SP17 : Other Uses Within Business, and Industrial and Business Areas

Criteria to assess other uses not normally permitted via SP15 and SP16. Includes requirements to demonstrate that site is no longer viable for employment use.

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

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

Possibly	Some developments	Marketing costs.	Viability assessment includes an allowance for professional fees which will include planning application and accompanying inputs.
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SP19 : Waverley Advanced Manufacturing Park

Normally restricting development in the Advanced Manufacturing Park to industrial and business use to uses in the B1b, c and B2 use class orders (except B1(a) – offices unless ancillary). Also criteria for assessing alternative employment proposals to those which contribute to the advanced manufacturing and materials sector.

Possibly	Some developments	Evidence regarding no reasonable prospect of development for advanced manufacturing	Viability assessment includes an allowance for professional fees which will include planning application and accompanying inputs.
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Policy			
Cost	When imposed	Estimated cost	Comment
SP20 : Former Maltby Colliery			
Policy for supporting the re-use of Maltby Colliery for employment purposes (restricted range).			
"A masterplan for these uses will be required to ensure the comprehensive redevelopment of the Site".			
Yes	Masterplanning required prior to development	Masterplanning – industry standards included in viability assessments.	Viability assessment includes an allowance for professional fees which will include planning application and accompanying inputs.
SP21 : Todwick North			
Allocation of, and proposals for, a new high quality business park.			
"Masterplanning will be required ..."			
Yes	Masterplanning required prior to development	Masterplanning – industry standards included in viability assessments. / Emphasis on delivery of high quality design.	Viability assessment includes an allowance for professional fees which will include planning application and accompanying inputs. Costs also to come off land value.
CS10 : Improving skills and employment opportunities			
"where appropriate and viable the Council will seek to enter into a local labour agreement with applicants and developers to improve the links between local communities, developers and employers by:			
a. Ensuring that new developments contribute to the provision of education and training			
b. Promoting local employment opportunities, and securing construction training experience through employment on site, through financial contributions or through other training programmes"			
5.4.29 "The Council and its partners will continue to support and explore funding opportunities to improve skills and training opportunities, and access to employment. A Supplementary Planning Document providing more detail of how Policy CS10 can be implemented will be produced."			
Possibly	Some developments	Difficult to estimate - policy was re-worded to remove cost impact.	Wording of this Policy was changed to seek local labour agreements where appropriate and viable to make the policy more flexible – rather than specifying that we will deliver through conditions or planning obligations.

Policy			
Cost	When imposed	Estimated cost	Comment
CS11 : Tourism and the visitor economy			
Strategic policy for supporting tourism and criteria for assessing proposals.			
No	n/a	n/a	n/a
SP34 : Canals			
Policy supporting the restoration of canals and safeguarding their lines.			
No	n/a	n/a	n/a
CS12 : Managing change in Rotherham's retail and service centres			
Sets the retail and service centre hierarchy for new retail, leisure, service facilities and other main town centre uses. Sets retail floor space requirements and policies for sequential approach and impact assessment.			
No	n/a	n/a	n/a
SP22 : Development Within Town, District and Local Centres			
Policy for proposals within defined "main shopping areas" (primary and secondary shopping frontages) and for town, district and local shopping centres outside of the main shopping areas.			
No	n/a	n/a	n/a
SP23 : Primary Shopping Frontages			
Policy for defined Primary shopping frontages safeguarding concentration of A1 units by limiting proportion of A2 financial and professional services and A3 restaurants and cafes.			
No	n/a	n/a	n/a
SP24 : Secondary Shopping Frontages			
Policy for defined Secondary shopping frontages safeguarding concentration of A1 units by limiting proportion of A2 financial and professional services, A3 restaurants and cafés, A4 drinking establishment uses, D1 non-residential institutions and D2 assembly and leisure.			
No	n/a	n/a	n/a
SP25 : Hot Food Takeaways			
Policy for assessing impact of, and limiting the proportion of, hot food takeaways in town, district and local centres and elsewhere, and within 800m of school or college.			
No	n/a	n/a	n/a

Policy			
Cost	When imposed	Estimated cost	Comment
SP26 : Out-of-Centre Retail Parks and Other Out of Centre Developments			
Policy normally controlling the expansion of the Borough's existing, or creation of new, out of centre retail parks and developments and limiting development of main town centre uses in such areas			
No	n/a	n/a	n/a
CS13 : Transforming Rotherham Town Centre			
Policies and proposals for supporting the viability and vitality of Rotherham Town Centre.			
No	n/a	n/a	n/a
SP27 : Rotherham Town Centre Regeneration			
Policy setting out uses encouraged on a number of specific sites			
No	n/a	n/a	n/a
SP28 : Rotherham Town Centre Evening Economy			
Policy supporting evening economy uses, and indicating where these will be encouraged			
No	n/a	n/a	n/a

Core Strategy Theme : Movement and accessibility

CS14 : Accessible places and managing demand for travel			
Policies for the promoting sustainable accessibility of new development.			
<p>“Accessibility will be promoted through the proximity of people to employment, leisure, retail, health and public services by:</p> <p>.... d. Set thresholds where existing and future employers and institutions will need to adopt Travel Plans or Area Travel Plans as part of a programme of sustainable transport promotion.”</p> <p>....” g. The use of Transport Assessments for appropriate sized developments, taking into account current national guidance on the thresholds for the type of development(s) proposed.</p> <p>h. The safeguarding of suitable land for the provision of transport infrastructure.</p> <p>i. Prohibiting development where this is prejudicial to projects outlined in the Local Transport Plan or for any other transport proposals. Land to be safeguarded will be contained in specific transport proposals, the Sites and Policies document or other Local Development Plan Documents as appropriate.”</p>			
Yes	Potentially most developments	Travel plan preparation – subject to thresholds – industry standards in viability. Safeguarding of land.	Travel plans and assessments included within the % allocation for professional fees in the viability assessment. Costs associated with safeguarding of land to come off land cost.

Policy			
Cost	When imposed	Estimated cost	Comment
SP29 : Sustainable Transport for Development			
Policy requirements for the promotion of sustainable transport.			
<p>“Development proposals will be supported where it can be demonstrated that:</p> <p>d. schemes take into account good practice guidance published by the Council including transport assessment, travel plans and compliance with local Residential and Commercial Parking Standards ...”</p> <p>“The Council expects that other measures to increase and encourage sustainable travel and movement habits through travel plan incentives, such as: bus service enhancements, bus priority schemes, improved or additional bus services, better information and subsidised ticketing, multi modal, multi operator, cross boundary travel, are provided. Improvements to existing and new infrastructure, ensuring that any public transport stops are easily accessible by active means, and that opportunities to further enhance walking, cycling and appropriate measures to promote inclusive access, will be sought as appropriate.”</p> <p>4.125 <i>“To meet this obligation, Transport Statements, Transport Assessments and Travel Plans will be required as part of the planning process. There are specific thresholds / circumstances that trigger when these are needed:</i></p> <p><i>In most cases a transport statement or transport assessment will be required for all developments likely to have an impact on the local area. In many cases a travel plan will also be required.</i></p> <p><i>Any proposed development which doesn't conform to relevant Local Plan policies will be expected to trigger the need for a transport assessment and a travel plan.</i></p> <p><i>Other developments generating 30 or more two-way vehicle movements in any hour or 100 per day will require a transport assessment. This will also be a requirement if a development is proposed in an air quality management area; is likely to generate significant freight, HGV or abnormal load movements per year.</i></p> <p><i>Other developments generating less than 30 two-way vehicle movements in any hour or 100 per day will require a transport statement.</i></p> <p>4.126 <i>“Detailed thresholds can be found in the Council’s Transport Assessments, Travel Plans and Parking Standards: Good Practice Guidance that has been published alongside this Document to provide further advice to developers in preparing their proposals. Further work will be undertaken to adopt this guidance, as appropriate as a Supplementary Planning Document.”</i></p> <p>4.127 <i>“...All developments that trigger a transport assessment will be required to propose appropriate measures and funding in the event that post development monitoring demonstrates trip generations above the levels agreed through the planning process. Such proposals to be calculated based on the mitigation measures that could deliver either further sustainable measures, network improvements or a combination of the two. The mechanisms used to assess and secure such contributions are outlined in other policies.”</i></p> <p>4.128 <i>“The level of developer contribution requirements will be determined by a number of factors including the existing access to the road, public transport and active travel network, the post development maintenance requirements and the size and nature of development. Developer contribution requirements will be informed by the outputs of the Transport Assessment and subsequent works through the Travel Plan.”</i></p>			
Yes	See CS14.	See CS14.	See Assessment of CS14. Policy does not introduce further viability implications.

Policy			
Cost	When imposed	Estimated cost	Comment
SP30 : Development Affecting Designated “Highways Development Control Lines”			
“Where a development proposal is likely to affect designated highways development control lines the developer will be required to show how their proposed development will accommodate the relevant future highways improvements or potentially deliver that improvement as part of the development. ”			
Yes	Some developments.	Various site specific and strategic – known cost estimates included in IDP to be kept updated.	Infrastructure requirements to deliver the strategy managed via the IDP and Policy CS32. Costs to come off land value.
CS15 : Key routes and the strategic road network			
Promoting efficiency of, and access to, key routes and strategic road network such as the motorways and A roads and integration with public transport and other sustainable transport modes.			
<i>“b. Improving specific Key Routes to manage congestion including traffic management measures, bus priority and facilities for cyclists and pedestrians. c. Integrating Park and Ride projects into bus priority schemes where they create.”</i>			
Possibly	Some developments. Aimed at supporting employment growth.	Various site specific and strategic – cost estimates included in IDP to be kept updated.	Via developer contribution element of the viability assessment (kept flexible at this stage to account for strategic and site specific requirements). Through allowance for external costs to allow for some S278 type road schemes.
SP31 : Development Affecting Key Routes and the Strategic Road Network			
Consideration of, and responding to, adverse impacts of development on the Key Routes and the Strategic Road Network.			
“Where a proposal is likely to have transport implications, applicants must set out suitable mitigation measures in their Transport Assessment. ”			
4.133 “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. ”			
Yes	Some developments.	See CS15	See Assessment of CS15. Policy does not introduce further viability implications.
SP32 : Delivering Transport Schemes			
Criteria to control impact of development on any future schemes that may be identified by the Council to improve the Borough’s transport network.			
No	n/a	n/a	n/a

Policy			
Cost	When imposed	Estimated cost	Comment

CS 16 :New Roads			
Limits increase in physical capacity of the highway network but lists likely new road schemes.			
No	n/a	Strategic schemes of regional importance costed and funded via partners.	Some funding for strategic transport schemes in place, other schemes not expected to come forward in the plan period. A57 scheme completed.

SP33 : Motorway Service Areas			
Policy for assessing proposals for new Motorway Service Areas.			
No	n/a	n/a	n/a

CS17 : Passenger rail connections			
Safeguarding land for passenger rail schemes and related projects.			
“will safeguard land for local rail projects including...”			
Possibly	Some developments	Safeguarding rail routes	Where land for development is affected, cost will be factored into land value and also in the gross to net viability assumptions allowance for some non-developable land.

CS18 : Freight			
Promoting improvements to the freight network and transfer from road to canal and rail freight.			
“by safeguarding sites with potential canal wharfage and rail sidings.”			
Possibly	Potentially most developments	Safeguarding sites with potential canal wharfage and rail sidings.	Where land for development is affected, cost will be factored into land value and through the allowance for external costs in the viability to allow for some on-site infrastructure.

Policy			
Cost	When imposed	Estimated cost	Comment

Core Strategy Theme : Managing the natural and historic environment

<p>CS19 : Green Infrastructure</p> <p>“Green Infrastructure ... will be conserved, extended, enhanced, managed and maintained”.</p> <p>“Developer contributions will be used ... through ... establishment, enhancement, and the on-going management”.</p> <p>“Securing provision, either on or off-site ...”</p> <p>5.6.14 “Will be delivered through developer contributions comprising S106 obligations and CIL where appropriate;” may also develop a Supplementary Planning Document which sets out the Local Green Infrastructure Strategy for Rotherham” ... “Consideration will be given to the adoption of the South Yorkshire Green Infrastructure Strategy as a Supplementary Planning Document.”</p>			
Yes	Potentially most developments	Cost estimates included in the IDP that will be kept updated.	<p>Where land for development is affected, cost will be factored into land value and through the allowance for net developable land and allowance for external costs to allow for site specific provision that will include areas of open space that need to be safeguarded.</p> <p>Any limited off-site provision to occur via developer contribution element of the viability assessment (kept flexible at this stage to account for strategic and site specific).</p> <p>CIL is likely to be the means to pay for off-site enhancements.</p> <p>Future revision to policy should remove specific reference to S106 and CIL to refer instead to developer contribution to maintain flexibility in approach to provision.</p>

<p>SP35 : Green Infrastructure and Landscape</p> <p>“... require proposals for all new development to support the, protection, enhancement, creation and management of multi-functional green infrastructure assets and networks...”</p> <p>“...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>f. the incorporation of suitable mitigation measures or;</p> <p>g. where appropriate suitable mitigation measures are not achievable on site, then development should provide appropriate an adequate level of compensation off site.</p> <p>“For major development of more than 10 dwellings, or more than 1,000 square metres of floorspace applicants are expected to ... set out how they have considered the elements listed below, and to clearly set out appropriate mitigation/ remediation and enhancement measures:</p> <p>j. the creation of new and enhancement of existing green infrastructure to enhance links, increase function, connect places, and to address deficits, priorities, needs and</p>			
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Policy			
Cost	When imposed	Estimated cost	Comment
opportunities;...”			
<p>4.145 “A green infrastructure/ landscape masterplan will be required for major developments, or where a significant impact is likely (see local validation requirements) ;</p> <p>4.157 “Developers, subsequent owners and occupiers of development will be required to assume long term management and maintenance responsibility” re landscape</p> <p>4.159 “Policy delivery will be achieved through ... planning conditions attached to consents/ permissions and through developer contributions as necessary”</p> <p>4.160 “Delivery plans will need to demonstrate long term adoption, governance and management of assets created ... Appropriate management of the Borough’s green infrastructure will be encouraged and supported by the Council and other organisations....”</p>			
Yes	See CS19 and CS21	Cost estimates included in the IDP.	See Assessment of CS19 and CS21. Policy does not introduce further viability implications.

CS20 : Biodiversity and Geodiversity			
<p>“...conserve and enhance ... natural environment”.</p> <p>“b. Supporting the positive management and protection of ... designated sites”</p> <p>“i. Supporting the maintenance of natural environment evidence bases”</p> <p>“l. ... incorporate best practice including biodiversity gain, green construction, sustainable drainage and contribution to green infrastructure”</p>			
Possibly	Potentially most developments	Safeguarding sites of special biodiversity and geodiversity quality. Enhancement and management of designated sites. Also maintenance of evidence bases.	Where land for development is affected, cost will be factored into land value and through the allowance for net developable land that will include areas of open space that need to be safeguarded or via the IDP and allowance made in the viability assessment.

SP36 : Conserving the Natural Environment			
<p>“Should conserve and enhance existing and create new features of biodiversity and geodiversity value.”</p> <p>Where it is not possible to avoid negative impact on a feature of biodiversity or geodiversity value through use of an alternate site, development proposals will be expected to minimise impact through careful consideration of the design, layout, construction or operation of the development and by the incorporation of suitable mitigation measures.”</p> <p>“Development will be expected to enhance biodiversity and geodiversity on-site with the aim of contributing to wider biodiversity and geodiversity delivery including, where appropriate, direct contribution to Ecological Networks, the Green Infrastructure network, Biodiversity Opportunity Areas, Nature Improvement Areas and Living Landscapes.”</p> <p>4.162 “The Council has published Good Practice Guidance to provide further advice to developers in preparing their planning application proposals. Consideration will be given to adopting the Good Practice Guidance as a Supplementary Planning Document in the future.</p>			

Policy			
Cost	When imposed	Estimated cost	Comment
<p>4.167 Development will be required to make a positive contribution to the natural environment by incorporating biodiversity gain, sustainable design and renewable energy technology. The principles, objectives and available mapping of Ecological Networks, the Green Infrastructure network, Biodiversity Opportunity Areas, Nature Improvement Areas, Living Landscapes, National Character Areas and River Catchment Management Plans, which are designed to have benefits at a landscape scale and coordination across local planning authority boundaries, should be used to identify appropriate measures and demonstrate delivery. “</p>			
Possibly	See CS20	See CS20	See Assessment of CS20. Policy does not introduce further viability implications
<p>SP37 : Sites Protected for Nature Conservation</p> <p>Safeguarding sites of special biodiversity and geodiversity quality (statutory and non-statutory). Also use of buffer zones.</p> <p>“adequate mitigation and/or compensation measures can be delivered ... incorporate adequate buffer zones or other measures”</p>			
Possibly	See CS20	See CS20	See Assessment of CS20. Policy does not introduce further viability implications
<p>SP38 : Protected and Priority Species</p> <p>Safeguarding protected and priority species</p> <p>“Planning permission for development likely to have a direct or indirect adverse impact ... will only be granted if it can be they can demonstrated that ... mitigation and/or compensation measures can be put in place that enable the status of the species to be maintained or enhanced..”</p>			
Possibly	See CS20	See CS20	See Assessment of CS20. Policy does not introduce further viability implications
<p>SP39 : Soil Resources</p> <p>Policy for the sustainable use of soils during construction and to use land with the lowest grade soils where best and most versatile agricultural land is used.</p> <p>Where appropriate, developers should provide up-to-date detailed assessment to determine the quality of soils and to identify sustainable re-use for soils which are to be translocated.</p> <p>4.184 “...<i>Planning conditions, planning obligations and developer contributions</i> will be used, where appropriate, to ensure protection, enhancement, and appropriate long-term management.”</p>			
Possibly	Some developments.	Professional fees – industry standards included in viability assessments. Safeguard / translocation of soils.	Viability assessment includes an allowance for professional fees which will include planning application and accompanying inputs. Costs of safeguarding / translocation of soils to come off land cost.

Policy			
Cost	When imposed	Estimated cost	Comment

<p>CS21 : Landscape</p> <p>“To safeguard and enhance the quality, character, distinctiveness and amenity value of the borough’s landscapes.” “Developers will be required to put in place effective landscape management mechanisms including long term landscape maintenance for the lifetime of the development.”</p> <p>5.6.55 “Consideration should be given to the implementation of an integrated approach to managing the natural environment and all its functions, particularly at the landscape scale” 5.6.60 “Will be delivered through the development management process ... including the use of planning conditions, developer obligations and CIL where appropriate”</p>			
Yes	Potentially most development	Landscape cost estimates included in the IDP. Separate estimation for on-going management costs for this assessment.	Where land for development is affected, cost will be factored into land value and through the allowance for external costs in the viability assessment to allow for some on site infrastructure. Other contributions will be via S106 requirements included in the viability assessment. Further testing to assess long term management cost implications of larger sites included in the viability assessment. Future revision to policy should remove specific reference to S106 and CIL to refer instead to developer contribution to maintain flexibility in approach to provision.

<p>CS22 : Green space</p> <p>“..green spaces will be protected, managed, enhanced and created by” “a. 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” “c...Protecting and enhancing green space that contributes to the amenities of the surrounding area, or could serve areas allocated for future residential development” “e. Putting in place provision for long term management of green space provided by development”.</p> <p>5.6.77 “will be achieved through developer contributions comprising s106 obligations and CIL where appropriate”</p>			
Yes	Potentially most development	Green space cost estimates included in the IDP. Separate estimation for on-going management costs for this assessment – CIL Study assumes	Where land for development is affected, cost will be factored into land value and through the allowance for external costs in the viability assessment to allow for some on site infrastructure. Other contributions will be via S106 requirements included in the viability

Policy			
Cost	When imposed	Estimated cost	Comment
		£800 per unit.	assessment. Further testing to assess long term management cost implications of larger sites included in the viability assessment.

SP40 : New and Improvements to Existing Green Space

Policy requirements for providing new open space and improving existing open space.

Residential development proposals will be **expected to provide Green Space** in line with the following principles:

- a. Development schemes of **36 dwellings or more should normally provide 55 square metres of Green Space** per dwelling on site where necessary to ensure that all new homes are:
 - i. **Within 280 metres of a Green Space**; and
 - ii. **Ideally within 840 metres of a Neighbourhood Green Space** (as defined in the Rotherham Green Space Strategy 2010); and
 - iii. **Within 400 metres of an equipped play area.**
- b. Proposals for Green Space should include a variety of experiences for different age groups.
- 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.
- 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.
- e. Where new Green Space on site is required, the applicant will be **expected to prepare and submit an appropriate assessment of demand**, proportionate to the scale and nature of the development proposed, that considers the borough-wide standards for playing pitches and play spaces to determine as appropriate, the composition of any provision that will assist in achieving these standards; specifically:
 - i. The Rotherham Playing Pitch Strategy recommendations (subject to periodic review) for provision of mini-soccer, junior and senior football, cricket, and rugby union and league pitches
 - ii. Whether all new homes would be within 400 metres of an equipped play area (which includes a variety of experiences for different age groups) and 280 metres of Green Space
- f. **New Green Space and equipped play areas will be accompanied by either (i) provision for maintenance by a landscape management company or similar, to standards agreed with the Local Authority for the lifetime of the development, or (ii) a financial contribution by way of a commuted sum equivalent to the cost of maintaining new Green Space or enhancements to existing Green Space for a period of thirty years.**

4.189 *In situations where the scheme is smaller, or where it may be physically impossible to achieve green space provision on site, such as possibly within Rotherham Town Centre, then the Council will consider the appropriateness of developer contributions, to enhance existing green space based on an assessment of need within the local area.*

4.193 *“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*

Policy			
Cost	When imposed	Estimated cost	Comment
<i>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”</i>			
Yes	See CS22.	See CS22 Maintenance time period stated in policy	See Assessment of CS22. Policy does not introduce further viability implications.
SP41 : Protecting Green Space			
Sets out how proposals involving the loss of green space will be considered			
“Development proposals that result in the loss of Green Space ... will only be allowed in exceptional circumstances, where: a. An assessment shows its loss would not detrimentally affect the existing and potential Green Space needs of the local community.			
Possibly	Some developments	Professional fees – industry standards included in viability assessments.	Viability assessment includes an allowance for professional fees which will include planning application and accompanying inputs.
SP42: Design and Location of Green Space, Sport and Recreation			
“Proposals for green space, sport & recreation and children’s play space within new and existing developments should be designed to a. able to deliver Green Space to the recommended accessibility standards and typical characteristics set out in Policy SP 40;... ”			
Yes	See SP40. Potentially most residential development	See SP40.	See assessment of CS22 and SP40. No additional cost introduced via policy. Policy elaborates upon above policies.
CS23 : Valuing the Historic Environment			
Support for proposals and initiatives for conserving and enhancing named heritage assets.			
No	n/a	n/a	n/a

Policy			
Cost	When imposed	Estimated cost	Comment
SP43 : Listed Buildings			
Policy for proposals affecting listed buildings or their setting.			
No	n/a	n/a	n/a
SP44 : Conservation Areas			
Policy for proposals within or likely to affect the setting of a Conservation Area.			
"d. depending on the scale of the development and when deemed necessary, developers will be required to submit character statements to assess the impact of the development upon the character and appearance of the Conservation Area and..."			
4.220 "...Proposals will need to consider the Council's Conservation Area character appraisals and any Supplementary Planning Documents or good practice guidance the Council publishes."			
Possibly	Some developments	Professional fees – industry standards included in viability assessments	Viability assessment includes an allowance for professional fees which will include planning application and accompanying inputs
SP45 : Archaeology and Scheduled Ancient Monuments			
Policy for proposals affecting archaeology.			
b. the preservation of other archaeological sites will be an important consideration. When development affecting such sites is acceptable in principle, the Council will seek preservation of remains in situ , as a preferred solution. When in situ preservation is not justified, the developer will be required to make adequate provision for archaeological recording to ensure an understanding of the remains is gained before they are lost or damaged, in accordance with Policy SP 46.			
Possibly	Some developments	Professional fees – industry standards included in viability assessments. Scheme design to retain archaeology.	Viability assessment includes an allowance for professional fees which will include planning application and accompanying inputs. Possible abnormal cost to come off land value.
SP46 : Understanding and Recording the Historic Environment			
Policy requiring assessment of impact on archaeology including specific identified sites. Also for archaeological recording where interest will be damaged or lost.			
"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. ...;			
b. Proposals on other sites will be required to submit a Heritage Statement if development would affect a known or potential heritage asset." "In the exceptional circumstances that harm could be justified, resulting in the loss or damage of a heritage asset, appropriate recording will be required ..."			
Possibly	Some developments.	Professional fees – industry standards included in viability assessments.	Viability assessment includes an allowance for professional fees which will include planning application and accompanying inputs.

Policy			
Cost	When imposed	Estimated cost	Comment
SP47 : Historic Parks, Gardens and Landscapes			
Policy for proposals affecting historic parks, gardens and landscapes.			
“Where development is likely to affect a Historic Park and Garden or its setting, applications should include a Heritage Impact Assessment... ”			
Possibly	Some developments.	Professional fees – industry standards included in viability assessments.	Viability assessment includes an allowance for professional fees which will include planning application and accompanying inputs.
SP48 : Locally Listed Buildings			
Policy for proposals affecting heritage assets which are listed locally (i.e. are not on the nationally produced statutory list).			
No	n/a	n/a	n/a
SP49 : War Memorials			
Policy for proposals affecting war memorials.			
No	n/a	n/a	n/a

CS24 : Conserving and Enhancing the Water Environment			
Policy for the protection, conservation and enhancement of water courses, water demand and efficiency and drainage.			
“...incorporation of appropriately constructed and maintained Sustainable Urban Drainage Systems or sustainable drainage techniques as set out in Policy CS25 Dealing with Flood Risk.”			
“5.6.98 Supplementary Planning Documents may also be adopted to set out water management requirements further.”			
Possibly	Potentially most development	Consultation with specialist landscape architects on design and cost of SuDs	Costs of new SuDs measures (e.g. balancing ponds, soak away and wetlands to manage surface water run off) would replace other engineered drainage cost solutions so cost neutral if designed from outset.

Policy			
Cost	When imposed	Estimated cost	Comment
CS25 : Dealing with Flood Risk			
Policy for the reduction of flood risk from and on development including sequential and exception tests. Also, specific policy for the Rotherham Regeneration Area.			
“Any flood risk management measures implemented through development must be compatible with the requirements of the Council’s community wide Rotherham Renaissance Flood Alleviation Scheme. ”			
5.6.123 “ Supplementary Planning Documents may also be adopted to set out water management requirements further. It is intended that this Flood Risk Took Kit will be adopted as a <i>Supplementary Planning Document.</i> ”			
Yes	Potentially most developments in regeneration area	Higher level contributions in Rotherham Regeneration Area – IDP includes cost estimate to be kept updated	This affects central regeneration area and any abnormal flood mitigation costs will come from land value offer to land owner.
SP50 : Understanding and Managing Flood Risk and Drainage			
Policy setting requirements on proposals for management of surface water drainage, flood resilience, watercourse maintenance where affected by development and disposal of foul water.			
“b. control surface water run-off as near to its source as possible through a sustainable drainage approach to surface water management (SuDS). ”			
“c. consider the possibility of providing flood resilience works and products for properties to minimise the risk of internal flooding to properties.”			
“A maintenance strip should be maintained between proposed development and watercourses. There should be no encroachment into this strip during any stage of development. The width measured from the top of bank should be a minimum of 8 metres for watercourses designated as ‘main rivers’ or a minimum of 5 metres for ordinary watercourses. Where flood defences exist, the maintenance strip should be 8 metres, measured from the landward toe of any flood defence or the top of bank if closer.			
“Any proposals involving non-mains drainage must be accompanied by a suitable foul drainage assessment. ”			
Yes	See CS24 & CS25. Some development	See CS24 & CS25. Professional fees – industry standards included in viability assessments.	See Assessment of CS24 & CS25. Viability assessment includes an allowance for professional fees which will include planning application and accompanying inputs.

Policy			
Cost	When imposed	Estimated cost	Comment
CS26 : Minerals			
Provisions for mineral extraction including within defined mineral safeguarding areas and for limestone aggregates and other minerals.			
“any potentially incompatible development should not sterilise underlying or adjacent mineral resources.”			
“All non-mineral development proposals within the Mineral Safeguarding Areas will be encouraged to extract any viable mineral resources present in advance of construction where practicable, and where this would not have unacceptable impacts on neighbouring uses.”			
No	n/a	n/a	Viability assessment includes an element for professional fees to cover such items required as part of planning application and any abnormal costs identified as a result of mineral deposits will come off the land cost.
SP51 : Assessment of Mineral Extraction Proposals			
Criteria based policy for assessment of mineral extraction proposals.			
“...carry out development in accordance with an agreed scheme of working and restoration...”			
No	See CS26.	See CS26.	See Assessment of CS26. Policy does not introduce further viability implications.
SP52 : Safeguarding Mineral Infrastructure			
Policy for assessing proposals for non-minerals development which would affect existing infrastructure used for minerals extraction and supporting infrastructure sites, such as cement plants.			
No	n/a	n/a	n/a
SP53 : Exploration and Appraisal of Hydrocarbons			
Policy assessing proposals for exploration and appraisal of onshore oil and gas.			
No	n/a	n/a	n/a
SP54 : Hydrocarbon Production Facilities and Ancillary Development			
Policy assessing proposals for onshore oil and gas production facilities and ancillary development.			
No	n/a	n/a	n/a

Policy			
Cost	When imposed	Estimated cost	Comment

Core Strategy Theme : Creating safe and sustainable communities

CS27 : Community Health & Safety			
Policy for supporting development which protects or promotes a healthy and safe environment addressing pollution, contamination, air quality, natural hazards, etc.			
"Proposals will be required to consider the following factors : pollution, natural hazards or land instability ... risks directly arising from in-situ operations, past mining activity, and/ or from potential indirect or cumulative impacts ... air quality ... hazardous installations."			
Yes	Potentially most development	As part of viability assessment	Viability assessment includes an element for professional fees to cover such items required as part of planning application and any abnormal costs identified as hazard mitigation will come off the land cost.

SP18 : Industrial and Business Development in Relation to Sensitive Areas of Land-use			
Policy considers impact on "sensitive" land uses from proposals for industrial and business development or where sensitive land uses are proposed near such uses.			
No	n/a	n/a	n/a

SP55 : Pollution Control			
Policy for assessing proposals likely to cause pollution or be exposed to pollution.			
"...only be permitted where it can be demonstrated that mitigation measures will minimise potential impacts..."			
"a. an assessment of the risks to public health."			
"b. A Noise Assessment will be required ..."			
"c. ...an assessment of the impacts on local air quality..."			
"e. ... Artificial lighting ... adequate and reasonable controls ..."			
Yes	See CS27	See CS27.	See Assessment of CS27. Policy does not introduce further viability implications.

SP56 : Hazardous Installations			
Policy for assessing proposals involving notifiable quantities of hazardous substances or which are in the vicinity of hazardous installations or other known hazards.			
"...only be permitted where it can be demonstrated that..."			
"b. ... any necessary measures ... to protect public health and safety."			

Policy			
Cost	When imposed	Estimated cost	Comment
Yes	See CS27	See CS27.	See Assessment of CS27. Policy does not introduce further viability implications.
SP57 : Contaminated and Unstable Land			
<p>Policy for assessing proposals involving contaminated land, or development may result in the release of contaminants, or there are adverse ground conditions caused by unstable land.</p> <p>“b. ensure necessary remedial action is undertaken to safeguard users ... from contamination during development and in the future; c. demonstrate that adverse ground conditions have been properly identified and safely treated; “</p>			
Yes	See CS27	See CS27.	See Assessment of CS27. Policy does not introduce further viability implications.

CS28 : Sustainable design			
<p>Policy for the promotion of good design.</p> <p>“Encouragement will be given to incorporation of Secured by Design principles”</p> <p>“Development proposals will be expected to secure sustainable design and construction, ensuring the flexibility and adaptability of new development and increasing the energy and water efficiency of buildings. Encouragement will be given to the development of lifetime homes.”</p> <p>“inclusion of sustainable drainage schemes, grey water recycling, green and brown roofing and walls, landscaping and connectivity to ecosystems. Provision should be made for sustainable waste management.”</p> <p>5.7.20 “<i>We will encourage all new residential developments (of 10 dwellings or more, although many of the guidelines are appropriate to smaller developments) to meet the relevant Building for Life criteria.</i>”</p> <p>5.7.22 “<i>Using nationally recognised standards as design benchmarks provides a flexible way for proposals to reduce their environmental impact and provides certainty to investors and developers. Often good design principles can be met simply by using a good designer, and there are many overlaps between the standards and other planning requirements e.g. surface water management and sustainable drainage schemes.</i>”</p> <p>5.7.26 “<i>For significant large scale major proposals, (which are important by virtue of their proposed use, scale or location) the Council will expect developers to apply a Design Code approach.</i>”</p> <p>5.7.28 “<i>Updating of Building Regulations will cover many aspects of sustainable design but planning has a distinctive contribution to make by introducing guidelines to complement the regulations. Planning briefs, design codes and masterplans will be used to implement the policy in areas of significant change.</i>”</p>			

Policy			
Cost	When imposed	Estimated cost	Comment
Yes	Potentially most development	As part of the viability assessment	All requirements stemming from national regulations will be included in Building Regulations and factored into build cost assumptions. Viability includes build costs based on latest energy requirements and allowance for new requirements that came into force in April 2014 (Part L Building Regs).
SP58 : Design Principles			
Design principles against which proposals will be assessed. “ Design and Access Statements , and where appropriate detailed masterplanning , will be expected ...have regard to Building for Life toolkit , or the most up to date guidance.... Applicants are strongly encouraged to demonstrate an appropriate level of community engagement “			
4.316 Further guidance on design matters is provided in the South Yorkshire Residential Design Guide (consideration will be given to refreshing and adopting this document, all or in part, as a Supplementary Planning Document). Supplementary Planning Document: Householder Design Guide (March 2014) provides information to households wishing to alter or extend their property. Supplementary Planning Documents (SPD's) will be prepared for Householder Development (Extensions) and Backland and Tandem Development....”.			
Yes	Potentially most development	Masterplanning – industry standards included in viability assessments. / Emphasis on delivery of high quality design.	Viability assessment includes an allowance for professional fees which will include planning application and accompanying inputs. Costs also to come off land value.
SP59 : Car Parking Layout			
Policy setting standards for new car parking layout.			
No	n/a	n/a	n/a
SP60 : Sustainable Construction and Wind Energy			
Policy setting out particular sustainable construction design principles including consideration of recycling, waste management and renewable energy/ low carbon technologies. “b. meet the relevant BREEAM ‘very good’ standards for non-residential buildings over 1,000sqm unless it can be demonstrated that it would not be technically feasible or financially viable; c. demonstrate how the installation of integrated renewable and low carbon energy technologies ... has been assessed and included within the development unless it can be demonstrated that it would not be technically feasible or financially viable			
Yes	Potentially most development	BREEAM – Employment Land Background Paper estimates the viability impact of achieving ‘very good’ standard to be minimal.	See Assessment of CS28. Policy does not introduce further viability implications. The policy caveats the BREEAM requirement with: ‘unless it can be demonstrated that it would not be technically feasible or financially viable.’

Policy			
Cost	When imposed	Estimated cost	Comment
SP61 : Shop Front Design			
Policy for assessing the design of new or replacement shop fronts.			
4.346 "The Council has produced a shop front design guide to encourage good quality design. Further work will be undertaken to update this guide and adopt it as a Supplementary Planning Document. "			
No	n/a	n/a	n/a.
SP62 : Advertisements			
Policy for assessing the siting and design of proposals for advertisements.			
No	n/a	n/a	n/a.
SP63 : Telecommunications			
Policy to assess proposals for the installation of telecommunications equipment.			
No	n/a	n/a	n/a.

CS29 : Community and social facilities			
Supporting the provision of community and social facilities including through planning approvals.			
"The Council will support the retention, provision and enhancement of a range of community and social facilities. "			
Yes	Potentially residential developments	Cost estimates included in IDP to be kept updated.	Via developer contribution element of the viability assessment (kept flexible at this stage to account for strategic and site specific).

SP64 : Safeguarding Community Facilities			
Policy for assessing proposals involving the loss of community facilities – presumption in favour of retention unless criteria can be satisfied.			
"a. 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;"			
"c. 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)."			
4.354 To ensure that viable sites and premises are not lost to alternative uses, applicants should provide evidence that the land or property has been advertised on			

Policy			
Cost	When imposed	Estimated cost	Comment
<p>the open market for at least 12 months. <i>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 a community use and that no reasonable offer has been refused.</i></p> <p>4.355 <i>“The Council will seek evidence that a range of appropriate marketing methods have been employed, that opportunities to re-let premises have been fully explored and that the terms and conditions set out in the lease are reasonable and attractive to potential occupiers. Depending upon the type of facility in question there may be opportunities for premises to be taken on by local co-operatives, social enterprise or charitable groups. The Council will seek to ensure that such opportunities have been explored prior to granting planning permission that result in the loss of community facilities.”</i></p>			
Possible	Some developments	Marketing Costs	Viability assessment includes an allowance for professional fees which will include planning application and accompanying inputs.
<p>SP65 : Loss of Public Houses</p> <p>Policy to assess proposals for the redevelopment or change of use of public houses to other uses.</p> <p>“c. the site or premises have been marketed to the Council's satisfaction ...for at least 12 months...”</p>			
Possible	Some developments	Marketing Costs	Viability assessment includes an allowance for professional fees which will include planning application and accompanying inputs.
<p>SP66 : Access to Community Facilities</p> <p>Policy to ensure that proposals for residential development have appropriate access to shops and services.</p> <p>“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 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>			
Yes	Residential developments of 10 or more dwellings	Infrastructure costs were originally identified in the Infrastructure Delivery Plan (IDP) to inform Core Strategy. Have since been updated to inform CIL preparation.	Infrastructure requirements to deliver the strategy managed via the IDP and Policy CS32. Other costs of provision to come off land cost. The Policy allows for flexibility by indicating a requirement “...unless it can be demonstrated that such provision would not be viable or would threaten the viability of the overall scheme.”

Policy			
Cost	When imposed	Estimated cost	Comment
CS30 : Low Carbon and Renewable energy generation			
Policy supporting low carbon and renewable energy in accordance with the 'energy hierarchy' and criteria for assessing applications.			
"All development should achieve, as a minimum, the appropriate carbon compliance targets as defined in the Building Regulations. "			
5.7.41 "In all cases flexibility will be exercised where viability and deliverability are critical factors , however, schemes are encouraged to seek higher standards ahead of the trajectory in this policy where viability allows. This policy aspect will be monitored closely and potentially reviewed in light of national policy and ongoing economic conditions with the underlying objective of ensuring as high a standard as possible are achieved. "			
5.7.42 "An energy statement should be submitted with the planning application explaining the approach to energy on the development."			
Yes	Potentially most development	Professional fees re provision of energy statement.	Viability assessment includes an allowance for professional fees which will include planning application and accompanying inputs. Provision of renewable energy technology to come off land cost but has potential for generating income stream for developer/ end user

CS31 : Mixed use areas			
Policy for defined areas where a variety of land uses will be acceptable.			
No	n/a	n/a	n/a
SP67 : Development Within Mixed Use Areas			
Policy for the control of new development and change of use within defined "mixed use areas"			
No	n/a	n/a	n/a
SP68 : Mixed Use Area 20: Land between Aldwarke Lane and Parkgate Shopping Park			
Policy for the development of mixed use area 20.			
"A mixed-use masterplan for the comprehensive redevelopment of the site will be required to support any planning permission."			
Yes	Development of this specific site	Masterplanning – industry standards included in viability assessments. / Emphasis on delivery of high quality design.	Viability assessment includes an allowance for professional fees which will include planning application and accompanying inputs. Costs also to come off land value.

Policy			
Cost	When imposed	Estimated cost	Comment
SP69 : Mixed Use Area 21: Highfield Commercial, Waverley			
Policy for the development of mixed use area 21			
“a masterplan for the area as a whole shall be prepared on a collaborative basis, and agreed in writing by the Council..”			
Yes	Development of this specific site	Infrastructure costs were originally identified in the Infrastructure Delivery Plan (IDP) to inform Core Strategy. Have since been updated to inform CIL preparation.	Viability assessment includes an allowance for professional fees which will include planning application and accompanying inputs. Costs also to come off land value.

Core Strategy Theme : Infrastructure and implementation

CS32 : Infrastructure delivery and developer contributions			
Proposals for the Council approach to supporting infrastructure delivery and requiring developer contributions.			
“Development will be required to contribute to funding all or part of the items of infrastructure listed in the Infrastructure Delivery Schedule, through a combination of mechanisms such as a Community Infrastructure Levy (CIL) and S106 Planning obligations . The Infrastructure Delivery Schedule is indicative and final requirements will be assessed based on the specific requirements stemming from each development , taking account of capacity and legislation concerning developer contributions.			
It is acknowledged that in some instances there may be a need for negotiation and prioritisation of the overall developer contribution requirements (based on what is needed to make the development acceptable and what the development can afford to contribute). Any negotiation will need to take account of all policy requirements stemming from this plan, including requirements such as affordable housing and renewable energy generation.			
Where there is a need to negotiate on the level of developer contribution, the onus will be on the developer to fund and submit an independent viability appraisal and valuation of costs . The appraisal should set out the residual land value based on policy compliant requirements, and additional scenarios should demonstrate the variations in contributions to achieve a neutral and positive residual land value.			
This viability appraisal will be based on jointly agreed input assumptions (agreed by the Council and the developer). The developer will need to submit evidence of the amount paid for the land noting that any abnormal payments beyond current market values will not be accepted. All assumptions will be based on current market conditions as at the date of the grant of planning permission.”			
5.8.6 “ Funding for infrastructure will usually need to be secured from a range of sources but developers will be expected to contribute towards all or part of the cost of providing relevant infrastructure that is directly related to the development or adds to the cumulative impact on strategic infrastructure. This contribution will be in form of direct provision on site, or via a financial provision for offsite infrastructure. The mechanisms to enable this may include S106 agreements			

Policy			
Cost	When imposed	Estimated cost	Comment
<p>and Community Infrastructure Levy (CIL) (depending on the type of infrastructure)."</p> <p>5.8.7 "....If CIL is introduced, the Council will avoid double funding from these sources, by issuing a Regulation 123 list of relevant infrastructure for CIL."</p> <p>5.8.8 "Plan level viability has been undertaken to inform this assessment. The affordable housing viability assessment (Housing Viability Study, Affordable Housing Requirements on Large Sites, Volumes 1 & 2, 2012; Housing Viability Study, Affordable Housing Requirements on Small Sites, Volumes 1 & 2, 2012) undertook a series of scenario assessments to inform the affordable housing policy; and this included an assumption of £7000 per unit towards possible non-affordable housing developer contributions (noting these will vary for each application). As part of the infrastructure delivery study, a viability assessment was undertaken, which has been updated to a whole plan viability assessment."</p> <p>5.8.9 "It is important to note that the plan period is long term, however, viability assessments can only realistically be undertaken for the short term as it is not possible to predict what longer term 'normal' market conditions will be. The policy acknowledges this and clarifies that the effect of development specific viability will be taken into account when assessing the level of developer contribution at any point in time. There is scope to negotiate on the level of developer contributions, providing the final development is still acceptable in planning terms. The Council too will need to make important decisions relating to infrastructure priorities and these will vary with each development depending on what is already available in the area, capacity and local priorities."</p> <p>5.8.11 "All plan policies relating to infrastructure delivery and funding are to be considered holistically as part of the Infrastructure and Developer Contributions policy to ensure consistency and avoid double counting."</p>			
Yes	Potentially most development	Via a detailed infrastructure delivery plan as updated	Via developer contribution element of the CIL Study and Addendum viability assessment (kept flexible at this stage to account for strategic and site specific).
<p>SP70 : Utilities Infrastructure</p> <p>Policy which seeks to ensure the efficient provision of gas, water, drainage, electricity and telecommunication services which avoid or, where this is not possible, minimise any adverse landscape and environmental impacts.</p>			
Yes	Potentially most developments	Infrastructure costs were originally identified in the Infrastructure Delivery Plan (IDP) to inform Core Strategy. Have since been updated to inform CIL preparation.	Infrastructure requirements to deliver the strategy managed via the IDP and Policy CS32. Other costs of provision to come off land cost.

Policy			
Cost	When imposed	Estimated cost	Comment
CS33 : Presumption in Favour of Sustainable Development			
Policy reflecting the presumption in the National Planning Policy Framework.			
No	n/a	n/a	n/a

CS34 : Housing Delivery and Ongoing Co-operation			
Proposals for mechanisms to monitor the Plan's effectiveness in housing delivery. Includes early production of a joint Strategic Housing Market Assessment with Sheffield and review of Core Strategy if necessary; and action to be taken if a 5 year housing supply cannot be demonstrated.			
No	n/a	n/a	n/a

If you or someone you know needs help to understand or read this document, please contact us:

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Ak vy alebo niekto koho poznáte potrebuje pomoc pri pochopení alebo čítaní tohto dokumentu, prosím kontaktujte nás na vyššie uvedenom čísle alebo nám pošlite e-mail.

نهگهر تو یان که سینک که تو دیناسی پیویستی بهیارمستی هه بیت بو نه وهی لهم به لگه نامه یه تینگات یان بیخوینیته وه، تکایه په یوه ندیمان پیوه بکه له سهر نهو ژماره یه ی سهر وه دایان بهو نیمه یله.

إذا كنت انت أو اي شخص تعرفه بحاجة إلى مساعدة لفهم أو قراءة هذه الوثيقة، الرجاء الاتصال على الرقم اعلاه، أو مراسلتنا عبر البريد الإلكتروني

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اگر جناب عالی یا شخص دیگری که شما اورا می شناسید برای خواندن یا فهمیدن این مدارک نیاز به کمک دارد لطفاً با ما بوسیله شماره بالا یا ایمیل تماس حاصل فرمایید.