

Rotherham MBC comments on the Wickersley Neighbourhood Plan Supporting Documents

Table 4 - Detailed Schedule of comments for Supporting Evidence – Wickersley Design Code

Page/paragraph	RMBC Comment
All document	
All document	Make documents accessible to partially sighted when published on the web in line with government guidance at https://www.gov.uk/guidance/publishing-accessible-documents
All document	Check reference to Rotherham Local Plan documents throughout the design code change from 'RMBC' to 'Rotherham Local Plan' policy or documents for clarity.
All document	Give full title of documents for clarity when specifically referenced in text
All document	Check abbreviations in text - give full name on first appearance in text with abbreviation in brackets after name, thereafter give abbreviation only. Check consistency of use throughout the document (particularly Road or Rd, also check Ct or Court).
All document	Include copyright disclaimer on maps were relevant
General Queries	It is queried if: 1) recent changes to Permitted Development and larger home extensions without Planning Permission been considered? 2) Consideration could be given to implications should the average plot size of houses be decreasing.
General Comments	<p>Support is given to permeable parking surfaces, SuDs, biodiversity enhancement (bat & bird boxes), retention and enhancement of existing hedges.</p> <p>Support is given to the historic built environment being woven into the Design Guide and specifically: the reference to the Lister Estate as a separate character area and the section entitled "Meeting the Street". The advice and drawings given in Appendix B and Appendix E are considered very good. The drawing of the typical row of cottages in the Old Village is supported.</p> <p>In conclusion no major problems have been identified with the Design Code document to date and it is generally considered a good document.</p>
1 Introduction	
Other important resources (p3)	<p>List full titles of the SPD in the document e.g. as follows:</p> <p>Rotherham Local Plan Supplementary Planning Document No. 6 Shop Front Design Guide</p> <p>Rotherham Local Plan Supplementary Planning Document No. 4 Householder Design Guide</p> <p>South Yorkshire Residential Design Guide</p>
Other important resources (p3)	Remove South Yorkshire Residential Design Guide from the bullet pointed list of documents and put it in its own paragraph as

	follows 'For further advice please refer to the South Yorkshire Residential Design Guide'. This change is proposed as the South Yorkshire Residential Design Guide is not an adopted Supplementary Planning Document.
Contents	
Contents (p3)	Please check page numbering provided in the contents list e.g. Extensions and alterations section is on p38 not 36 as given and so on. Also, 'Infill, Replacement dwellings & Back-land development' does not appear as this single heading in the text. Finally, it is considered the heading 'Shop Fronts' should not be in bold text.
Design Review	
Para 2 (P7)	Abbreviations: give full name on first appearance in text with abbreviation in brackets after for Rotherham Metropolitan Borough Council (RMBC).
Para 3 (P7)	Abbreviations give full name on first appearance in text with abbreviation in brackets for National Policy Planning Framework (NPPF)
Replacement Dwellings	
P26 second para	Delete para: 'Generally replacement dwellings up to 130% of the footprint of the original dwelling will be accepted providing the proposal complies with other relevant policies and design criteria'. This text is considered unnecessary and too constraining for the assessment of proposals in their local context.
Extensions and Alterations	
2 nd para p38	Change 'RMBC householder Design Guide' to 'Rotherham Local Plan Supplementary Planning Document No. 4 Householder Design Guide'
Last para p39	Change 'RMBC householder Design Guide' to 'Rotherham Local Plan Supplementary Planning Document No. 4 Householder Design Guide'
Throughout this section	Consistency with national guidance on Permitted Development Rights is required for householder extensions.
Lifetime Homes	
Para 3 P44	The reference to ' RMBC's 2015 SHMA' is old please check and update evidence accordingly as there is a 2019 SHMA. Please give its full title. See online at: https://www.rotherham.gov.uk/downloads/file/825/strategic-housing-market-assessment
Shop Fronts	
P48 -51	Retain Key Principles (P48) but delete any content in this section that duplicates the Rotherham Local Plan Supplementary Planning Document No. 6 Shop Front Design Guide for clarity. Refer to Rotherham Local Plan Supplementary Planning Document No. 6 Shop Front Design Guide
References and Links	
	Update links and relevant documents in 'References and Links' section as appropriate.

Note the following:
Rotherham Local Plan Supplementary Planning Document No 4.
Householder Design Guide available at:
<https://www.rotherham.gov.uk/downloads/file/1785/spd4-householder-design-guide-june-2020->

South Yorkshire Residential Design Guide available at:
<https://www.rotherham.gov.uk/downloads/file/541/south-yorkshire-residential-design-guide>

Rotherham Local Plan Supplementary Planning Document No. 12
Transport Assessments, Travel Plans and Parking Standards
available at:
<https://www.rotherham.gov.uk/downloads/file/2427/spd12-transport-assessments-travel-plans-and-park>

Rotherham Green Space Strategy (2010) available at:
<https://www.rotherham.gov.uk/downloads/download/79/evidence-base-downloads>

Rotherham Local Plan Supplementary Planning Document No. 6
Shop Front Design Guide
<https://www.rotherham.gov.uk/downloads/file/1787/spd6-shop-front-design-guide-june-2020->