

# WICKERSLEY NEIGHBOURHOOD PLAN

SUBMISSION VERSION

2021-2028



## FOREWORD BY CHAIR

Wickersley is a popular and attractive place to live and visit. It has a variety of good quality housing, an attractive historic core, good schools, a busy village centre and a number of green spaces and woodland areas much valued by the local community.

The popularity of Wickersley has led to considerable development pressures for new housing especially in south Wickersley where there has been a lot new housing on what were previously long rear gardens as well as replacement of smaller houses by much larger replacements. There are also two large new housing sites allocated in the Rotherham Local Plan on what was previously greenbelt land. The high price of property in Wickersley and the lack of smaller houses has led to an increasingly ageing population and a movement of younger people out of the area to find cheaper accommodation.

There has also been a change in the character of the village centre where the number of retail units has diminished in favour of eating and drinking establishments in particular. This has retained the vibrancy of the centre but has to be balanced against the amenity enjoyed by surrounding residential property.

It is as a result of the changes within Wickersley that the Parish Council decided to prepare a Neighbourhood Plan with community support to ensure that the village evolves in a way that respects its particular character and continues to respond to local needs and aspirations.

The Neighbourhood Plan has therefore focused on developing policies for Wickersley that add local detail to those already in place for the borough as a whole through the Rotherham Local Plan. The local community has been consulted in a number of ways to ensure that the policies protect and enhance those aspects of Wickersley that people most value yet, at the same time, allow the village to grow in a sustainable way and one which respects the character of place. It is for this reason that the Neighbourhood Plan is also accompanied by a Design Guide which seeks to ensure that all new development is of the highest standard and recognises that it should also respect the particular characteristics that the different parts of Wickersley display. This will ensure that Wickersley retains those characteristics that the community most values.

On behalf of Wickersley Parish Council I would like to thank all those who have contributed to this Neighbourhood Plan and the wider community for their engagement and input that has shaped the vision, aims, objectives and policies to guide the future development of this wonderful place.



## VISION STATEMENT

Wickerlsey will continue to be a thriving community with a variety of amenities and facilities serving a diverse local population.

New, high quality developments will meet the needs of local people whilst sympathetically responding to the character of its area and the distinctive nature of the village.

Green and open spaces will be protected, and where possible, enhanced, with new recreational facilities for young people. Public transport, walking and cycling infrastructure will be improved making it accessible and safe for all to travel and commute.

The village centre will be vibrant and sustainable, boasting a wide-range of retail, leisure and community services with high quality public realm to support the needs of the community.

Historic and heritage assets will continue to be protected and new developments will be designed in a way that is respectful of and sensitive to these defining characteristics.



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## Policies by theme

### 2.0 General Policies

- GP1 - High Quality Design
- GP2 - Stone Walls
- GP3 - Community Facilities & Services
- GP4 - Locall Listed Buildings
- GP5 - Design In The Conservation Area

### 3.0 Housing

- H1 - House Type & Mix
- H2 - Building For Life & Lifetime Homes
- H3 - Sustainable Homes & Renewable Energy

### 4.0 Green Spaces

- GS1 - Biodiversity & Green Infrastructure
- GS2 - Local Green Spaces

### 5.0 Movement & Transport

- M1 - Pedestrian & Cycle Connections
- M2 - Parking Solutions

### 6.0 Village Centre

- VC1 - Licenced Premises
- VC2 - Shop Frontages

### 7.0 Community Aspirations

- CA1 - Specialist Housing
- CA2 - Tanyard Improvements
- CA3 - Public Transport

### 8.0 Monitoring & Delivery

Appendices (Separate Document)

- A) Local Green Space Assessments
- B) Locally Listed Buildings Assessments
- C) Reasonable Walking Distances
- D) District Centre Uses
- E) RMBC Community Facilities Policy
- F) Green Infrastructure Resources
- G) Cumulative Impact Report
- H) Housing Needs Assessment

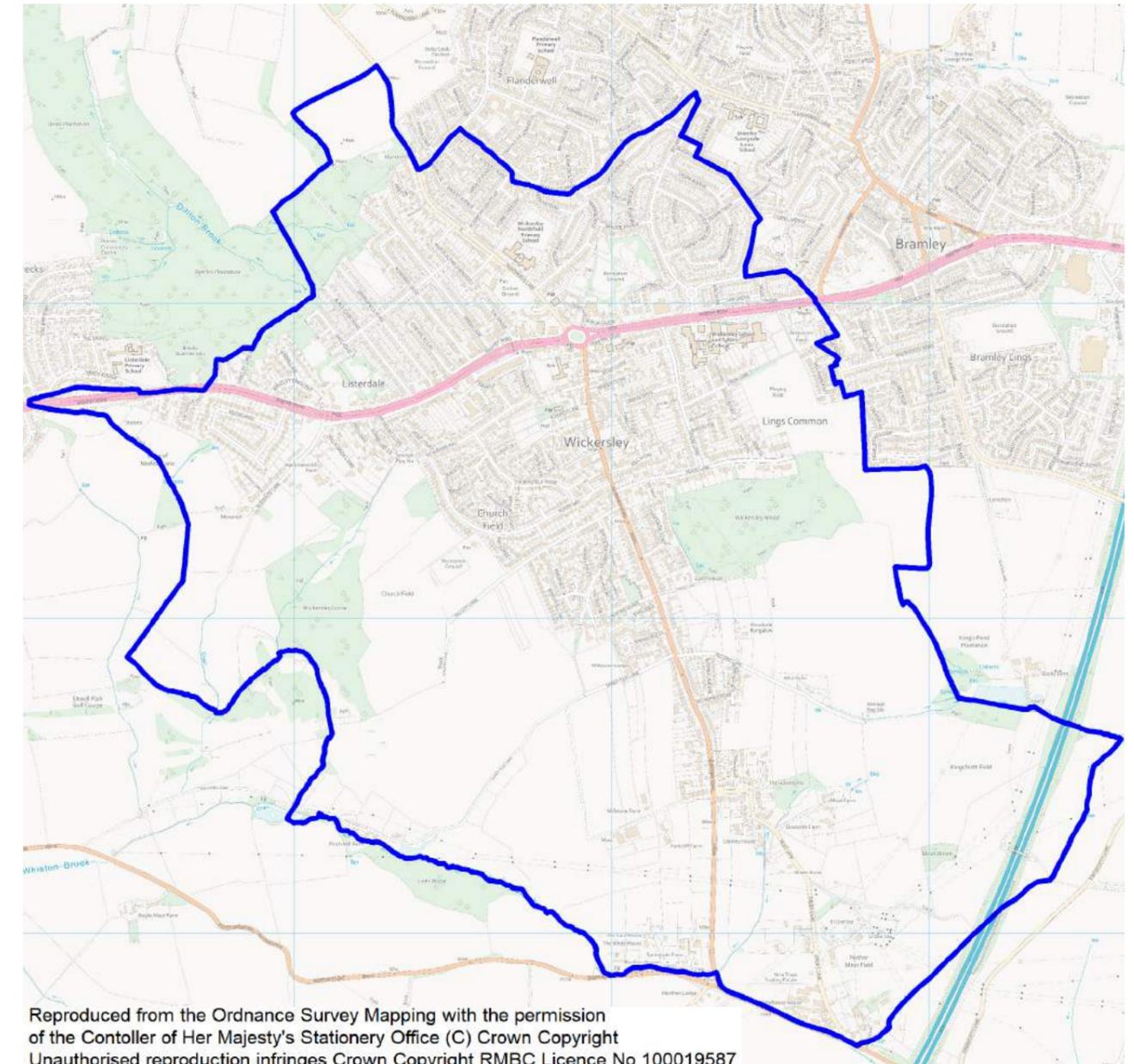
# 1.0 INTRODUCTION

## 1.1 INTRODUCTION

- 1.1.1 The Neighbourhood Plan covers the whole of the Civil Parish of Wickersley as indicated on the Boundary Map.
- 1.1.2 The Wickersley Neighbourhood Plan (WNP) Area was formally approved by Rotherham Metropolitan Borough Council (RMBC) on 11 December 2011 in accordance with the Localism Act, 2011, and the Neighbourhood Planning Act (General) Regulations, 2017.
- 1.1.3 The Plan has been produced on behalf of Wickersley Parish Council (WPC) in accordance with the above-mentioned statutory provisions together with guidance contained in the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG), issued by the Ministry of Housing, Communities and Local Government (MHCLG).
- 1.1.4 The strategic planning policy background to the Neighbourhood Plan is provided by the adopted Rotherham Core Strategy (2014), the Sites and Policies Document (2018) and the Barnsley, Doncaster and Rotherham Joint Waste Plan (2012). All the policies in the Neighbourhood Plan should be read together, and should be read in conjunction with the above documents.
- 1.1.5 The Neighbourhood Plan covers the same period to 2028 as the RMBC Core Strategy. The Neighbourhood Plan can be updated and refreshed at the end of this period to reflect any changes in circumstances and the scope and content of the new RMBC Core Strategy.
- 1.1.6 Where RMBC policies are referenced the prefix 'SP' relates to the Sites and Policies Document and 'CS' relates to the Core Strategy.

Figure 1  
Map of Wickersley  
Neighbourhood Plan Area

Boundary 



## 1.2 PROCESS

1.2.1 Below is an overview of the work undertaken so far on the Neighbourhood Plan.

- Designation of Neighbourhood Plan boundary (11.12.2011)
- Appointment of consultants (1.5.2018)
- Initial engagement - Summer 2018
- Feedback event - Autumn 2018
- Drafting options - 2019
- Developing the plan - 2019
- Housing Needs Assessment 2019
- RMBC Heritage Assessment
- SEA / HRA Screening Opinion & Report - 2019
- Production of Design Code - 2019/2020
- Informal Consultation - 2019/2020
- Regulation 14 Consultation - Dec 2020

**GROWING DESIGN QUALITY IN NEIGHBOURHOODS**

**DESIGN WORKSHOP 15/09/2018**

**THIS IS WHAT HAS BEEN SAID SO FAR...**

**ENGAGEMENT UPDATE**

**DROP-IN EVENT 7.7.2018**

**WICKERSLEY NEIGHBOURHOOD PLAN**

**SUMMARY OF INITIAL ENGAGEMENT**

Wickersley Residents and Businesses, HAVE YOUR SAY ABOUT THE FUTURE OF WICKERSLEY

A draft Neighbourhood Plan for Wickersley has now been produced following consultation with local residents and businesses and gathering of evidence over the last 2 years.

The Neighbourhood Plan is an important document as, together with the Local Plan for Rotherham, it has to be taken into account when decisions on planning applications are made by Rotherham Metropolitan Borough Council.

The Neighbourhood Plan contains policies on:

- community facilities,
- housing,
- the village centre,
- local heritage,
- green infrastructure and local green spaces, and
- movement and transport.

A separate Design Code has been produced to guide all new development to ensure it is of high quality and in keeping with the distinctive character of different parts of Wickersley.

Please see overleaf for details of how you can have your say.

**DRAFT FOR CONSULTATION**

**WICKERSLEY NEIGHBOURHOOD PLAN**

**HAVE YOUR SAY ABOUT THE FUTURE OF WICKERSLEY**

A steering group set up by Wickersley Parish Council, and including members of the community, have been putting together the Wickersley Neighbourhood Plan over the last 2 years. We have consulted widely with local residents and businesses and been gathering evidence to support a set of locally relevant planning policies which we hope reflect the aspirations of local people about how Wickersley should develop in the future.

We have now reached the stage where a draft of the Neighbourhood Plan has been produced on which we are consulting for an 8 week period and hope you will take this opportunity to tell us if we have got it right and if there are ways we can improve it. The Neighbourhood Plan is an important document as, together with the Rotherham Local Plan, has to be taken into account when Rotherham Council makes decisions on planning applications. It includes policies on community facilities, green infrastructure and local green spaces, on our local heritage, housing, the village centre, movement and transport.

A separate Design Code has also been produced which help guide all new development to ensure it is of high quality and responds to the distinctive character of different parts of Wickersley.

Both the draft Neighbourhood Plan and Design Code along with supporting documents can be viewed on the Wickersley Parish Council website [www.wickersley.pc.uk](http://www.wickersley.pc.uk) where you can click on the link to the Neighbourhood Plan. The response form is also available to be completed online and we would very much encourage you and your family to fill that in so that you can make your views known.

The consultation period runs from ???? to ????.

Wickersley Parish Council  
Email: [clerkadmin@wickersley.pc.uk](mailto:clerkadmin@wickersley.pc.uk)  
Telephone: 01709 703270

## 1.2 PROCESS

### Initial engagement

- Resident and business surveys
- Community drop-in event
- Community feedback session
- Design Code workshop

### Ongoing engagement

- Community drop-in event
- Informal consultation
- Meetings with RMBC
- Liaison with English Heritage, Natural England, Environment Agency

### Statutory consultation

- Pre-submission 6 week consultation



PROCESS	ACTION	OUTCOME
<b>STAGE 1</b>		
<b>PROMOTION</b>	POSTERS WEBSITE SURVEY TO HOUSHOLDS	<b>-PROMOTE NP -RECRUIT MEMBERS -INVITE PARTICIPATION</b>
<b>INITIAL ENGAGEMENT</b>	ONLINE & PHYSICAL SURVEYS DROP-IN EVENT WITH COMMUNITY	<b>-UNDERSTAND KEY ISSUES &amp; THEMES</b>
<b>INFORMING</b>	REPORT FINDINGS BACK TO STEERING GROUP & WIDER COMMUNITY	<b>-AGREE AIMS, OBJECTIVES &amp; VISION</b>
<b>STAGE 2</b>		
<b>ONGOING ENGAGEMENT</b>	TARGETED ENGAGEMENT WITH GROUPS	<b>-FULL REPRESENTATION</b>
<b>PARTICIPATION</b>	WORKSHOPS WITH LOCAL GROUPS AND COMMUNITY	<b>-DEVELOP IDEAS AROUND POLICIES &amp; DESIGN GUIDANCE</b>
<b>STAGE 3</b>		
<b>INFORMING</b>	REPORT WORK BACK TO STEERING GROUP & WIDER COMUNITY	<b>-DRAFT POLICIES &amp; DESIGN GUIDANCE</b>
<b>CONSULTATION</b>	GATHER FEEDBACK ON DRAFT POLICIES & DESIGN GUIDANCE	<b>-AMEND DRAFT PLAN</b>
<b>STAGE 4</b>		
<b>CONSULTATION</b>	STATUTORY 6 WEEK CONSULTATION	<b>-FINAL SUBMISSION PLAN</b>

## 1.3 HISTORY OF WICKERSLEY

- 1.3.1 The first recorded mention of Wickersley dates back to the 13th century when the area was primarily low grade agricultural land used for arable farming. The local population was around 90 people at the time of the 1379 poll tax with just over half of these being rich enough to pay the tax.
- 1.3.2 The family De Wickersley descended from Richard FitzTurgis, one of the founders of Roche Abbey.
- 1.3.3 There are records of a church being in Wickersley, on or near to the site of the current St Albans church, since the 12th century. The site was rebuilt in the late 15th century, possibly by Roger de Wickersley who died in 1472. His tombstone lies in the centre aisle. The church underwent significant change in the mid to late 19th century.
- 1.3.4 In the 18th century several quarries were opened upon the discovery of the quality of local stone. Much of this was sent to be used as grindstones in Sheffield but also Europe and North America. By 1830 half of the male population of the parish were involved in quarrying. Quarrying eventually declined over the next century and by 1939 only one quarry remained.
- 1.3.4 Bramley and Wickersley school was built in 1911. The next 20 years saw significant change and growth in Wickersley. Joe Lister built himself a house, known locally as Lister's Castle and gradually acquired more land nearby and built Listerdale Estate, comprising 690 homes. The population of Wickersley grew in this time from 1,004 in 1931 to 3,185 in 1951.



Taken from 'A Patchwork of Parishes' Parish Council's Centenary 1894-1994. Published by Archives and Local Studies Section, Rotherham Central Library 1997

## 1.4 WICKERSLEY TODAY

- 1.4.1 The population of Wickersley is around 7,400 people from 3,273 households. (2011 census)
- 1.4.2 Wickersley has a higher proportion of older people when compared to the whole Borough of Rotherham and to England. 34.4% of residents in Wickersley are 60 or over when compared to 23.9% for Rotherham and 22.4% for England. (2011 census)
- 1.4.3 Wickersley has a high proportion of homeowners when compared to the whole Borough of Rotherham and to England. 75.6% of homes are owned either outright or with a mortgage, compared to 65.2% for the Borough of Rotherham and 63.3% for England. (2011 census)
- 1.4.4 Wickersley has a lower proportion of households without access to a vehicle (17.4%) when compared to Rotherham (26.6%) and England (25.8%). Rates of car ownership are therefore higher in Wickersley than the average for Rotherham and England. In Wickersley 45.1% of households have access to 1 vehicle and 28.8% of households have access to 2 vehicles compared to 41.7% and 24.9% in Rotherham and 42.2% and 24.7% in England. (2011 census)
- 1.4.5 The ethnic makeup of Wickersley is 97.1% white British, compared to Rotherham (91.9%) and England (79.8%) (2011 census)
- 1.4.6 Wickersley School and Sports college is one of the largest schools in the area with over 2,000 pupils aged 11 to 18. It also employs around 300 members of staff. Also within the Parish is St Albans Primary School and Wickersley Northfield Primary School.
- 1.4.7 There are 3 churches in Wickersley. St Albans church is one of the oldest buildings in Wickersley. There has been a church on the St Albans site since the 12th Century. The other two are Blessed Trinity Roman Catholic Church and Wickersley Methodist Church.
- 1.4.8 There is a wide variety of community facilities and services in Wickersley which serve the local population. This includes a popular village centre which boasts high occupancy rates amongst its businesses. Several public houses, wine bars and restaurants have made Wickersley a popular destination in the evening which attract visitors from around the local area.
- 1.4.9 The community centre and library is a popular local resource which runs a variety of clubs and events. Other popular recreations include bowls, cricket and football.
- 1.4.10 Wickersley boasts several parks, playing fields and woodlands which contribute greatly to the physical and mental wellbeing of residents. This includes Wickersley Wood, Wickersley Gorse, Wickersley Park and Bob Mason Recreation Ground.

## 1.5 HERITAGE

1.5.1 Wickersley has a Conservation Area - shown on the map opposite, which contains 9 listed building or structures, all of which are Grade II Listed. The Conservation Area is focussed around the northern end of Morthen Road and contains some of the oldest and best examples of traditional buildings in Wickersley.

1.5.2 Listed buildings in Wickersley:

- A) Church of St Alban
- B) Pair of Grave Stones to the Bower Family Situated Approximately 10m to South of Nave of Church
- C) Remains of Medieval Coffin Adjacent to South Wall of Church of St Alban
- D) 35 & 37 Morthen Road
- E) Wickersley Old Hall
- F) Gazebo Approximately 50 Metres to East of Wickersley Grange
- G) Barn at Wickersley Grange Farm Approximately 30m to South West of Farmhouse
- H) Wickersley Hall
- I) Barn Adjoining West End of Moat Farmhouse



Top: Church of St Alban

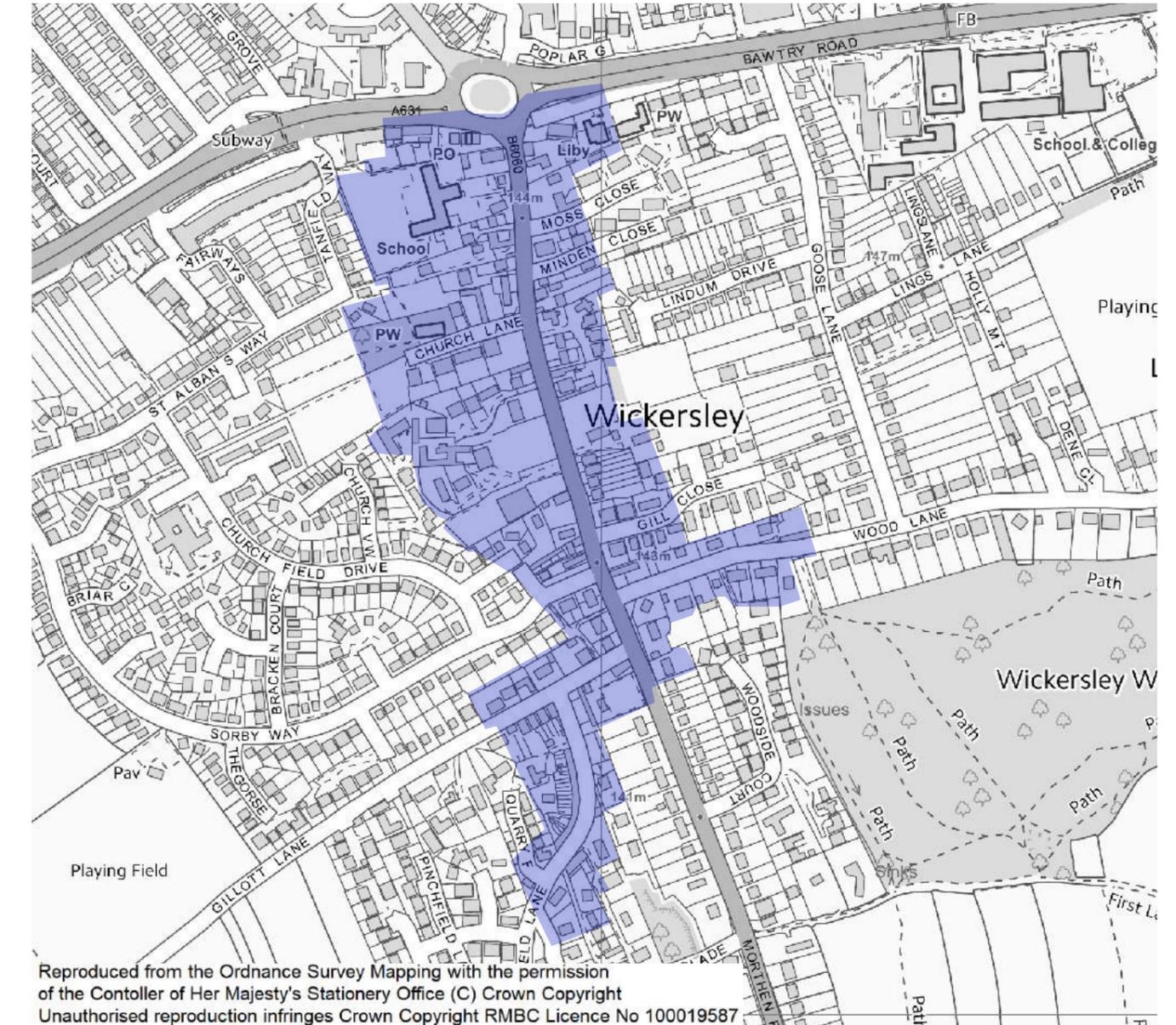
Bottom: 35 & 37 Morthen Road  
Photo credit: Roy Deep



## 1.5 HERITAGE

Figure 2  
Map of Wickersley Conservation Area

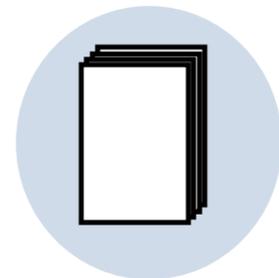
Conservation Area



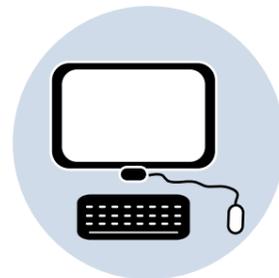
## 1.6 Engagement

### 1.6.1 Introduction

In 2018 initial engagement exercises were undertaken to gain a critical understanding of the key local issues and aspirations. Surveys were produced and circulated to every household in the Parish and placed online. Two engagement drop-in events were held with members of the community invited along to discuss their thoughts around how Wickersley should develop and to share emerging work on the WNP.



232  
Paper  
Surveys



92  
Online  
Surveys



80  
Drop-In  
Attendees

420+  
Representations



## 1.6 Engagement

### 1.6.2 Key Issues

Initial engagement identified several key issues for the plan to address and helped establish local priorities relating to how Wickersley develops in the future:

#### What issues should the WNP address?

1. Traffic / Parking

244



2. Green Spaces

142



3. Community

117



4. Natural Environment

114



5. Village Centre

101



### 1.6.3 Key Issues

Respondents to the survey were asked to rank certain criteria that they felt were important in new developments.

#### Principles of new development

1. Local Needs

187



2. Local Character

180



3. Green  
Infrastructure

152



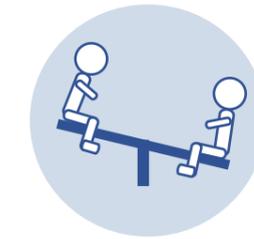
4. Energy Efficiency

122



5. Play Spaces

88



6. Pedestrian & Cycle

85



## 1.7 Vision Statement

Wickerlsey will continue to be a thriving community with a variety of amenities and facilities serving a diverse local population.

New, high quality housing will meet the needs of local people whilst sympathetically responding to the character of its area.

Green and open spaces will be protected, and where possible, enhanced, with new recreational facilities for young people. Public transport, walking and cycling infrastructure will be improved making it accessible and safe for all to travel and commute.

The village centre will be vibrant and sustainable, boasting a range of shopping, leisure and community services with high quality public realm.

Historic and heritage assets will continue to be protected and new development will be designed in a way that is respectful of and sensitive to these defining characteristics.



## 1.8 Aims & Objectives

1. Ensure new development is high quality, well-designed and responds to distinctive character of Wickersley
2. Ensure new housing meets local needs
3. Promote sustainable transport including improvements to pedestrian and cycle infrastructure, reduce car dependency and the impact of vehicles on streets / parking
4. Conserve and enhance green and open spaces and secure green infrastructure provision in new developments
5. Conserve and enhance heritage assets including non-designated heritage assets
6. Encourage the enhancement of the Tanyard and encourage appropriate uses in local centre, with greater regulation of drinking establishments and improved parking management
7. Retain existing community facilities and secure new facilities to meet any future demand, including but not limited to sports and recreational or children's and young people's play

## Policies



# 2.0 GENERAL POLICIES

## 2.1 Introduction

Wickersley is one of the most desirable areas in Rotherham. This is partly due to the level of amenities and facilities such as schools, doctors, restaurants, pubs and shops. Another reason the area is highly valued is because of the high quality built environment, this includes a conservation area and several listed buildings which reinforce the history and character of the area.

## 2.2 Key Objectives

- Encourage high quality design and placemaking
- Ensure that new development responds to its locality and reinforces local character and design
- Protect and enhance community facilities and services
- Conserve, and where possible, enhance heritage assets

## 2.3 Community engagement identified that:

- Development should respond to the character of Wickersley, this was cited by 180 people
- Amenities was the most popular response when respondents were asked what they value the most about Wickersley with 150 responses
- The most popular response to how Wickersley should develop over the next 15 years was that it should retain its character, this received 156 responses

### POLICY GP1: HIGH QUALITY DESIGN

All new dwellings and commercial development should take account of, and comply with the guidance set out in the Wickersley Design Code. Applicants will be expected to demonstrate how the proposal responds to local character through the inclusion of a local character appraisal in the application.

This policy builds on SP55 by providing locally specific guidance and information.

At initial engagement 180 people said they felt it was important that new development is responsive to the distinctive character of Wickersley.

156 people said that they felt in the next 15 years Wickersley should retain its character and identity.

Design guidance has been produced as part of the Plan to assist developers and homeowners in designing and building high quality homes and neighbourhoods in Wickersley. The Wickersley Design Code incorporates principles set out in South Yorkshire Residential Design Guide and the emerging Rotherham Residential Design Guide but with more granular detail and enhanced local responsiveness to character and place.

Local character appraisals should be commensurate to the size and detail of the proposal.

This policy seeks to achieve aims & objectives

1

Relevant RMBC Policy: CS28, SP55

### POLICY GP2: STONE WALLS

Existing traditional stone walls should be retained, wherever possible, in new developments or during the refurbishment or redevelopment of existing buildings or structures. Proposals will be supported that salvage old stone from demolished buildings or walls for future heritage, or local character conservation use or that seek to repair or reconstruct stone walls. Proposals should include a statement that justifies proposed changes to stone walls and that demonstrates that all reasonable efforts to retain such walls has been considered.

This policy seeks to ensure that traditional stone walls are retained wherever possible, where planning permission is required. The policy does not seek to prevent development taking place. Stone walls are a distinguishing feature of Wickersley, particularly in the conservation area and in the more traditional parts of the parish, and contributes to the overall character of the area. The stone used is Wickersley Rock and Rotherham Red Sandstone. Proposals that do not require planning permission are encouraged to retain stone walls where possible. Where stone walls are to be removed this should be justified in the planning application.

Historically all of the stone used for both buildings and stone walls were quarried within Wickersley at one of the former quarries. In the 1830s around half of the local male population worked in the quarries.

This policy seeks to achieve aims & objectives

5

Relevant RMBC Policy: CS23, SP33, SP55

**POLICY GP3: COMMUNITY FACILITIES & SERVICES**

The following community facilities and services have been identified as being protected under relevant RMBC policies: CS29 Community and Social Facilities, and SP62 Safeguarding Community Facilities.

- A) Cricket Club
- B) Bowling Club
- C) Allotments and Winthrop Gardens
- D) Rose Court surgery, Rosemary Road
- E) Public toilets at the Tanyard
- F) Wickersley Post Office
- G) Morthen Road surgery

Support is given to the expansion or enhancement of existing facilities, or development of new facilities or services, to meet local needs, including but not limited to play and recreational spaces, health and wellbeing facilities, and spaces that encourage and facilitate social interaction. New or replacement community facilities should be located within reasonable walking distance to the community.

To assess whether a facility is within a reasonable walking distance, applicants should refer to the RMBC Local Plan methodology and guidance on this issue. This guidance is also included in the appendix to the Neighbourhood Plan. Local people highly value the facilities and services in Wickersley and it is essential these are retained, where possible, to continue to serve the community and reduce the need for people to travel outside the Parish to access amenities and services.

Amenities was the most popular response when respondents were asked what they value the most about Wickersley with 150 responses.

These facilities and amenities have been suggested by members of the steering group and wider community because of their contribution they make to the day-to-day lives of the community.

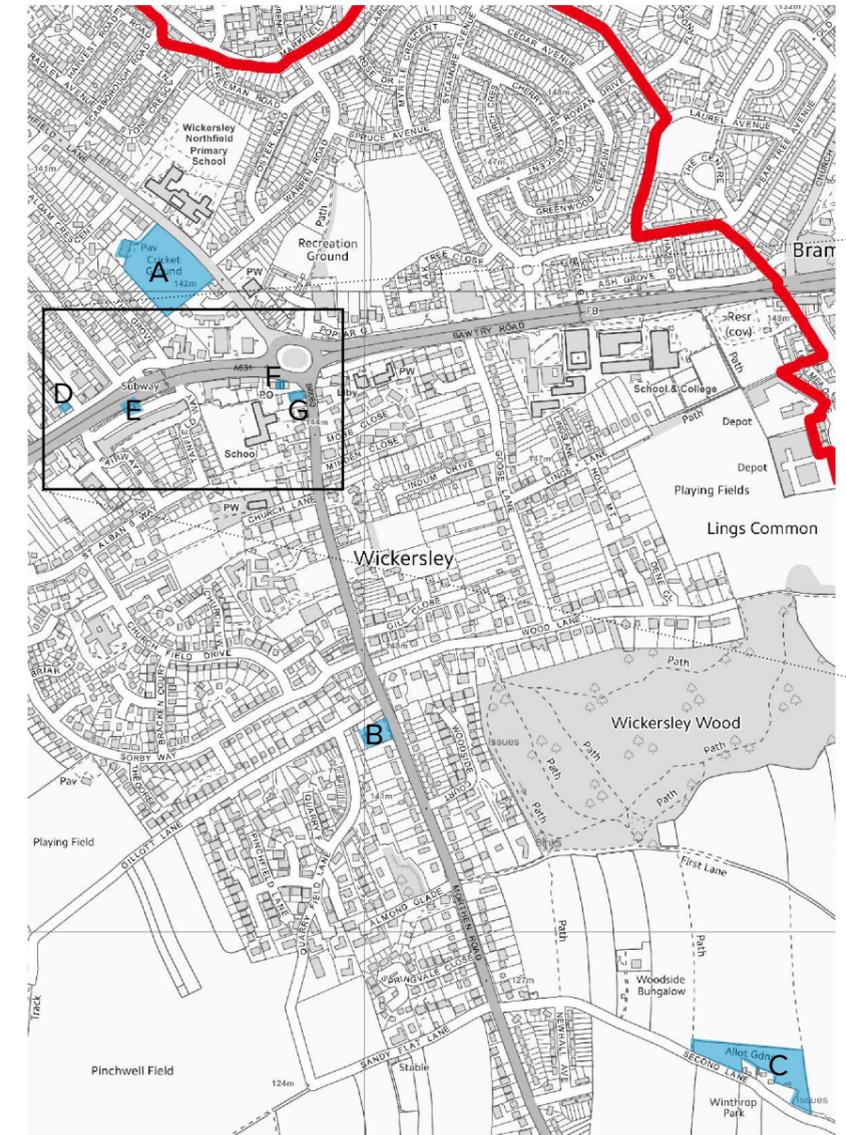
This policy builds on RMBC policies SP62 by identifying community facilities that are not specifically identified, yet are still safeguarded by the policy.

Sites already protected by RMBC policy SP62 includes all health, leisure and community facilities such as: Wickersley High School, Northfields Primary School, St Albans Primary School, Wickersley Health Centre, Wickersley Library and Community Centre, St Albans Church, Wickersley Methodist Church, Blessed Trinity Church.

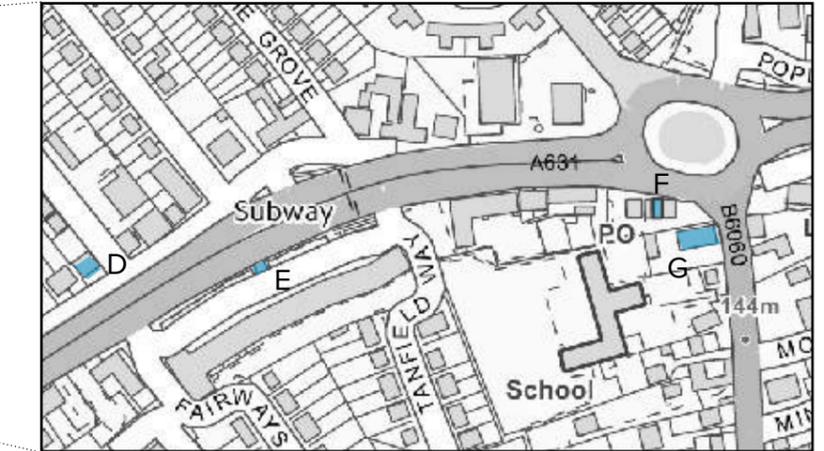
This policy seeks to achieve aims & objectives **7**

Relevant RMBC Policy: CS29, SP62

Figure 3  
Map of  
Community  
facilities and  
services



Magnified area



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**POLICY GP4: LOCALLY LISTED BUILDINGS**

The following buildings and structures are proposed to be included as Locally Listed Buildings:

- |  |   |
|--|---|
| 1. Castle House, Bawtry Road (Lister's Castle)                                   | 27. 58 Morthen Road, Wickersley                     |
| 2. Numbers 258 – 272 Bawtry Road, Wickersley                                     | 28. 1-7 Quarryfield Lane, Wickersley                |
| 3. Sycamore Cottage, 3 Morthen Road, Wickersley                                  | 29. 23 Quarryfield Lane, Wickersley                 |
| 4. Lilac Farm, Morthen Road, Wickersley  | 30. 17 & 19 Gillott Lane, Wickersley                |
| 5. 1 & 2 Lilac Farm Close, Wickersley  | 31. Pinchfield Cottage, 31 Gillot Lane, Wickersley  |
| 6. 3, Lilac Farm Close, Wickersley   | 32. Moat Farm, Moat Lane, Wickersley                |
| 7. 10 Morthen Road, Wickersley   | 33. The Dovecote, Moat Lane, Wickersley             |
| 8. 1 Moss Close, Wickersley  | 34. Pinchmill Farm, Pinchmill Lane, Wickersley.     |
| 9. Minden Cottage, 7 Morthen Road  | 35. 17-25 Lings Lane, Wickersley                    |
| 10. Minden Cottage outbuildings at the junction of Morthen Road and Minden Close | 36. Wickersley Grange and associated farm buildings |
| 11. 2, Church Lane, Wickersley   | 37. Wickersley War Memorial, Morthen Road           |
| 12. Manor Farm, Church Lane, Wickersley  |   |
| 13. 13, Morthen Road, Wickersley   |   |
| 14. West Thorpe Cottage, 17 Morthen Road, Wickersley                             |   |
| 15. The Barn, Church Lane, Wickersley (also known as the Church Hall)            |   |
| 16. 30-34 Morthen Road, Wickersley including outbuildings                        |   |
| 17. 19-25 Morthen Road, Wickersley   |   |
| 18. 27-33 Morthen Road, Wickersley   |   |
| 19. 39 Morthen Road, Wickersley  |   |
| 20. 40 Morthen Road, Wickersley (Wickersley Club)                                |   |
| 21. 42 Morthen Road, Wickersley  |   |
| 22. 46 & 48 Morthen Road, Wickersley + rear outbuildings                         |   |
| 23. 2-14 Sitwell Terrace, Wickersley   |   |
| 24. 91 Morthen Road, Wickersley  |   |
| 25. 1 Wood Lane, Wickersley + outbuildings                                       |   |
| 26. 11 & 13 Wood Lane, Wickersley  |   |

These buildings will be subject to policy SP 45 of the Rotherham Local Plan whereby;

- consent will not normally be granted for the demolition of Locally Listed Buildings
- alterations and extensions should be based on an accurate understanding of the significance of the asset including the structure. Proposals should respect architectural character and detailing of the original building. The structure, features and materials of the building which contribute to its architectural and historic interest should be retained or restored with appropriate traditional materials and techniques;
- any proposals should protect and enhance the setting of Locally Listed Buildings.
- taking a practical approach to the alteration of locally listed buildings to comply with the disability discrimination act 2005 and subsequent amendments, provided that the building's special interest is not harmed, using English Heritage advice as a basis.

Locally Listed Buildings (LLB's) are buildings, groups of buildings or structures of historic or architectural interest which have been identified as contributing significantly to the townscape but are not on the statutory list. However, these buildings are of considerable local importance within Wickersley and worthy of protection.

There have been discussions with the Local Planning Authority regarding the identification of buildings of local historic value. Within the Rotherham Local Plan these are known as 'Locally Listed Buildings' (see Sites and Policies Document Policy SP 45). For the Wickersley Neighbourhood Plan a review has been carried out of all known historic and archaeological evidence including buildings, landscapes and other structures within the neighbourhood plan area against the explanatory text and criteria at paragraph 4.254 of the Sites and Policies document and the Wickersley Neighbourhood Plan proposes the following list is included within the Local Planning Authority's List of 'Locally Listed Buildings'.

The Wickersley Neighbourhood Plan Group committed to sharing all comments and representations on the list contained within the draft Wickersley Neighbourhood Plan, and to ongoing discussions with the Local Planning Authority, before reaching the final decision. If this Neighbourhood Plan is adopted in due course, the list of buildings of historic interest included within its heritage policy, and agreed as such with the Council, will, at that time, be included as Locally Listed Buildings, as per the guidance issued by Historic England.

Wickersley is rich in buildings with historical or architectural interest as evidenced by the number of proposed locally listed buildings. Many were originally farm buildings and were constructed of the locally quarried stone.

Most of these are concentrated within the Conservation Area and already have some protection, particularly over demolition, as a result. However, there are a number of buildings that lie outside the Conservation Area and this policy will therefore be important in providing guidance on how such buildings should be considered when subject to development proposals with an emphasis on appropriate adaption rather than demolition.

Development proposals for alteration, extension or change of use to a Locally Listed Building or within its setting should protect the architectural integrity of the building, the existing balance between the building and its setting and be proportionate in scale to that of the original building. Architectural features, materials or detailing which contribute positively to the character of a Locally Listed Building, should be kept.

The assessment criteria for each proposed building or structure is included in the Appendix to this plan.

This policy aligns with and builds on RMBC policy SP 45 by identifying buildings and structures to be included on a local list.

81 people felt the plan should include policies that promote heritage and conservation at the initial engagement exercises. At pre-submission consultation 68% of respondents supported this policy, with a further 18% supporting the policy with modifications.

This policy seeks to achieve aims & objectives

5

Relevant RMBC Policy: CS23 SP43 & SP45

Map Of Listed Buildings And Proposed Locally Listed Buildings



Figure 4  
Map 1 of Locally Listed Buildings

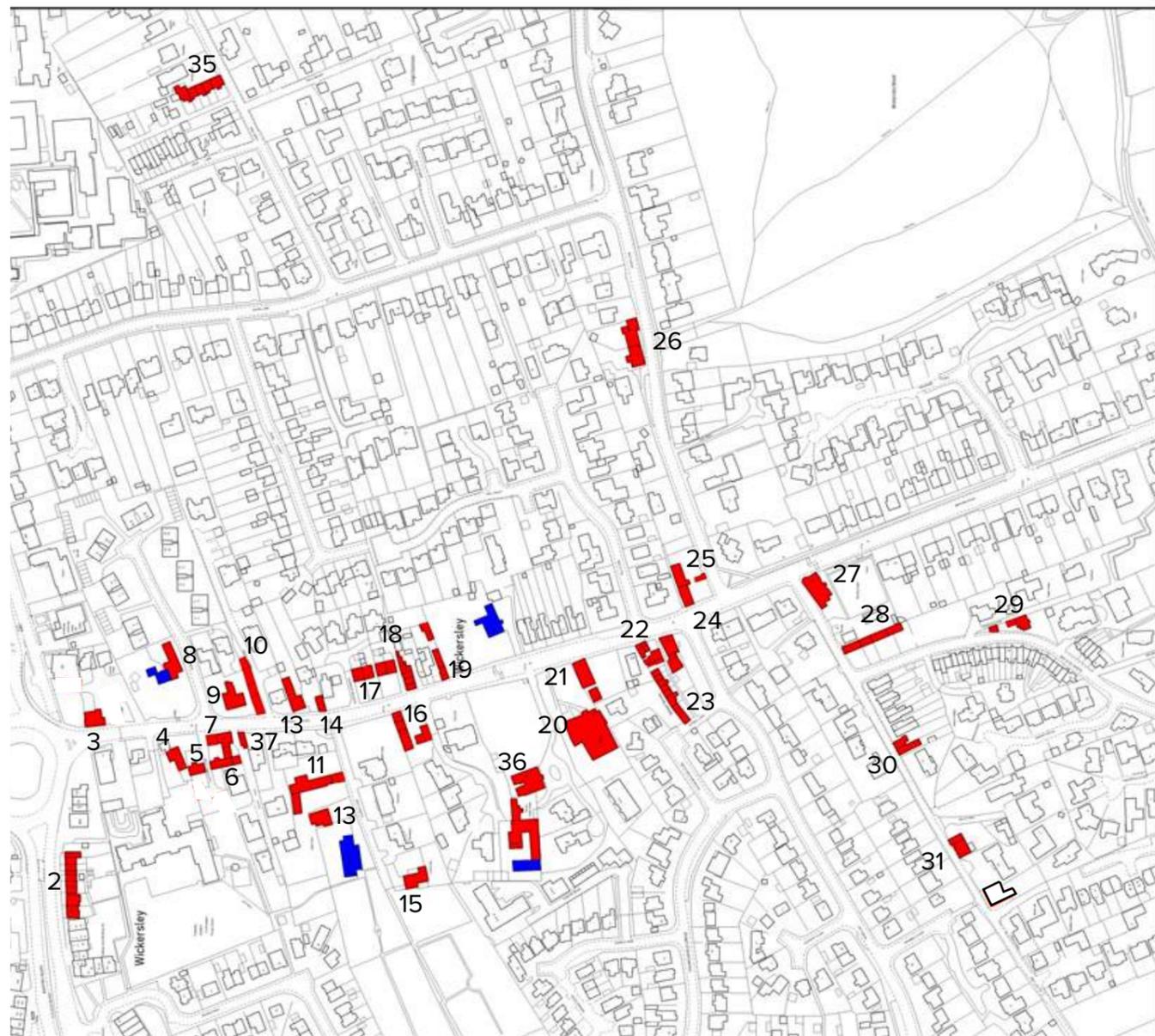


Figure 5  
Map 2 of Locally Listed Buildings

Strategic Director: Paul Wilcock  
Regeneration and Environment  
RMBC  
Riverside House  
Main Street  
Rotherham, S60 1AE

Listed Buildings  
Potential Locally Listed Buildings

Scale 1:2500

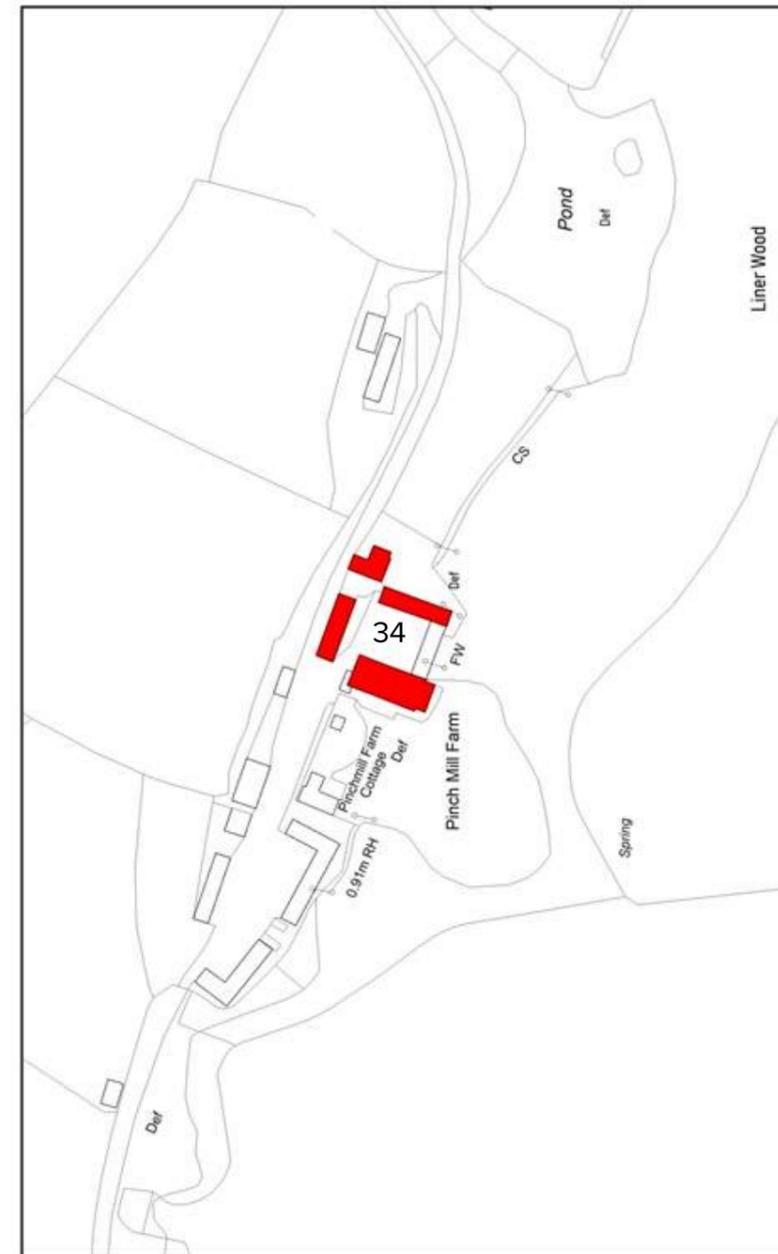


Figure 6  
Map 3 of Locally Listed Buildings

Strategic Director: Paul Wilcock  
Regeneration and Environment  
RMBC  
Riverside House  
Main Street  
Rotherham, S60 1AE

Listed Buildings  
Potential Locally Listed Buildings

Scale 1:2500

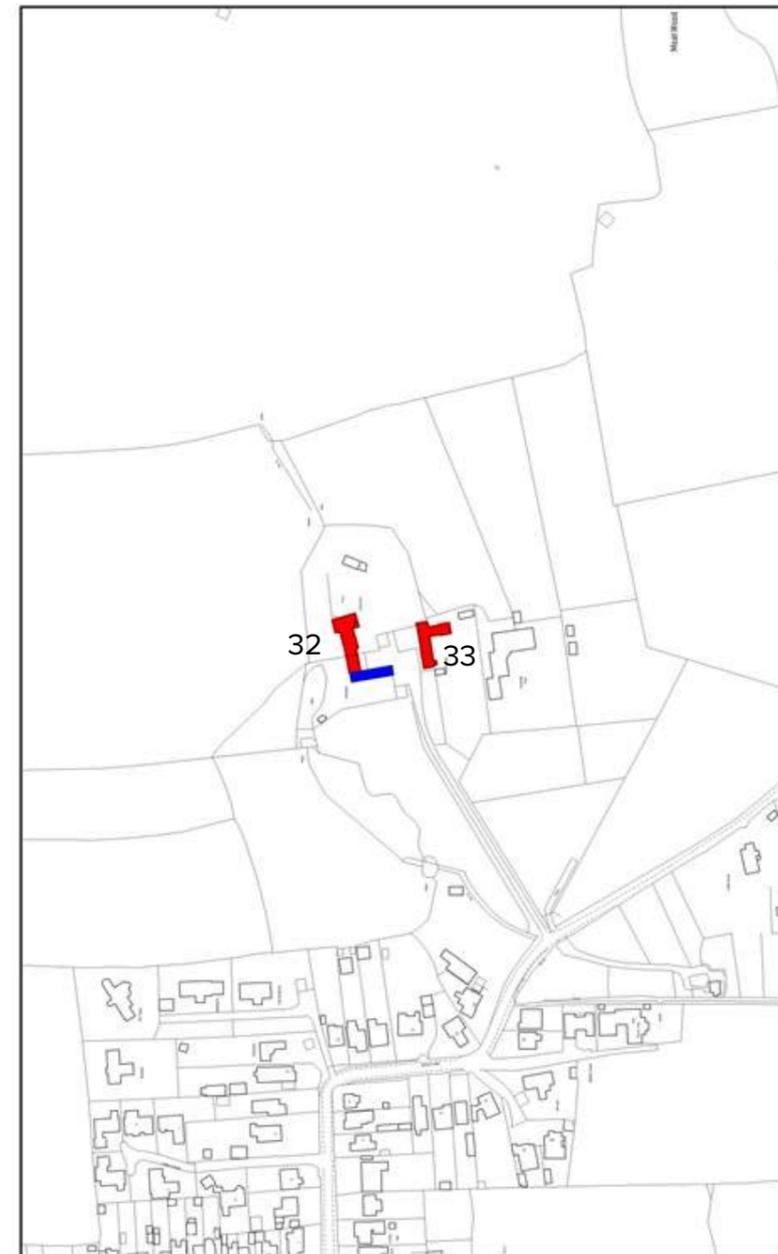


Figure 7  
Map 4 of Locally Listed Buildings

Strategic Director: Paul Wilcock  
Regeneration and Environment  
RMBC  
Riverside House  
Main Street  
Rotherham, S60 1AE

Listed Buildings  
Potential Locally Listed Buildings

Scale 1:2500

**POLICY GP5: DESIGN & DEVELOPMENT IN THE CONSERVATION AREA**

In order to preserve and enhance the character and appearance of Wickersley Conservation Area, as shown on the Neighbourhood Plan Policies Map, new buildings, and extensions and alterations to existing buildings, within or affecting the setting of the conservation area, should reflect its distinctive local characteristics and achieve the following objectives:

- A) Layout should reflect the traditional building pattern of the conservation area and building heights, scale and massing should respond to and reinforce the character of the conservation area;
- B) Development is encouraged to take account of existing architectural detailing such as roof forms, coursing and pointing of stonework, the proportions of window openings, joinery profiles and opening pattern of new and replacement windows and doors;
- C) Use of quality materials, such as natural stone that reflect the interest of the area and sit harmoniously with the existing building fabric and respect the uniformity in the colour and texture of the built form of the conservation area;
- D) Retention of existing stone boundary walls, gates, gateposts and railings and incorporation of new means of enclosure in a way which complements those already in existence using similar materials and details where possible;
- E) Retention of other architecturally or historically interesting features that testify to the evolution of the structures and are of good quality in their own right where possible;
- F) Where traditional features have been replaced by modern alternatives, the reinstatement of original traditional features should be the presumed aim of conservation;
- G) Retention of mature trees and vegetation where possible.

At initial engagement 180 people said they felt it was important that new development responds to the distinctive character of Wickersley.

156 people said that they felt in the next 15 years Wickersley should retain its character and identity.

At pre-submission consultation 76% of respondents supported this policy, with 19% supporting the policy with modifications.

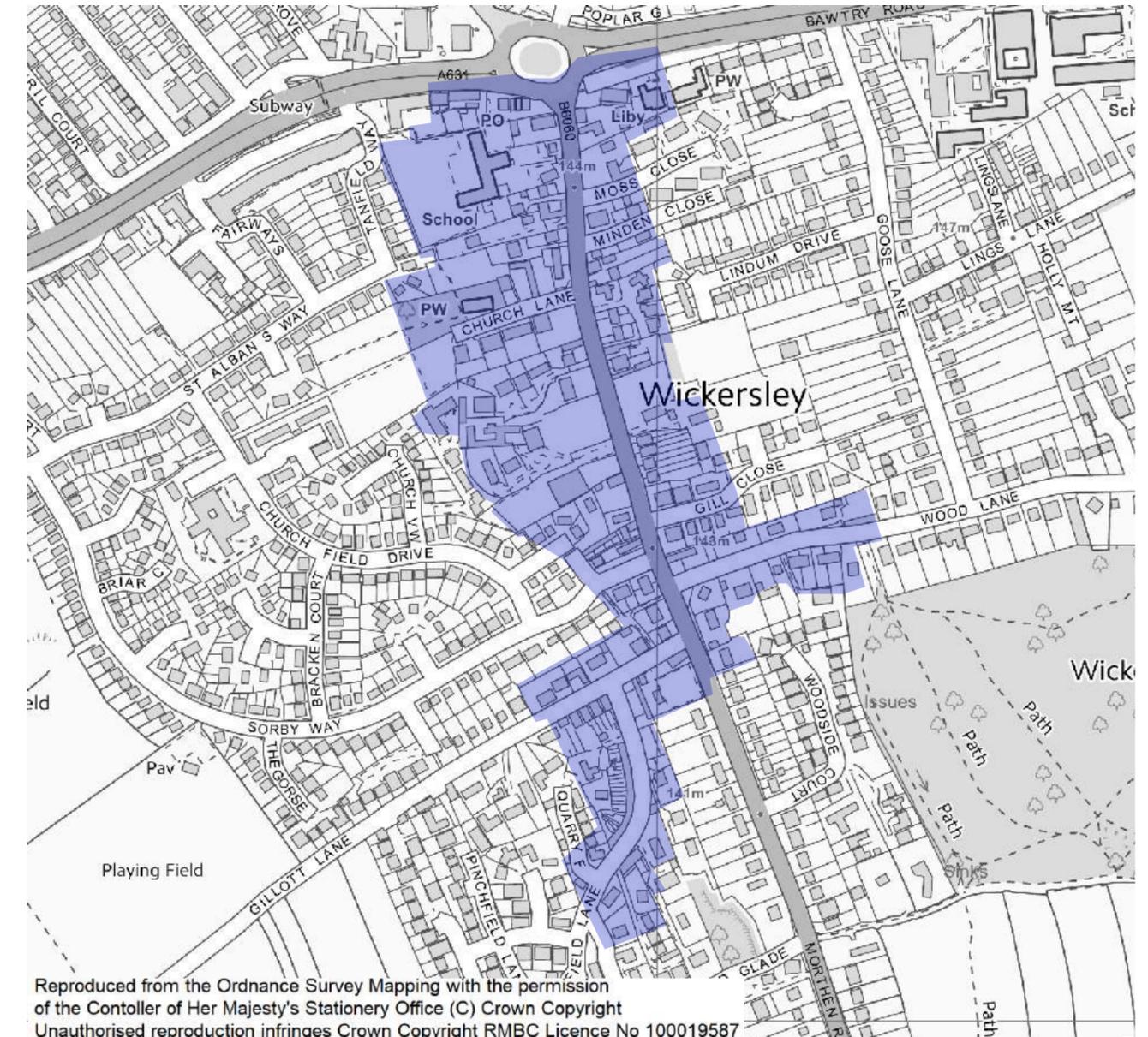
Design guidance has been produced as part of the Plan to assist developers and homeowners in designing and building high quality homes and neighbourhoods in Wickersley. The Wickersley Design Code incorporates principles set out in South Yorkshire Design Guidance but with more fine grain detail and local responsiveness to character and place. It also includes specific guidance for the conservation area and sets out best practice and development principles.

This policy seeks to achieve aims & objectives **1**

Relevant RMBC Policy: CS23, SP41

Figure 8  
Wickersley Conservation Area

 Wickersley conservation area



# 3.0 HOUSING

## 3.1 Introduction

Wickersley is one of the most desirable places to live in Rotherham, with high demand for housing, which ultimately means land values and therefore house prices are much higher than many places across the borough. Wickersley is designated as a principle settlement for growth and has recently had 2 large sites approved for residential development.

An independent housing needs assessment was undertaken by AECOM to gain a critical understanding of local housing requirements. This identified a need for smaller properties aimed at first time buyers or people wishing to downsize / rightsize. The full report is included as an appendix to the NDP.

Like many areas Wickersley has an ageing population. It is important people's homes are able to meet their needs both now and in the future. Some of the more traditional housing stock is not suitable to retrofit or adapt to meet people's changing needs, so it is important that new homes in Wickersley are built to Lifetime Homes standards to ensure these adaptations are either built from the start or are easy to retrofit.

### 3.2 Key Objectives

- Ensure new housing is inclusive, accessible and designed to meet the needs of an ageing population, and the changing needs of residents
- Secure a mix of house types and sizes to meet local needs
- Develop well designed homes and neighbourhoods that respond to and reinforce the distinctive character of Wickersley

### 3.3 Community engagement identified that:

- The most popular response when asked what principles should inform new development was that it should respond to local needs with 187 responses.

### POLICY H1: HOUSE TYPE & MIX

New housing developments of 10 or more dwellings will be required to provide a mix of house types and sizes to meet the needs of the local community. Proposals should include, as a minimum:

- 30% of dwellings to be no more than 2 bedrooms
- 30% of dwellings to be 3 bedrooms

Proposals that do not meet these minimum requirements will be expected to demonstrate why an alternative mix is considered appropriate and should be supported by up to date housing market evidence and a viability assessment.

The majority of the new housing taking place in Wickersley in recent years has been on the south side of the village (south of Bawtry Road). This has largely been in the form of infill or backland development as well as replacement housing and has primarily comprised larger properties. In the 10 years 2010-2020 planning consent on such sites was granted for 148 dwellings of which 78% comprised 4/5/6 beds; with only 6% 3 bed and 16% 2 bed. The predominance of larger housing has also been reflected in the 2 large residential housing developments off Second Lane which were allocated in the Local Plan. Of the total of 156 dwellings, 68% of the houses comprise 4 or 5 beds, 12% are 3 bed and 21% 2 bed. All of the smaller units on those developments comprise affordable housing with none being available for market purchase.

This housing mix does not, however, reflect local housing needs and an independent Housing Needs Assessment has been produced specifically for Wickersley which has identified a greater need for smaller properties within the

Parish. It found that between 30-40% of new dwellings should be 2 or fewer bedrooms to support older people wishing to down-size and for young people or small families which are both presently under-provided for.

Whilst it is understood that the delivery of an increased proportion of smaller properties may affect the viability of proposals, the policy provides enough scope to include larger house types in the remaining 40% of the housing mix.

68 respondents to initial engagement felt the plan should include policies around the type and size of housing in Wickersley. When asked what the most important principle of new housing should be the most popular response was that it addresses local needs, with 187 responses.

The house types residents felt were in highest demand within the Parish are: Specialist housing for older people (169 responses), Houses aimed at first time buyers (168 responses), and Smaller family homes (167 responses).

The Sheffield and Rotherham Strategic Housing Market Assessment (SHMA) 2019 indicates as a guide that overall demand for dwellings in Rotherham is around 500-600 per annum. Of this figure, demand for 1 and 2 bed dwellings is around 33% and 3 bed properties around 53% of the total, with only 14% for properties with 4+ bedrooms.

This policy seeks to achieve aims & objectives

2

Relevant RMBC Policy: CS7

**POLICY H2: BUILDING FOR A HEALTHY LIFE & LIFETIME HOMES**

New housing developments of 10 or more dwellings should be built to Building for a Healthy Life (or newer version) standards. Only schemes that match or exceed the accreditation threshold of 9 or more greens and no reds, will be supported, providing other material considerations are satisfied.

In schemes of 10 or more dwellings a portion of dwellings are strongly encouraged to be built to Lifetime Homes standards.

Building for a Healthy Life is a set of 12 development principles that contribute to creating well-designed homes and neighbourhoods. These principles are scored on a traffic light system. Schemes that score 9 or more greens out of 12, with no reds will qualify for Building for Life accreditation. Contact the Design Network to find your local BHL assessor (Fees apply).

Lifetime Homes incorporates design criteria that ensures housing is accessible and inclusive. This recognises that homes are not always suitable or adaptable for the changing needs of residents throughout their life. This incorporates 16 design criteria that can be applied universally to new homes at minimal cost such as step-free entrances, doors and corridors wide enough to accommodate wheelchairs, and appropriately designed WC facilities. Design guidance on building to Lifetime Homes standards is included in the Wickersley Design Code, pages 42-45.

Rotherham has an ageing population and this policy could help to ensure that suitable properties are brought forward to meet their changing needs.

Whilst there are sometimes costs associated with building to these standards the end result is a higher quality development that better responds to the needs of the community.

The 16 design criteria of Lifetime Homes are:

1. Parking (width and widening)
2. Approach to dwelling from parking (distance, gradient and widths)
3. Approach to all entrances
4. Entrances
5. Communal stairs and lifts
6. Internal doorways and hallways
7. Circulation space
8. Entrance level living space
9. Potential for entrance level bed-space
10. Entrance level WC and shower drainage
11. WC and bathroom walls
12. Stairs and potential through-floor lift in dwelling
13. Potential for fitting of hoists and bedroom / bathroom
14. Bathrooms
15. Glazing and window handle heights
16. Location of service controls

This policy seeks to achieve aims & objectives **2**

Relevant RMBC Policy: CS28, SP55

**POLICY H3: SUSTAINABLE HOMES & RENEWABLE ENERGY**

The design and standard of any new development should aim to meet a high level of sustainable design and construction and be optimised for energy efficiency, targeting zero carbon emissions. This includes the provision of:

- A) high quality, thermally efficient building materials;
- B) the installation of energy efficiency measures such as loft and wall insulation, and at a minimum, double glazing;
- C) on-site energy generation from renewable sources;
- D) electric vehicle charging points.

Where appropriate, developments should include sustainable drainage systems (SuDS) and other flood mitigating and grey water solutions.

Applications should refer to the Wickersley Design Guidance on p.30 & p.31 to ensure design proposals incorporate sustainable design principles such as ensuring that layout and orientation are optimised to maximise the potential for passive solar gain.

This policy seeks to ensure new homes in Wickersley are energy efficient, well insulated and include the provision of renewable energy technologies. This can contribute to lower energy consumption and therefore lower fuel costs for occupants. RMBC has recently declared a climate emergency and policies to help improve the sustainability and carbon footprint of new homes is required. Examples and best practice relating to sustainable homes and renewable energy is included in the design guidance and should be referred to.

This policy seeks to achieve aims & objectives **1** **2**

Relevant RMBC Policy: SP57, CS28, CS30, CS24, CS25

# 4.0 GREEN SPACES

## 4.1 Introduction

Green spaces, the natural environment and green infrastructure are highly valued natural resources in Wickersley. Within the plan area there are agricultural fields, areas of woodland, allotments, playing fields contributing to a generous amount of green infrastructure within the urban environment. Roughly half of the Plan area is green space of some sort, predominantly to the south, wrapping around the main urban area which sits centrally to the north of the Plan area.

## 4.2 Key Objectives

- Conserve and enhance green spaces
- Designate key green spaces as Local Green Spaces
- Require new developments to provide green infrastructure
- Provide connections and linkages between new and existing green spaces

## 4.3 Community engagement identified that:

- Green spaces were the 3rd most popular response when respondents were asked that their favourite thing is about Wickersley with 73 responses
- Green spaces was the 2nd most popular response when asked what issues the NDP should address with 142 responses
- Natural environment was the 4th most popular response when asked what issues the NDP should address with 114 responses
- When asked what principles should inform new housing, green infrastructure was the 3rd most popular response with 152 responses



1



2



3



4



5

1. Wickersley Park
2. Wickersley Wood
3. Winthrop Gardens
4. View south towards Sheffield
5. View south west from Sandy Flat Lane

**POLICY GS1: BIODIVERSITY & GREEN INFRASTRUCTURE**

New developments will be expected to:

- A) include provision of green infrastructure, and where possible, connect with the existing Strategic Green Infrastructure Corridor and/or Local Wildlife Sites and linkages;
- B) not sever existing green infrastructure networks including Local Wildlife Sites, the Strategic Green Infrastructure Corridor or other sites shown in Figure 9;
- C) achieve biodiversity net gain;
- D) replace any trees which are proposed to be removed due to development at a ratio of at least 2:1, subject to viability. Off-site tree planting will only be accepted where it can be demonstrated that it is not possible for tree planting to be provided on site;
- E) ensure that planting within proposals is beneficial for pollinators and that infrastructure to support and encourage wildlife and biodiversity is included, such as boxes for bats and birds, and hedgehog gaps between gardens to provide permeability;
- F) ensure that the design and management of green infrastructure respects and enhances the character and distinctiveness of an area with regard to habitats, species, ecosystems, accessibility, functionality and landscape types.

Green infrastructure is a catch-all term used to describe natural and semi-natural features of all scales within and between towns and villages including street trees and planting all the way up to rivers, woodlands and moorlands. Examples of green infrastructure is included below:

- Managed and natural green spaces (including woodlands, gardens, allotments, recreational space (e.g. playing pitches), formal parks and amenity areas)
- Green corridors and assets (including footpaths, bridleways and cycle paths, disused railway lines, cycle lanes within the road network, greenways, waterways, street trees and other features that enhance links between habitats, places and tourist activities)
- Nature conservation sites, habitat creation schemes, heritage assets including veteran trees and ecosystems
- Individual or distinctive features of the landscape from green/brown roofs to ancient woodland
- Flood risk management measures (such as storage that compensates for loss of flood plain, landscape intervention which slows the flow of water and sustainable urban drainage systems)
- Managed landscapes of trees and associated habitats (which help to regulate temperatures, fix carbon, provide places for recreation close to urban centres, and may enhance landscape character)
- Designated and non designated landscapes.
- Replacement tree planting ratio informed by Woodland Trust Local Authority Tree Planting Strategy (2016)

A primary objective is to connect or reconnect areas of green infrastructure to enable wildlife to move more freely. This can also contribute to creating a series of interlinked spaces which can be enjoyed by residents and visitors alike.

The map opposite identifies the strategic Green Infrastructure Corridor, Local Wildlife Sites, and Public Rights of Way within the plan area.

Designated sites are not necessarily accessible to the public and, if in any doubt, the landowner should be identified and permission for access sought

This policy seeks to achieve aims & objectives **4**

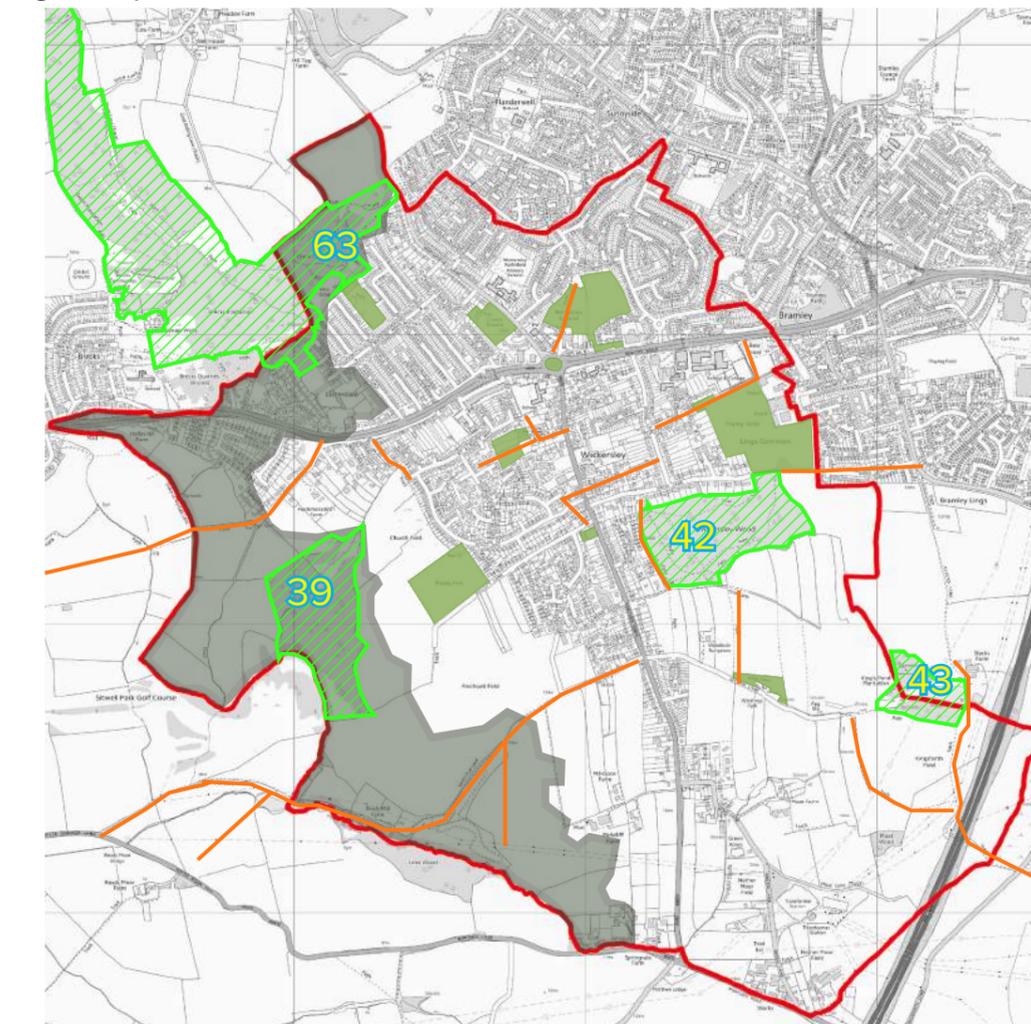
Relevant RMBC Policies: CS19, 20, 21, 22, 28 & SP32, 33, 34

Local Wildlife Sites shown on map opposite:

Site no.63	Listerdale Wood
Site no.39	Wickersley Gorse
Site no.42	Wickersley Wood
Site no.43	Kings pond plantation

	WNP BOUNDARY
	Public rights of way
	Local Wildlife Sites
	Strategic Green Infrastructure Corridors
	Urban green space

Figure 9  
Local Wildlife Sites, Strategic Green Infrastructure Corridors and urban green space



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**POLICY GS2: LOCAL GREEN SPACES**

The following spaces, as identified on the proposals map, are to be designated as local green spaces, and therefore protected from future development, unless in exceptional circumstances.

- A) Bob Mason Recreational Ground
- B) Lings Common
- C) Wickersley Park

The enhancement of these sites, and those identified in the RMBC policy SP38, to improve access, amenity, play, leisure and recreational opportunities, wildlife or biodiversity opportunities is supported and encouraged, providing the proposal complies with other relevant development plan policies.

- Green spaces were the 3rd most popular response when respondents were asked that their favourite thing is about Wickersley with 73 responses
- Green spaces was the 2nd most popular response when asked what issues the NDP should address with 142 responses
- 15 respondents at Regulation 14 consultation support the inclusion of these sites representing 75% of all respondents. Only one objection was received to this policy with the remainder supporting the policy with modifications.

These sites gained support locally at consultation (insert data) to be designated as Local Green Spaces (LGS). This demonstrates the sites are demonstrably special to the local community.

The proposed LGS sites are the most popular and well-used green spaces in Wickersley and support a wide variety of leisure and recreational activities to residents and people in the wider locality.

Whilst it is recognised that sites A & B are within the green belt, it is felt that this additional designation is required as the fundamental purposes of green belt land is to prevent urban sprawl, the coalescence of settlements and to maintain openness. It is also recognised that site C is protected under policy SP38 of the Local Plan but again this NDP policy recognises the importance of this facility as a local green space. The LGS designation recognises the importance these sites play in providing spaces for sports, leisure and recreation locally and their contribution to the daily lives of local people.

The enhancement of green spaces, including but not limited to enhanced play and recreational provision is another locally important issue with it being raised at engagement. It is envisaged enhancement of sites will be secured either as part of development proposals, through CIL monies or delivered by WPC on sites within their management and ownership.

Local Green Space assessments have been undertaken and are included in the appendix to the Plan.

This policy seeks to achieve aims & objectives

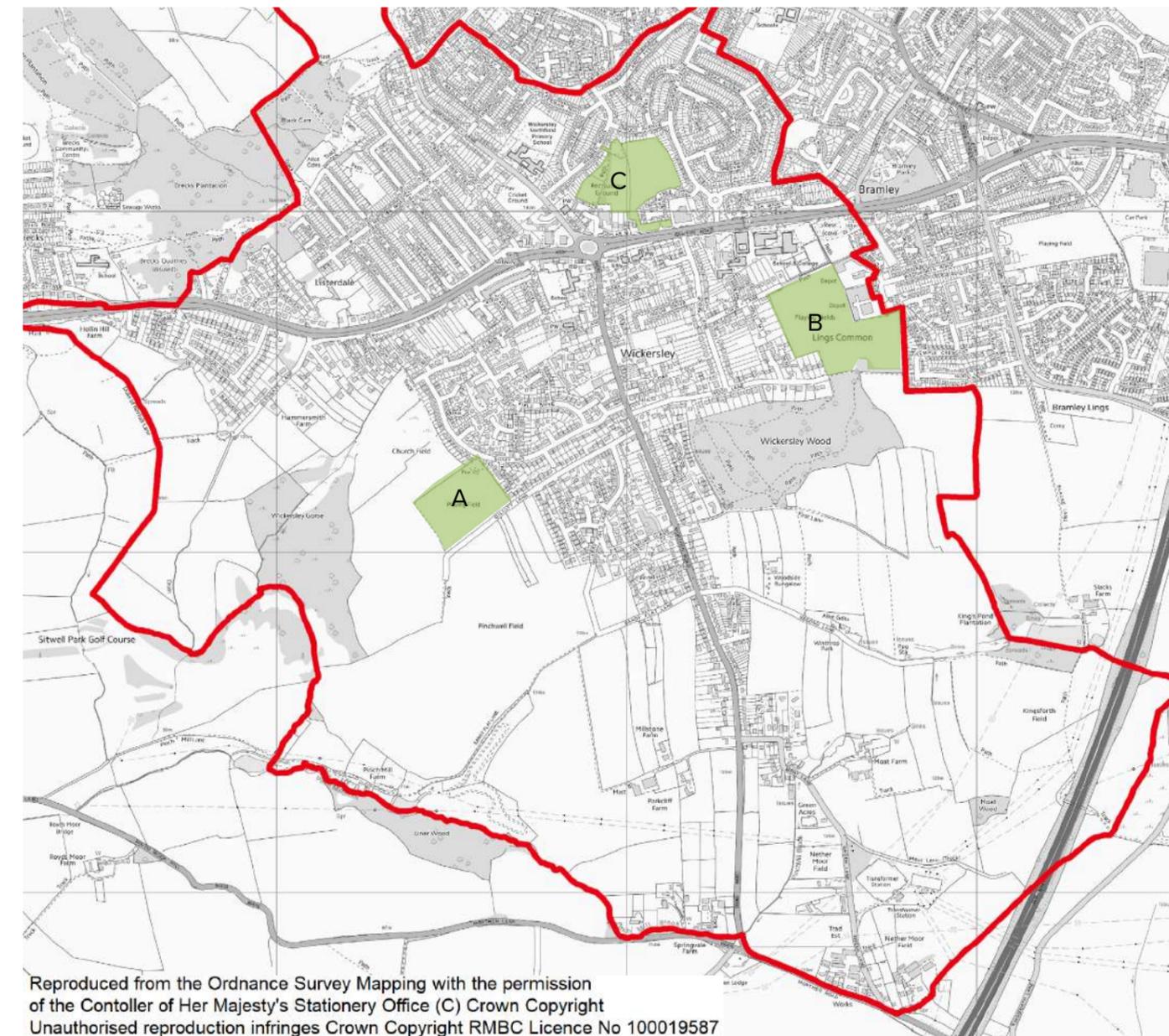
Relevant RMBC Policy: CS22, SP37, SP38

4

## Proposed Local Green Spaces

Figure 10

Map of proposed Local Green Spaces



# 5.0 MOVEMENT & TRANSPORT

## 5.1 Introduction

Wickersley is a well-connected suburb with excellent transport links. The M1 and M18 motorways are within close proximity which provide connections to Sheffield, Doncaster, Leeds and other town and cities where residents work. Public transport is well used and highly valued by residents, the main services go to Rotherham town centre, Rotherham Hospital, Sheffield and Doncaster, in addition to linking with Bramley and Maltby.

There are opportunities to enhance pedestrian and cycle infrastructure within the Plan area, especially through green spaces, which can support both leisure and recreation, and commuting.

## 5.2 Key Objectives

- Ensure new development provides adequate parking solutions that are design-led and will lead to no additional parking issues
- Promote and encourage sustainable and active travel
- Encourage the enhancement of existing and creation of new pedestrian and cycle infrastructure
- Secure improvements to junctions and crossings

## 5.3 Community engagement identified that:

- 85 people said that new development should include pedestrian and cycle infrastructure
- 159 people said traffic and parking were their least favourite things about Wickersley
- 244 people felt the Plan should include policies around movement and transport
- Transport links was the 5th most popular thing about Wickersley with 59 responses

### POLICY M1: PEDESTRIAN & CYCLE CONNECTIONS

All new developments will be expected to connect with existing footpaths and cycle paths, where available, and where required, improve the network. Developments should allow for safe and convenient pedestrian and cycle movement to local facilities, shops, schools and public transport connections. Enhanced pedestrian and cycle routes will be sought through existing green spaces. Connections and routes should be adequately lit, sufficiently overlooked to provide natural surveillance and prioritise user safety.

This policy seeks to ensure that new developments are well connected to pedestrian and cycle connections. It responds to the aims and objectives of the plan which promote safe and convenient pedestrian and cycle movement throughout the Parish and to the wider area.

WPC manage many parks and green spaces within the Parish and may seek to include enhanced pedestrian and cycle routes in these spaces in the future.

This policy seeks to achieve aims & objectives

3

Relevant RMBC Policy: CS14, CS19, CS22, CS27, CS29, SP26, SP55

### POLICY M2: PARKING SOLUTIONS

New developments are expected to comply with design guidance contained in the plan to produce design-led street layouts and parking solutions that provide:

- A) high quality and secure on-site cycle storage and EV charging points,
- B) the expected amount of parking spaces in line with RMBC standards, and appropriate visitor parking bays, where necessary,
- C) garages and driveways to the rear or side of properties in the same architectural style as the house they serve, with minimum internal dimension of garages 3.5m in width x 6m in length and driveways a minimum of 3.5m in width.

This policy seeks to ensure that new developments not only provide adequate parking provision but also includes provision and infrastructure to support cyclists and electric vehicles. Garage dimensions quoted are informed by Lifetime Homes standards. These dimensions allow additional space for storage and safe and convenient access and egress. Garages not being large enough to store a vehicle safely is a common issue in Wickersley.

Problems relating to parking were the most common issues raised throughout engagement. Traffic and parking issues was the most common response to “What is your least favourite thing about Wickersley?” with 159 responses. It was the most popular response to “What issues should the Neighbourhood Plan address?” with 244 responses.

New housing should provide adequate parking provision for residents in line with the design guidance contained within this plan, RMBC policy SP56, and guidance contained in the RMBC Transport Assessment, Travel Plans and Parking Standards: Good Practice Guidance. Information relating to EV charging points can be found in the RMBC Air Quality and Emissions SPD

This policy seeks to achieve aims & objectives  
Relevant RMBC Policy: CS14, SP56

3

# 6.0 DISTRICT CENTRE

## 6.1 Introduction

The District Centre which straddles both sides of Bawtry Road, is home to a variety of facilities and services including retail, leisure and essential amenities such as a post office, banks and a pharmacy that are highly-valued and contribute to the day-to-day lives of both residents, visitors and workers. The boundaries of the District Centre are as defined in the Local Plan and shown in Figure 10.

The Tanyard on the south side, is the primary shopping area in Wickersley but it has degraded in quality overtime and many responses at engagement identified issues with the area. This includes issues with flooding and water management, parking and accessibility and the physical appearance of the Tanyard.

Despite its issues the District Centre is still regarded as a key asset and primary attraction in Wickersley. The Tanyard includes public toilets which are highly valued by both residents and visitors and there is some provision of secure cycle storage and street furniture to support its many users. In addition to providing facilities and amenities one of the most valued things about the District Centre is the opportunities it provides for social interaction with others. Many respondents felt the District Centre contributes to community spirit and cohesion.

RMBC Policy SP 20 controls acceptable uses within Primary Shopping Frontages. The policy seeks to protect and enhance the concentration of retail uses (use class E(a)) and supports proposals for financial and professional services (E(b)) and restaurants and cafes (E(c)) providing they do not detract from the appearance and character of the frontage and retain an active frontage. This means that other uses such as drinking establishments and hot food takeaways (sui generis) must be located outside of the Primary Shopping Frontage.

A full breakdown of the uses within the District Centre from September 2018 to September 2020 is included in Appendix D of the NDP.

There has been a change in the character and mix of uses in the District Centre in recent years. Firstly, there has been a decreasing requirement for retail units in line with national trends which has led to higher vacancy rates with 11% of the units within the whole District Centre being vacant as of September 2020 and 17% vacant in the Primary Shopping Frontage. Furthermore, there has been an increasing demand for restaurant and drinking establishments and this has been a particular trend in Wickersley which has become increasingly popular as a place to go for eating and drinking both during the day and in the evening. This is reflected in the number of bars and restaurants in the District Centre which represent the highest proportion (14.5%) of all the centres within the Rotherham Borough including Rotherham Town Centre. They are concentrated on the north side of Bawtry Road reflecting the planning policy to keep the Tanyard primarily for retail uses. Whilst this trend has benefits to the local economy and the vibrancy and diversity of Wickersley centre, the growth of the evening economy has led to concerns around the number of restaurants and drinking establishments and their impacts on the local community such as late night noise disturbance, anti-social behaviour, litter, parking in residential streets, and drug use and distribution.

In response to residents' concerns about the rising number of licensed premises within the District Centre, RMBC carried out a consultation exercise on its licensing policy which demonstrated that local residents wanted to see stricter controls put in place with regards to issuing of alcohol licenses for premises within Wickersley. This was followed by a Cumulative Impact Assessment based on evidence gathered around the 4 licensing objectives which include the prevention of public nuisance, public safety and prevention of crime and disorder, which are also relevant planning considerations. The outcome of that assessment was for the Licensing Authority to introduce, in spring 2020, a Cumulative Impact Zone covering the whole of Wickersley. Within that zone there is now a presumption against granting or varying a license unless the applicant can demonstrate that it will not impact any further on the cumulative impact of existing licensed premises. In September 2020, a fundamental change was introduced with regard

to the Use Classes Order which brings some uses commonly found in town and District Centres under a single E Class. This applies to shops, restaurants, professional and financial services, offices and leisure uses. As of that date, 61% of the uses within the District Centre were within use class E and 72% of those in the Primary Shopping Frontage. This change means that criterion A of RMBC policy SP 20 can no longer be enforced as a number of other uses can be introduced without the need for planning permission. Planning control does however, still apply to drinking establishments and hot food take aways which have each been placed within a sui generis use class. Policy SP 20 does not support drinking establishments and hot food takeaways within the primary shopping frontage and that part of the policy is therefore still applicable.

## 6.2 Key Objectives

- Encourage improvements to the design and functionality of the Tanyard
- Greater management of drinking establishments and the many impacts arising from licensed premises within the village centre
- Greater management of parking issues and improvements to parking provision including access and EV charging points
- Ensure the design of shop frontages are appropriate and reinforce the character of Wickersley

## 6.3 Community Engagement

- 101 people felt the NDP should include policies around the village centre
- 150 people said amenities were their favourite thing in Wickersley
- The variety of shops was the most popular thing about the Tanyard with 154 responses
- 58 people said pubs and bars were their least favourite thing about Wickersley
- Traffic and parking issues were the least favourite thing about the Tanyard with 133 responses

**POLICY VC1: DRINKING ESTABLISHMENTS**

**Drinking establishments or mixed uses including drinking establishments will only be permitted within the defined District Centre boundaries where they would not result in more than 5% of the total number of units being used for that purpose.**

The trend towards more bars and restaurants within the District centre shows no sign of abating. Whilst this has led to a vibrant and lively night time economy, it has caused conflicts with residential amenity given the close proximity to residential properties as a result of noise, crime and anti-social behaviour, littering, and pressures on parking. The licensed premises now attract people from a wide area and no longer serve a mainly local need.

It has already been recognised that the District Centre has reached saturation point with regard to licensed premises through the introduction of the Cumulative Impact policy for all new licensing applications. The Licensing Authority considers that the District Centre does not have the infrastructure to deal with a large and sustained night-time economy and the current number of licensed premises is negatively impacting the largely residential properties that are in close proximity to designated retail space. There are currently 19 premises within Wickersley with 16 located along a 300 metre section of Bawtry Road .

The licensing consultation exercise attracted 38-40 residents to each of the two drop in events with some 60 written responses. The report on the Cumulative Impact Policy (see Appendix G) stated that noise was still the largest concern of residents with 3 main areas of concern;

- Outside drinking and live music in gardens and terraced areas in the summer months
- Noise from customers leaving the premises and staying in the area after licensed hours
- Noise from premises staff after licensed hours.

The report recognised that the impact of noise on residential properties within close proximity has a detrimental and consistent negative impact into the early hours of the morning .

In addition to problems of noise, the report also found a correlation between crime and anti-social behaviour and the night-time economy in Wickersley. Furthermore, it found that due to the higher than average number of people aged 65 and older compared to the Borough average, the impact felt by residents from crime and anti-social behaviour was increased especially for disturbance that takes place within the hours of a night-time economy.

It is no longer possible to control the number of restaurants within Wickersley Centre through planning regulations. However, it is drinking establishments, which are still the subject of planning control, that cause the biggest nuisance due to the large numbers of people they attract, the inclusion of outside bars, and the late hours of opening, particularly at weekends.

These drinking establishments are clustered on the northern side of Bawtry Road, yet it is the premises in that part of the centre that are closest to residential properties. As of September 2020 there were 4 drinking establishments in the northern area representing 10% of the number of 40 units on that side of Bawtry Road and just under 5% of the total number of 90 units in the whole of the District Centre.

It is considered that the current number of drinking establishments is the maximum that should be permitted given the noise, disturbance and anti-social behaviour particularly associated with these premises and this would complement the licensing policy already in place.

The evidence provided in the Cumulative Impact Assessment document provides a strong basis for also introducing this planning policy to limit the further growth of drinking establishments. The Cumulative Impact Assessment is included in the Appendix G of the NDP.

This policy is also supported by the initial response to the Neighbourhood Plan consultation whereby pubs and bars were the 2nd most popular response when people were asked what they least liked about Wickersley. 110 people said they would like to see fewer pubs and bars, 183 thought there was a sufficient amount and only 18 would like to see more. Furthermore, the Parish Council receives regular complaints on this matter. The majority of respondents to the draft Neighbourhood Plan also supported the introduction of this policy.

Under current Local Plan policy SP 20 drinking establishments would not normally be permitted in the primary frontage area which comprises the whole of the Tanyard on the south side of Wickersley. However, as criterion A of that policy is no longer applicable due to the changes in the Use Classes Order, it is considered prudent to include the restriction of further drinking establishments to the whole of the District Centre.

This policy will be monitored and reviewed yearly.

This policy seeks to achieve aims & objectives **6**

Relevant RMBC Policy: CS13, SP19, SP20

**POLICY VC2: SHOP FRONTAGES**

**Applications for new, or alterations to existing commercial premises should be undertaken in accordance with the principles set out in the Wickersley Design Code, under the section shop frontages.**

Whilst there are some good examples of commercial frontages in Wickersley there are also plenty of poor examples which degrade the retail environment. An example of this is excessive signage on a traditional stone shop front.

Applicants should also refer to the RMBC SPD no.6 shop front design guide

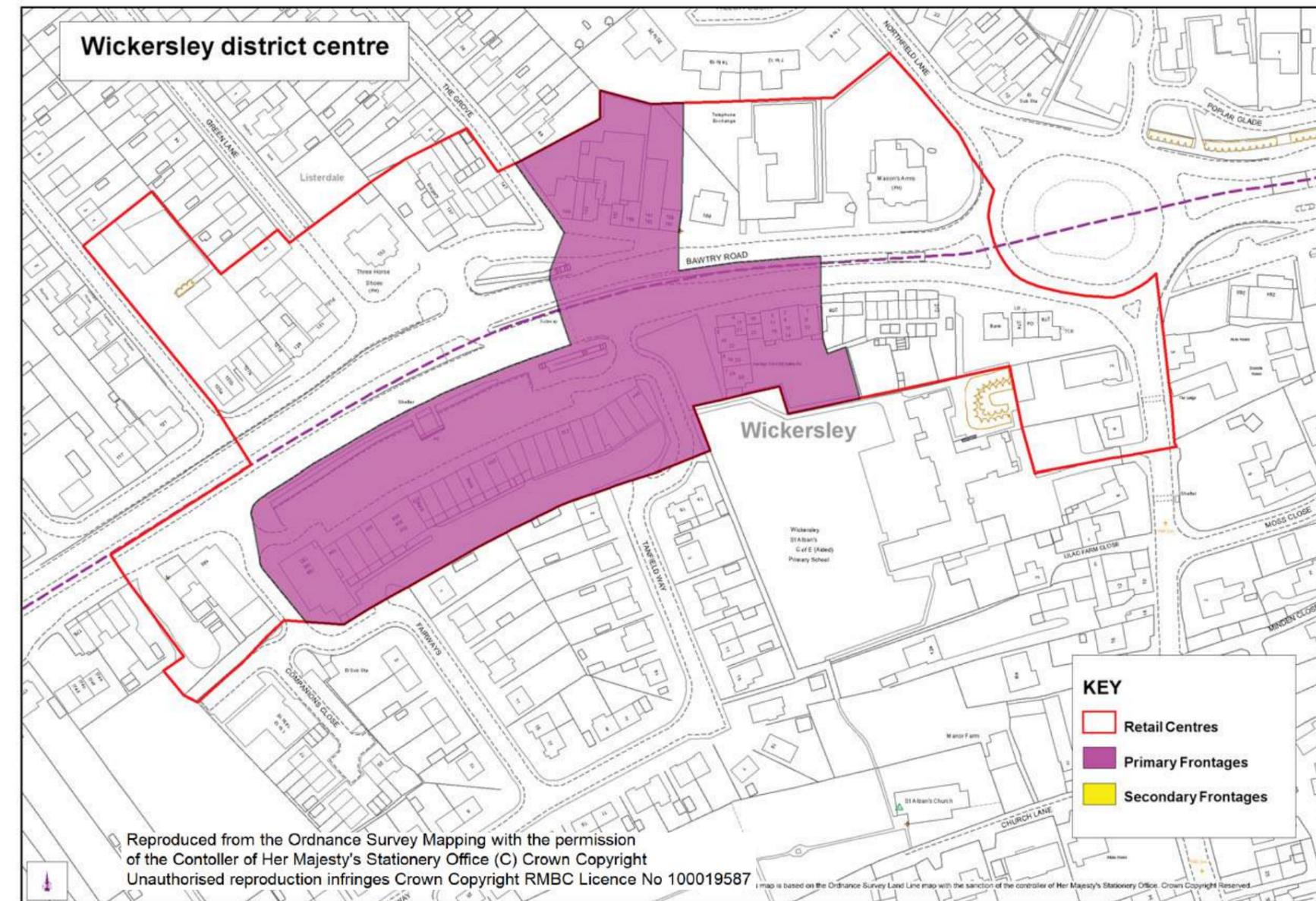
This policy seeks to achieve aims & objectives **6**

Relevant RMBC Policy: SP59



Figure 11

Map of Wickersley District Centre



# 7.0 COMMUNITY ASPIRATIONS

## COMMUNITY ASPIRATION 1: SPECIALIST HOUSING

Proposals for specialist housing for older people are encouraged, and will be supported, providing the proposal complies with other relevant development plan policies.

An independent Housing Needs Assessment identified that a need for a minimum of 228 specialist dwellings in Wickersley.

The top response at initial engagement when asked what types of homes are in greatest demand in Wickersley, the top response was homes suitable for older people with 169 responses.

This policy seeks to achieve aims & objectives

2

## COMMUNITY ASPIRATION 2: TANYARD IMPROVEMENTS

Proposals to enhance the appearance and functionality of the Tanyard, including improvements to:

- Public realm, street furniture and hard landscaping,
- Green infrastructure,
- Pedestrian and vehicular access and movement,
- Flood and water management,
- Electric vehicle charging points
- Parking improvements

are encouraged and will be supported providing the proposal satisfies other relevant development plan policies.

The appearance and functionality of the Tanyard were raised during engagement as issues that could be improved.

It is recognised that there will be a cost to undertake any work to enhance the Tanyard and the source of such funds is unknown to the NDP. Although the NDP is unable to fund this work it is felt that the inclusion of an aspirational policy that reflects local aims is justified.

This policy seeks to achieve aims & objectives

6

## COMMUNITY ASPIRATION 3: PUBLIC TRANSPORT

Whilst not a land-use planning issue within the scope of the WNP, it is felt that it is important to recognise the vital role public transport plays in Wickersley.

WPC is committed to working cooperatively with other relevant stakeholders to ensure that public transport continues to meet local needs and if necessary, additional routes or services are delivered to meet any future need. This may include new provisions to serve new residential developments to the south of the parish.

This policy seeks to achieve aims & objectives

3

# 8.0 Monitoring & Delivery

Wickersley Parish Council intends to monitor the progress and appropriateness of the Neighbourhood Plan and its content on an annual basis to the end of the plan period, once formally adopted. In addition to any statutory monitoring that will be undertaken by RMBC, WPC wishes to track whether the plan has a positive impact on planning decisions and whether its objectives are being realised.

A monitoring group will be formed, comprising members of WPC to undertake this study and it is anticipated they will liaise closely with RMBC where required to access data.

The purpose of the Monitoring Group is:

- to ensure that the Aims and Proposals contained within the Neighbourhood Plan are being delivered by WPC, working alongside a variety of partners if necessary, in a coordinated, cohesive manner and in a timely fashion; and

- to review the application of the policies by the Planning Authority in their determination of planning applications. WPC's Planning and Development Committee will however remain a consultee on all applications within the Plan Area.

WPC will work closely with the relevant stakeholders, including RMBC and residents to help deliver and realise local projects identified within the Plan.

Annual monitoring of the WNP will be undertaken by WPC with assistance from RMBC.

This will be done by assessing each application received within the Plan Area along with the following information:

- Officer reports
- Enforcement activity
- Appeal decisions
- Planning decision notices

Each policy will be listed in a table that identifies how many times each policy has been used, the issues it helps to address, the issues it does not address, and comments on how it might be better addressed in the future.

This will help to establish the rate of WNP Policy compliance to determining the following:

- Have recent applications and approvals complied with WNP policies?
- Reasons for departing from policy
- Effectiveness of WNP policies
- Ineffectiveness of WNP policies

Each year WPC will reflect on the current context and applications determined to help establish if the plan aims are being achieved.

Data and methodology

The following data will be collected to help assess the effectiveness of WNP policies:

- Mix of house types on new schemes of 10 or more dwellings
- Number of Building for a Healthy Life assessments undertaken on new proposals and their scores
- Number of new homes built to Lifetime Homes standards
- Percentage of drinking establishments/licenced premises within the District Centre and the number of applications and refusals
- Mix of uses within the District Centre including vacancy rates
- Number of new housing developments that comply with parking standards and garage dimensions
- Provision of medical, leisure and community facilities
- Amount of green space

Changes to national or local planning policy will be monitored to assess the impact on WNP policies which may then be revised in future updated versions of the WNP.