Supplementary Planning Guidance
The Unitary Development Plan was formally adopted as the statutory development plan for Rotherham Borough on the 14th June 1999.
<table>
<thead>
<tr>
<th>Section</th>
<th>Pages</th>
</tr>
</thead>
<tbody>
<tr>
<td>Introduction</td>
<td>1</td>
</tr>
<tr>
<td>Housing</td>
<td></td>
</tr>
<tr>
<td>1. Householder development</td>
<td>3</td>
</tr>
<tr>
<td>2. Back land and tandem development</td>
<td>9</td>
</tr>
<tr>
<td>3. Residential infill plots</td>
<td>11</td>
</tr>
<tr>
<td>4. Requirements for greenspace in new housing areas</td>
<td>13</td>
</tr>
<tr>
<td>5. Landscape design in new housing areas</td>
<td>15</td>
</tr>
<tr>
<td>6. Noise</td>
<td>17</td>
</tr>
<tr>
<td>7. Security</td>
<td>19</td>
</tr>
<tr>
<td>8. Access</td>
<td>21</td>
</tr>
<tr>
<td>Environment</td>
<td></td>
</tr>
<tr>
<td>1. Extensions to dwellings in the Green Belt</td>
<td>23</td>
</tr>
<tr>
<td>2. Alterations to Listed Buildings</td>
<td>25</td>
</tr>
<tr>
<td>3. Development in Conservation Areas</td>
<td>37</td>
</tr>
<tr>
<td>4. Conversion of vernacular rural buildings</td>
<td>41</td>
</tr>
<tr>
<td>5. Advertisement hoardings</td>
<td>45</td>
</tr>
<tr>
<td>Transportation</td>
<td></td>
</tr>
<tr>
<td>1. Car parking standards</td>
<td>47</td>
</tr>
<tr>
<td>Community and Recreation</td>
<td></td>
</tr>
<tr>
<td>1. The National Playing Fields Association minimum standard for outdoor playing space recommendations</td>
<td>51</td>
</tr>
<tr>
<td>Minerals</td>
<td></td>
</tr>
<tr>
<td>1. Primary aggregate production in the Borough</td>
<td>53</td>
</tr>
<tr>
<td>2. Methods and schemes of mineral working, restoration and after-care</td>
<td>55</td>
</tr>
<tr>
<td>Appendices</td>
<td></td>
</tr>
<tr>
<td>1. Householder guidance</td>
<td>61</td>
</tr>
<tr>
<td>2. Detailed guidance on countryside and heritage issues under Policy ENV2.4</td>
<td>63</td>
</tr>
</tbody>
</table>
Introduction

This planning guidance has been prepared in accordance with Planning Policy Guidance Note 12: Development Plans and is intended to assist the preparation of planning applications by supplementing the particular policies of the Rotherham Unitary Development Plan (UDP) which are clearly cross-referenced. This supplementary planning guidance (SPG) has been prepared alongside the UDP and has been subject to the same public consultation and adoption procedures.

Although SPG is consistent with the policies and proposals of the UDP as well as national and regional planning guidance, it is issued separately and does not have the status of the policies and proposals of the development plan under Section 54A of the Town and Country Planning Act 1990. However, SPG may be taken into account as a material consideration in determining planning applications.

Notes

SPG Housing 1: Householder Development is also available as a series of illustrated advisory leaflets (Nos. 2-15) available separately from the Planning and Transportation Service. These have more recently been supplemented by further titles (Nos. 16-19) as listed in Appendix 1.

Further detailed guidance on countryside and heritage issues, under Policy ENV2.4, are also available separately from the Planning and Transportation Service in various formats under the titles listed in Appendix 2.
Housing Guidance 1: Householder development

This guidance is supplementary to Policies HG2, HG5 and ENV3.1 of the Plan and should be read in conjunction with them.

Introduction
1. This guidance addresses commonly occurring householder developments. It is intended to foster improved standards of residential development and design, and to clarify current permitted development rights.

Porches
2. Most porches are exempt from planning control. However, the Council hopes that particular care will be taken in the design of front porches as they can form a significant element in the street scene. The following points should be considered:

3. A front porch should usually be fairly simple in design, and not bulky or massive so as to dominate the front of the house.

4. A porch which is mainly or fully glazed can look attractive, provided the glazing is similar in style to the house windows.

5. Where brickwork or stonework is used it should be of a similar type, colour and texture to the existing house. A structure of utilitarian appearance will spoil the look of the house.

6. The use of a pitched roof, with tiles or slates similar to the existing roof, will also improve the appearance of the porch, and is likely to make it more durable than if a flat roof is used.

Adding an attached garage or carport
7. Although many attached garages/carports are exempt from planning control, the Council hopes that care will be taken in the design of all such proposals, as they can form a significant element in the street scene. The following points should be considered:

8. If a house does not have space for a garage and a path, it will not have easy access to the back door and garden. It will also in most cases be necessary to keep a dustbin at the front.

9. A neighbour may want a similar side extension (or may have already built one). A “linked detached” effect can therefore be created between the two properties, which can look unattractive and may lead to maintenance problems.

10. The use of brickwork or stonework of similar type, colour and texture to the existing house will greatly improve the appearance of the garage/carport. A structure of utilitarian appearance will spoil the look of the house.

11. The use of a pitched roof, with tiles or slates similar to the existing roof, will also improve the appearance of the garage/carport, and is likely to make it more durable than if a flat roof is used.

12. Where a flat roof is to be used, thought should be given to disguising its shape by the use of a parapet or “false roof” feature, and/or by bringing the garage/carport forward of the house and incorporating a front porch.

13. There should be at least five metres between the front of a garage and the front boundary with the footpath. This will allow space for a car to park in front of the garage, which is important in keeping on-street car parking to a minimum.

Adding a conservatory
14. Although most conservatories are exempt from planning control, the Council hopes that care
will be taken in the design of all such proposals, as they can have a significant effect on neighbouring properties, and on the appearance of the house to which they are attached. The following points should be considered:

15. For most people, a conservatory is an extension to their living accommodation. A fully glazed conservatory is very “public” if the house back is overlooked by neighbours. Also, neighbours may feel that they are overlooked if there would be a view of their windows, garden or patio, from the conservatory. Obscure glazing or solid infilling of window panels adjoining boundaries will cure both problems, while leaving a view out to the garden.

16. The style of conservatory needs careful thought, particularly if the house is old. A “Victorian-style” conservatory can look just as out-of-place on a 1930s semi-detached house as on an eighteenth century cottage. In most cases, having simple lines and good-quality materials will give the best-looking result.

17. In general, the Council does not favour conservatories on the front of houses, and is likely to be critical of such proposals unless there are unusual circumstances. The Council considers that conservatories are more suited to rear (and possibly side) elevations, where they can enhance the house and the garden by providing living space which has elements of both. Front conservatories cannot normally do this, because the front elevation of most houses is on public view, and a conservatory is likely to look awkward and out-of-place.

Adding a single-storey side extension

18. Although many single-storey side extensions are exempt from planning control, the Council hopes that care will be taken in the design of all such proposals, as they can form a significant element in the street scene. The following points should be considered:

19. If the house does not have space for an extension and a path, there will not be easy access to the back door and garden. It will also be in most cases necessary to keep a dustbin at the front.

20. A neighbour may want a similar side extension (or may have already built one). A “linked detached” effect can therefore be created between the two properties, which can look unattractive and may lead to maintenance problems.

21. The use of brickwork or stonework of similar type, colour and texture to the existing house will greatly improve the appearance of the extension. A structure of utilitarian appearance will spoil the look of the house.

22. The use of a pitched roof, with tiles or slates similar to the existing roof, will also improve the appearance of the extension, and is likely to make it more durable than if a flat roof is used.

23. Where a flat roof is to be used, thought should be given to disguising its shape by the use of a parapet or “false roof” feature, and/or by bringing the extension forward of the house and incorporating a front porch.

24. On corner plots, the Council will not normally favour an extension which takes up more than half of the available width between the side of the house and the side boundary with the road.

25. An extension built over a drive should be at least five metres between the front of the extension and the front boundary with the footpath. This will allow space for a car to park in front of the extension, which is important in keeping on-street car parking to a minimum. The Council is likely to be critical of a proposal restricting on-site car parking space and increasing the living accommodation in the house. It may be necessary to provide additional parking space in the front garden. However, this should be hard-surfaced in good-quality materials, and at least one third of the front garden area should be left for planting.

Adding a single-storey rear extension

26. Because many single-storey rear extensions are exempt from planning control, the Council does not usually impose stringent design criteria on the minority that do come under its control. The following points should be considered:

27. The use of brickwork or stonework of similar type, colour and texture to the existing house will greatly improve the appearance of the extension.

28. The use of a pitched roof, with tiles or slates similar to the existing roof, will also improve the appearance of the extension, and is likely to make it more durable than if a flat roof is used. A monopitch roof, with a high wall close to a side boundary, will not normally be acceptable if there is a house adjoining.
29. Any extension on or close to a side boundary may cause annoyance to a neighbour. Discussion with neighbours at an early stage may be helpful to both householders.

30. Using a flat roof as a balcony may also cause annoyance to neighbours due to loss of privacy. Solid panels at the end(s) of the balcony will help to overcome the problem, though it is possible that this will bring an otherwise exempt extension under planning control.

**Adding a front extension**

31. The term “front extension” is used here in its normal sense, to mean an extension on the main elevation of a house, facing the road which is the principal or only access to the house. The term “habitable room” means any living room, dining room, kitchen or bedroom. Most front extensions need planning permission. The Council hopes that care will be taken in the design of all such proposals, as they form a significant element in the street scene. The following points should be considered:

32. A front extension will alter the appearance of the main elevation of a house. It is essential that all such extensions should be modest in scale, and designed to preserve and reflect the architectural features of the existing house. Wall and roof materials should also match those of the existing house.

33. To minimise the effect on neighbours’ houses, and on the general street scene, the Council will normally apply the following rules:

(i) any extension (or part of an extension) which is less than two metres from a habitable room window of another house should project by no more than one metre and should be single-storey only, and

(ii) any extension (or part of an extension) which is two metres or more from a habitable room window of another house should project by no more than two metres and may be two-storey if the existing house is two-storey.

34. Where the front garden of a house is unusually short, the Council may restrict a front extension to a smaller size than indicated in rule ii) above.

35. Where houses are set well away from side boundaries, and have spacious gardens, and/or have no other houses adjoining, proposals for larger front extensions will be considered on their merits.

**Adding a two-storey side extension**

36. Most two-storey side extensions need planning permission. The Council hopes that care will be taken in the design of all such proposals, as they form a significant element in the street scene. The following points should be considered:

37. If a house does not have space for an extension and a path, it will not have easy access to the back door and garden. It will also in most cases be necessary to keep a dustbin at the front.

38. A neighbour may want a similar side extension (or may have already built one). A terraced effect can therefore be created between the two properties, drastically changing their appearance. Ideally, this should be avoided altogether, by leaving 1 metre alongside the extension. Where this cannot be done, a more satisfactory appearance can be gained by setting-back the first floor of the extension by 0.5 metre or more from the front of the house. This will give relief to the elevation, and will minimise any terracing effect.

39. The use of brickwork or stonework of similar type, colour and texture to the existing house is very important. Using a different material will usually make the extension look ill-matched.

40. A two-storey side extension should normally have a pitched roof to match the existing roof, with similar tiles or slates. The Council is likely to be critical of extensions with flat roofs, as these look unsatisfactory and utilitarian on such a large and prominent addition to the house.

41. Except on houses in spacious grounds, where neighbouring houses stand a substantial distance away, the Council will not normally allow any two-storey side extension which stands forward of the front elevation of the house.

42. On corner plots, the Council will not normally favour an extension which takes up more than half of the available width between the side of the house and the side boundary with the road.

43. An extension built over a drive should leave at least five metres between the front of the extension and the front boundary with the footpath. This will allow space for a car to park in front of the extension, which is important in keeping on-
street car parking to a minimum. The Council is likely to be critical of a proposal restricting on-site car parking space and increasing the living accommodation in the house. It may be necessary to provide additional parking space in the front garden. However, this should be hard surfaced in good-quality materials, and at least one-third of the front garden area should be left for planting.

Adding a two-storey rear extension

44. Most two-storey rear extensions need planning permission. The Council hopes that care will be taken in the design of all such proposals, as they can have a significant effect on neighbours’ amenity, as well as affecting the look of the house. The following points should be considered:

45. The use of brickwork or stonework of similar type, colour and texture to the existing house will greatly improve the appearance of the extension.

46. The use of a pitched roof, with tiles or slates similar to the existing roof, will also improve the appearance of the extension, and is likely to make it more durable than if a flat roof is used.

47. The Council will take into account factors such as levels, orientation and outlook, in deciding the maximum size of extension which should be allowed in any particular case. The maximum size which is likely to be approved is as follows:

(i) any extension (or part of an extension) which is less than two metres from a habitable room window of another house should project by no more than 3.5 metres.

(ii) any extension (or part of an extension) which is two metres or more from a habitable room window of another house will be considered on its merits, having regard to the effect on neighbouring houses. A habitable room is any living room, dining room, kitchen or bedroom.

Adding rooms in the roof space

48. Loft conversions, or rooms in the roof-space, are often advertised as a simple way of providing extra living space. However, there can be problems. The following points should be considered:

49. Increased overlooking of neighbours’ properties can be a problem, especially with a bungalow where dormer windows in the loft can overlook previously private areas. The Council will be critical of all proposals which have a significant effect on neighbours’ privacy.

50. Roof lights are cheaper to install and maintain, and will have less visual impact on the appearance of a house. They will also reduce possible overlooking problems.

51. To minimise the effect on neighbours’ amenity, and on the appearance of the house, the Council will normally apply the following rules where planning permission is needed:

(i) in all cases dormers should not project above ridge level, and should not be less than one metre measured up the roof slope from the eaves, 0.7 metre from a party boundary (on a terraced or semi-detached house) and 0.3 metre from a gable or hipped end of the roof, and

(ii) where a dormer is to be built on a front elevation, it should be modest in size relative to the size of the roof and should be designed to reflect the architectural character of the house. Dormer cheeks should be clad in tiles or slates to match those on the roof. Pitched-roofed dormers will normally be preferable on a front elevation, and are likely to be more durable than flat-roofed dormers.

52. The conversion of an existing hipped-end roof into a gable, in order to allow extra space for a loft conversion, can make a house look odd and unbalanced, particularly if it is semi-detached or terraced and the houses in the area are generally of uniform or similar design. The Council will normally grant planning permission for such an alteration only where the side boundary is not less than 3 metres away. Where closer, some form of hipped roof should be provided.

Making a bungalow into a two-storey house

53. It is not the Council’s usual practice to support bungalows being altered to two-storey houses, as in most cases this would have a serious effect on neighbours’ amenity and on the appearance of residential areas. The Council will consider such proposals for “upward extensions” very carefully, having regard to the following guidelines:

54. Where a bungalow is semi-detached or terraced, the Council will not grant planning permission for an upward extension because it would be an incongruous feature in the street scene.
and would have an unacceptable effect on the amenities of neighbouring properties.

55. Planning permission may be granted for an upward extension on a detached bungalow in certain circumstances:

(i) where the dwellings in an area are of varied types, with little uniformity of design and layout, and there is already a mix of single-storey and two-storey dwellings, and

(ii) where no new habitable room windows at first-floor level would be less than 20 metres from habitable room windows of existing dwellings to the front, side or rear. A habitable room is a living room, dining room, kitchen or bedroom.

56. Where an upward extension is considered acceptable in principle, it is essential that it be designed to minimise the effect on neighbours’ properties by overshadowing and overlooking.

57. Furthermore, the most appropriate design solution will depend on the design of the property and neighbouring properties. It may be appropriate to create a “dormer bungalow”, by building a more steeply-pitched roof with dormer windows in it. Dormers should be modest in size, relative to the size of the roof, and should be designed to reflect the architectural character of the house. Dormer cheeks should be clad in tiles or slates to match those on the roof. The dormers should not project above ridge level, and should not be less than one metre measured up the roof slope from the eaves, and 0.3 metre from the gable or hipped end of the roof.

58. Flat-roofed dormers will not normally be accepted on a front elevation.

**Building a detached garage, carport or other building in your garden**

59. Because most buildings in back and side gardens are exempt from planning control, the Council does not usually impose stringent design criteria on the minority that do come under its control. In general, the Council hopes that householders will use good-quality materials for such buildings, and will have regard for neighbours in their location, design and use. It is important to note that there is no general permission for the use of outbuildings for trade or business purposes. The Council will investigate all complaints about misuse of residential property, and may take enforcement action to bring business uses to an end if they are causing a nuisance to other people.

60. Buildings in front gardens will almost always need planning permission, and the Council will not normally support such buildings because in most cases they would detract from the street scene and the outlook from neighbours’ houses.

**Providing extra living accommodation for an elderly relative**

61. The Council is sympathetic towards the wishes of people who wish to be close to sons or daughters in their old age. Frequently, this will mean adding an extension to the son’s or daughter’s house, to provide semi-independent living accommodation for the elderly person. Most such extensions are subject to planning control, and to the same rules as any other house extension.

62. Previous paragraphs set the design guidelines that the Council would like to be encouraged. In addition, the Council will have regard to the following considerations:

63. As with any other extension, the Council will consider the effect of the extension on the appearance of your house, on the street scene in general, and on immediate neighbours in particular. Planning permission is not likely to be granted merely because the accommodation is for an elderly relative, in cases where the extension is considered to be over-large, inconsiderately located or badly designed.

64. When dealing with any planning application for a “granny flat” the Council will consider whether the additional accommodation to be provided exceeds what is reasonably necessary for an elderly person. Planning permission is not likely to be granted in such cases, as the Council does not wish to allow extensions which could easily be adapted to independent dwelling units. This is because most “granny flats” are on conventional houses or bungalows, and share access, car parking and gardens with the “host property”, and for this reason are not suitable for use as independent dwelling units.

65. When granting planning permission for a “granny flat” the Council will usually impose a condition on the permission, restricting its use to additional family living accommodation for the house which is being extended. This allows it to be used at some future time by other members of the household, including grown-up sons and daughters.
or other relatives. However, it discourages it being sold or rented to other people as separate living accommodation.

66. All of the above guidelines apply also to any proposal to build a free-standing building in a residential curtilage for use as a “granny flat”. The conversion of an existing outbuilding in a residential curtilage to a “granny flat” may not need planning permission (though permission would certainly be needed to use it as a separate dwelling unit).

Making an access for a vehicle
67. In most cases, making an access to property for a vehicle means lowering the kerb outside the property. It also usually involves various works within the property, such as removing a front wall, fence or hedge and laying a drive or hardstanding.

68. Most such vehicular accesses are exempt from planning control. However, conservation area consent, listed building consent and authorisation under the Highways Act may be required. This should be checked before any work is done on site.

69. Where planning permission is needed, the Council will want to make sure that the access is as safe as possible. The location of the access, and the visibility it provides for drivers using it, will be considered. On particularly busy roads, the Council may decide that an access would not be safe unless a turning space is provided on the property, so that cars do not have to reverse into the road. If this is not possible, or if there are other traffic hazards that cannot be overcome, permission may be refused.

Building a boundary wall, fence or gate
70. Although many boundary walls and fences are exempt from planning control, the Council hopes that care will be taken in their location and choice of materials, as they can have a significant effect on neighbours’ properties and can be a prominent feature in the street scene. The following points should be considered:

71. Visibility at the entrance to a drive is important in road safety terms, especially for pedestrians passing your house. A fence or wall on a side boundary can easily obstruct visibility to the drive, or a neighbour’s.

72. It is often thought that there is a rule requiring the “best side” of a fence to face your neighbour’s property. There is no such rule, but it is obviously un-neighbourly to build any fence, or wall, that does not look presentable on both sides.

73. The use of good-quality materials will greatly improve the appearance of the fence or wall. A structure of utilitarian appearance, especially at the front, will spoil the look of the house.

74. Hedges are very attractive garden features if properly cared for. If they are allowed to get out of control they can become unsightly and a nuisance to neighbours and passers-by on the street. Neighbours can cut back overhanging growth, and the Council can take action against a householder under the Highways Act. 1980. if a highway (including a footpath) is obstructed by an overgrown hedge.

For further information, contact:
The Senior Planner, Development Control, on
(01709) 382121 Ext. 3836 or Ext. 3839, or
The Conservation Officer, on
(01709) 382121 Ext. 3863
Planning and Transportation Service
Bailey House
Rawmarsh Road
ROtherham
South Yorkshire S60 1Qr
Housing Guidance 2: Back land and tandem development

Introduction

1. It has been recognised over many years that the development of residential back land presents special problems in terms of residential amenity and convenience of access. Current Central Government policy is set out in PPG3 (Housing) which says:

“Homes with large back gardens are a common feature in many urban, suburban and village areas. Sometimes it may be acceptable to develop back gardens for new housing which is in keeping with the character and quality of the local environment. Where development of back garden or back land is allowed, it will require careful planning. For example, there must be proper means of access, which is convenient and safe for both drivers and pedestrians, and adequate provision for car parking. There must be adequate space between old and new buildings to avoid spoiling the amenity of neighbouring houses, for example, by over-shadowing. Sensitive design and good landscaping are particularly important if new buildings are to be fitted successfully into small vacant sites in established residential areas. ‘Tandem’ development, consisting of one house immediately behind another and sharing the same access, is generally unsatisfactory because of the difficulties of access to the house at the back and the disturbance and lack of privacy suffered by the house in front.”

2. This national policy has been the guiding principle for Council policy over the years. The Council believes strongly that the development of dwellings in tandem, is generally unsatisfactory, and that such development should be resisted other than in exceptional circumstances. It is the purpose of this guidance to indicate those circumstances.

3. The Council considers that the amalgamation of plots to form sites large enough to provide two or more dwellings served by a separate adoptable road or a shared private drive is generally the most appropriate means of developing back land. Such a solution provides for the efficient use of land and an acceptable standard of amenity for residents, both existing and new. This will therefore remain the Council’s normal approach to the development of residential back land.

4. The Council acknowledges, however, that there may be exceptional circumstances in which the low-density development of individual plots in back gardens may be an appropriate alternative to the comprehensive development of assembled sites. Such development would be appropriate in cases where both of the following apply:

(i) low-density housing is more consistent with the established character of the area, and/or the road from which access is to be taken has very limited traffic capacity, and

(ii) there are no proposals to assemble back land into development sites in pursuance of development plan policies.

The general approach to tandem development

5. This guidance confirms the Council’s general view of tandem development and indicates the circumstances in which such development will be considered acceptable, by reference to desirable spacing standards. The Council emphasises that such standards are stricter than the conventional standards used in housing estate development, in
order to accommodate the extensions and outbuildings which may be built as “permitted development” without seriously eroding the amenities of adjacent dwellings.

6. The Council will not look favourably upon proposals for the subdivision of individual residential plots where such development would lead to a reduction in existing levels of residential amenity due to overlooking and/or where, together with the precedent it would create, it would have an adverse impact on the character of a residential area and the efficiency of access arrangements by virtue of increased density and multiplicity of access provision.

7. Accordingly, due to the sensitive nature of the type of development being proposed, more restrictive standards will be applied regarding space about buildings and privacy than would be used in considering the details of a new housing estate or frontage development; also, the provision of habitable rooms at first floor level is less likely to be acceptable than in other circumstances.

For further information, contact:
The Senior Planner, Development Control, on

(01709) 382121 Ext. 3836 or Ext. 3839

Planning and Transportation Service
Bailey House
Rawmarsh Road
ROTHERHAM
South Yorkshire S60 1QT
Housing Guidance 3: Residential infill plots

This guidance is supplementary to Policy HG4.4 of the Plan (specifically relating to infill on corner plots) and should be read in conjunction with it.

Introduction
1. This guidance has been prepared in response to the increasing number of applications to build additional dwelling within corner properties whose back gardens have road frontages. Typically, such plots have greater width than depth, and the proposed dwellings are small bungalows or dormer bungalows, specially designed to fit on the site. The main consideration in decisions is whether the proposal would cause demonstrable harm to the amenities of the occupiers of any existing dwelling or to the street scene in general (visibility and traffic hazards may be a factor).

Criteria
2. The Council will have regard to the following criteria:
   (i) normal inter-house spacing should be observed (that is, 20 metres minimum between principal elevations or 12 metres minimum between a principal elevation and an elevation with no habitable room windows).
   (ii) any elevation situated less than 10 metres from a boundary with another residential curtilage (including the “host” property) should contain no habitable room windows at first floor level, nor should it contain a window or door to any habitable room or kitchen at ground floor level unless there is adequate screening to prevent loss of privacy.
   (iii) the maximum ground area covered by the dwelling (excluding garage) should be approximately 33% of the site area.
   (iv) the maximum height of the dwelling (to the ridge) should relate to the height of the adjacent dwellings, to minimise overlooking and impact on adjacent dwellings.
   (v) where there is potential for loss of amenity to the adjacent dwellings, the dwelling should be either single-storey with a double pitched roof or should only have rooms in the roof with roof lights.
   (vi) there should be a garage or garage space, with a six metres drive in front.
   (vii) the provision, as appropriate, of screening at sensitive boundaries, particularly where the dwelling would stand close to the boundary with the back garden of another dwelling, and
   (viii) the desirability of locating the dwelling forward on the plot (say within two metres of the front boundary) in order to maximise back garden space, provided the garage is still set back six metres.

3. The Council will also give consideration to the removal of permitted development rights for extensions, window or door insertion and the conversion of integral garages to living accommodation. (Permitted development rights define the amounts and type of development that do not require express planning permission.)
For further information, contact:
The Senior Planner, Development Control, on

(01709) 382121 Ext. 3836 or Ext. 3839

Planning and Transportation Service
Bailey House
Rawmarsh Road
ROtherham
South Yorkshire S60 1QT
Housing Guidance 4: Requirements for greenspace in new housing areas

This guidance is supplementary to Policies HG4.1, HG4.2, HG4.3, HG5 and ENV3.1 of the Plan and should be read in conjunction with them.

Greenspace Provision

1. The Council will expect the provision of adequate Greenspace within new large housing developments so as to help meet the extra demand which its residents generate. Greenspace in the residential context may take the form of amenity open space, child playspace and more formal openspace including playing fields. In ensuring that adequate provision is made, regard will be given to the location of the new development and to the following standards:

(i) Developments of between 50 and 100 family houses should normally provide 20 square metres of Greenspace per dwelling (0.8 hectares per 1000 population).

(ii) Developments of more than 100 family houses should normally provide 60 square metres of Greenspace per dwelling (1.6 hectares per 1000 population).

The above standard should take account of the nature and location of the site and the existing provision within the surrounding area.

2. The standard that the Council will support is based on the National Playing Fields Association (NPFA) Standard of 2.43 hectares (6 acres) per 1,000 population comprising child play space and youth/adult playing space (i.e. playing fields) (SPG Community and Recreation 1: The National Playing Fields Association minimum standard for outdoor playing space recommendations).

3. The Council, as part of its normal development control process will, for those sites with fewer than 50 family houses, encourage the provision of Greenspace appropriate to the character of the site and its surroundings, in accordance with Policy ENV3.1.

4. The normal minimum size for a formal playing field is 0.4 hectares. To meet this threshold size, a housing development of 100 family houses is required (40 square metres per dwelling). In the case of such developments in an area where a surplus of existing playing fields can be demonstrated, when compared with the NPFA Standard, the Council may consider waiving the on-site provision. Any such application will be considered on its merits, having regard to the level of surplus, the quality of provision in the area and any proposals for the improvement of nearby facilities (which would be achieved through the negotiation of Planning Obligations, see paragraph 6.7.6 of the Written Statement).

5. Where a large housing site is to be developed in phases and/or by separate developers, such that each phase or part of the site will yield fewer than 50 family houses, the Council will normally encourage the provision of playing space on a shared basis between phases or parts of the site, so that the development area as a whole is adequately provided with playing space.

6. The above standards for new playing space will apply to the housing sites listed under Policies HG4.1, HG4.2 and HG4.3

7. Applicants should discuss playing space standards with the local planning authority prior to submission of detailed plans so as to ensure that it is designed and landscaped in a manner which maximises its utility and safety, minimises maintenance and reduces disturbance to nearby residents. The Council will normally require one large, well landscaped space capable of providing for a variety of recreational needs, rather than a...
proliferation of small or ancillary amenity areas. However, where a single area would not be sufficiently accessible to all areas within an estate, consideration will be given to the provision of a number of well-designed spaces.

8. The Council may (subject to agreement and financial arrangements) be prepared to adopt playing spaces brought forward through this policy providing they meet the standards outlined in this guidance. However, the Council is concerned to improve the quality of open space provision. Poorly maintained playing spaces can become an eyesore and prone to vandalism and abuse. Where open space is to be provided, the Council will normally seek to enter into a Section 106 Agreement (under the Town and Country Planning Act, 1990) with a prospective developer to secure funds for the subsequent maintenance of the open space. Such payments will only be sought in the case of small areas of open space principally of benefit to the development itself. It will be important to ensure that appropriate arrangements for the maintenance of playing space are made either with the Council or a private company competent in grounds maintenance.

Siting of playing space

9. Emphasis will be placed on safety, accessibility, play value, the setting and good neighbourliness. It is important to integrate the selection of sites for playing space into the whole process of design of housing sites.

10. Playing space should be accessible and where practicable, within easy walking distance of dwellinghouses. Children should not need to cross major hazards such as main roads, railways or waterways.

11. Playing space should aim to be:

(i) sited in open, welcoming locations, not on backland with accesses along high fenced narrow alleyways,

(ii) separated from areas of major vehicle movement and accessible directly from pedestrian routes,

(iii) normally overlooked by houses or from well-used pedestrian routes so as to ensure safety and effective supervision where younger children are concerned,

(iv) linked, as far as possible, with other open spaces, footpath systems, amenity planting areas and other devices to provide the maximum separation from nearby residences,

(v) accessible by all-weather footpaths,

(vi) designed and sited to reduce the likelihood of general disturbance, noise and other nuisances, for example, by the provision of a buffer zone designed to discourage use for active play.

(vii) sited on land suitable for the type of play opportunity intended. For example, slopes too steep for building can provide one kind of experience but are not suitable for most play equipment or more formal play. Conversely, a flat kick-about area may be too bland a setting for some forms of creative play.

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Housing Guidance 5:  
Landscape design in new housing areas

Introduction

1. PPG 3 (Housing) advises that “Developers should aim for a high quality of . . . landscaping in all new housing developments.” This guidance aims to assist those involved in the design process to best achieve this.

2. Many current schemes rely heavily on the establishment of small ornamental trees and shrubs within private front gardens. Though there is merit in this, planting becomes fragmented, giving the impression that the landscape has been fitted in rather than designed. It may also be an imposition on private owners, particularly as trees and shrubs mature. On the other hand, a well designed landscape structure, based on a number of elements common to most housing layouts and mindful of long term maintenance and security implications, can make a far greater contribution to both the immediate street scene and the wider environment.

Establishment of a landscape structure

3. A first consideration must be whether there is any existing heritage interest in the site. If a Heritage Site falls within the boundary of the development site, then the features which contribute to its importance must be considered in line with Policy ENV2. Generally, the incorporation of existing features such as trees and hedgerows within the overall design is invaluable. This can provide maturity in a scheme, help to establish and maintain character and identity and form a basis upon which to build a new landscape structure. Importantly, it can also maintain a historical link, thus helping a new estate to integrate into the local community. The importance attached to the proper survey, protection and appropriate treatment of such sites cannot be overstated.

4. Similarly, the retention of boundary planting associated with existing road frontages and farmland, for example, can help to integrate new developments into their surroundings by creating an attractive setting and contributing to the existing structure, and provide shelter and screening, thus enhancing environmental quality and defining character. It can also reduce the scale of overall development by defining boundaries and breaking up plots, as well as creating attractive entry statements at site entrances.

5. The greatest contribution to structural landscape development within the site boundary can come about through an imaginative approach to the requirement to provide playing space and amenity areas and a pedestrian footpath system.

6. The incorporation of highway visibility splays within the layout design effectively sterilises areas as far as development is concerned, but represents an opportunity for ground cover planting that can make a considerable contribution to the street scene from the outset.

The design of structural landscape

7. It is recommended that the advice of a qualified Landscape Architect is sought in the landscape design for new housing estates. From the outset, the design should seek to reduce the potential for crime and minimise any threat to the security of residents and other bona fide users of the estate and their property, in line with the Police national initiative ‘Secured by Design’. Long-term landscape maintenance implications should also be considered and appropriate measures/techniques incorporated within the design and
implementation processes to reduce the possibility of future problems and keep costs to an acceptable level.

8. Boundary planting on road frontages might include:
   
   (i) ground modelling,
   
   (ii) larger street trees of advanced nursery stock planted in grass,
   
   (iii) larger shrub species and climbers planted against boundary walls and fence lines, and
   
   (iv) groundcovers to the fore and within visibility splays (see paragraph 13(i)).

9. At entrance areas it might include:
   
   (i) ornamental trees, shrubs and groundcovers (see paragraph 13(i)),
   
   (ii) bulbs,
   
   (iii) the inclusion of “knee rails” to protect vulnerable areas, and
   
   (iv) other features that help to make an entry statement.

10. Screen and shelter belts should include native woodland species planted as transplants and given appropriate protection, and hedgerow species planted as hedges or woodland understorey.

11. Footpaths should be designed in the context of linear open space that is attractive and inviting. They should be considered as green corridors that connect open space in a planned way. The siting of a narrow two metre pathway between two boundary fences should be avoided.

12. Open spaces should be located so as to be accessible to and benefit the majority of residents. They should:
   
   (i) cater for a variety of recreational needs,
   
   (ii) include a proportion of larger tree species that will eventually come to dominate the street scene and contribute to the wider environment,
   
   (iii) include an appropriate area of grassed open space.

13. Ground cover planting on highways and visibility splays is appropriate where these are substantial enough i.e. at some point the potential planted area must achieve two metres in width. In such cases:
   
   (i) shrub species should conform to the Council’s approved list,
   
   (ii) narrow slivers should be avoided,
   
   (iii) a combination of ground cover shrubs and grass may be appropriate where area allows, but smaller areas should be entirely planted, and
   
   (iv) protection of vulnerable corners with a low 250mm height rail may be appropriate.

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Housing Guidance 6: Noise

This guidance is supplementary to Policies HG5 and ENV3.1 of the Plan and should be read in conjunction with them.

1. Noise Exposure Categories (NECs) have been devised to assist in the consideration of applications for residential development near transport related noise. The four NECs are:

   A Noise need not be considered as a determining factor in granting planning permission, although the noise level at the high end of the category should not be regarded as a desirable level.

   B Noise should be taken into account when determining planning applications and, where appropriate, conditions imposed to ensure an adequate level of protection against noise.

   C Planning permission should not normally be granted. Where it is considered that permission should be given, for example because there are no alternative quieter sites available, conditions should be imposed to ensure a commensurate level of protection against noise.

   D Planning permission should normally be refused.

2. PPG 24 (Planning and Noise) gives day and night time noise levels for different modes of transports for each of the four categories and they, together with advice from the Council’s Environmental Health Officers, will inform the Local Planning Authority about whether noise is unlikely to be a determining factor or that noise is so bad that planning permission should be refused.

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3. However, where circumstances are such that noise could be a determining factor, the Council will seek from the developer the incorporation of measures to limit the impact of noise by agreement on the imposition of planning conditions. Measures may include:

   (i) engineering: reduction of noise at the point of generation (e.g. by using quieter machines and/or quiet methods of working); containment of noise generated (e.g. by insulating buildings which house machinery and/or providing purpose-built barriers around the site); and protection of surrounding noise-sensitive buildings (e.g. by improving sound insulation in these buildings and/or screening them by purpose-built barriers);

   (ii) lay-out: adequate distance between source and noise-sensitive building or area; screening by natural barriers, other buildings, or non-critical rooms in a building;

   (iii) administrative: limiting operating time of source; restricting activities allowed on the site; specifying an acceptable noise limit.
Housing Guidance 7: Security

1. The causes of crime and vandalism are complex but it is widely accepted that environmental factors can play a part. Desolate, sterile and featureless surroundings can engender feelings of hostility, anonymity and alienation. Used sensitively, the planning system can be instrumental in producing attractive and well-managed environments that help to discourage anti-social behaviour. It can also be used to make it harder for criminals to find targets.

2. Many studies suggest that the layout of developments can play a part in reducing the risk of criminal activity both to individuals and to property. For example, the location of dwellings so that the main living areas face the access road can help the residents to see visitors and tradespeople and to control access to their premises. Detailed advice on the way that the layout of residential developments can improve security is given in the joint Department of the Environment and Department of Transport Design Bulletin 32 (Residential Roads and Footpaths - Layout Considerations, HMSO, 1992).

3. Police forces throughout the country promote the “Secured by Design” scheme. This scheme, which covers new housing and the rehabilitation of existing housing, provides guidance for developers and planning authorities on best practice.

4. On new and existing estates, the provision of sporting, leisure and recreational facilities, particularly for the young, has a part to play in reducing the incidence of crime. The importance of providing recreational facilities is emphasised in PPG 17 (Sport and Recreation).

5. Sensitive and skilled design should be capable of reconciling the need for acceptable landscaping and the need to produce safe environments. Generally speaking, however, landscaping schemes should avoid creating hidden areas near footpaths for example, where crime is easier to commit. Thorny species of shrub - such as varieties of pyracantha, berberis and hawthorn - can be an additional deterrent to intruders, particularly when used in domestic gardens.

6. The general design principles of defensible territory, variety and the need to keep areas open to view also apply to the layout of minor roads and footpaths. Care should be taken that well-intentioned segregation schemes for pedestrians and cyclists do not lead to over-isolation, especially at night. Attractive pedestrian links and cycleways can be formed through amenity open space. If these are divorced from adjoining housing or other developments, it is essential that there should be alternative safe and convenient routes for people to take should the links through open space be at risk from criminal activity. Advice is given in PPG 13 (Transport).

7. The security of premises can be reduced where a footpath or alleyway provides unrestricted access to the rear. Where such access is unavoidable, consideration should be given to ways of denoting or suggesting ownership and restricting its use to the occupiers, such as the provision of a gate. Wherever possible, footpaths and alleyways should be wide, clear of hiding places, well lit and should follow a direct route.
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Housing Guidance 8: Access

This guidance is supplementary to Policy HG5 of the Plan and should be read in conjunction with it.

Approach to the dwelling
1. Wherever possible there should be a level or gently sloped path, with a maximum gradient of 1:20 from the adopted footway to the door of the dwelling. Where ramps are unavoidable, a maximum gradient should be 1:12. Lengths of ramps should be no more than 10m for slopes of 1:15 to 1:20 gradient, and no more than 5m for slopes of 1:15 to 1:12 gradient. A ramp should be accompanied by a suitable handrail and there should, in addition, be steps as an alternative means of access.

2. Ramps and paths should be at least 900mm wide with a firm even surface. Kerbed edges to paths (minimum upstand 100mm) are required if the ground flanking the path or ramp is lower than the path. Any camber provided for drainage purposes should be kept to a minimum, and should be no more than 1:40.

3. Where steps are unavoidable they should have a maximum riser of 150mm with a minimum going of 280mm. Steps should not occur in the ramped length of a pathway.

4. Changes in level. Footpaths should be protected if there is an adjacent drop. If the drop is more than 380mm then it should be protected by a handrail.

5. There should be a definition between foot and vehicular access to the house. This should be discernable to blind or partially sighted people, for example, by use of contrasting textured surfaces or kerbs.

6. On estate roads, flush dropped kerbs should be incorporated along main footpaths and roads enabling level access to dwellings wherever possible.

7. Car parking spaces within the curtilage or designated spaces, should allow a width of at least 3.3 metres per vehicle. Where parking space is for two or more vehicles then a shared centre space of at least 900mm and preferably 1.2m between each car space of 2.4m should be provided.

8. Vehicular access may be used to gain proximity to the dwelling if the topography precludes the use of accessible footpaths. In this case, a level area of driveway should be provided for a person leaving and entering the car and for access to the dwelling. This may be in the garage if appropriate, in which case the garage should be at least 3.4m wide internally and provide adequate space for a wheelchair user to exit.

9. Parking areas, where provided, should be within 30m of the dwelling.

10. Gateways leading onto the path should be at least 850mm clear opening width. There should be no step at the gateway.

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Environment Guidance 1: Extensions to dwellings in the Green Belt

This guidance supplements Policy ENV1.3 of the Plan and should be read in conjunction with it.

Introduction

1. Extensions to residential property within the designated Green Belt is restricted under the terms of Policy ENV1. Any extension to an existing house that is permitted will have to be a minor addition to the original dwelling and so designed as to be in harmony with the existing architectural style. The extension will also have to take into account the conservation needs of the environment and enhance this whenever possible.

Extension criteria

2. Any extension will need to satisfy the following criteria. The extension will:

   (i) have a minimal visual impact on the local setting and amenity,
   (ii) involve minimal intensification and urbanisation of the site,
   (iii) be sympathetic in architectural design in relation to the original building,
   (iv) with the original house, remain a single dwelling, and
   (v) be no more than 33% of the total floor area of the existing dwelling, excluding the loft, measured externally. This measurement will be of the original structure at the time of construction or that reasonably assumed to be the original structure excluding extensions allowed under the General Development Order.

3. Applicants for planning permission to extend a dwelling will be expected to comply with these tests. The following design advice will help interpret these tests.

Building size

4. The extension should be subsidiary to the existing building. It should not dominate in terms of size, scale, architectural design or siting in relation to the setting or local environment.

5. The location of the extension should minimise its impact on the local environment and amenity. Ancillary works needed to accommodate the extension should be minimal and designed to be in keeping with the area.

Architectural style

6. The design of the extension should be sympathetic to the original architectural style of the building. This is important for vernacular buildings in particular.

7. Materials used to construct or clad the walls should usually be as close to the original as possible. Roof coverings should normally be the same as the original. A pitched roof will usually be preferable to a flat roof. Where the original building is of natural materials, the use of replacement natural materials will be preferable.

8. Careful consideration of the siting and scale of window and door openings will help reflect any pattern in the existing property and help minimise the impact of the new construction. Where possible window and door styling should closely resemble the original house in terms of material and design. This is particularly important when the doors and windows are contemporary to the original building.
9. Ancillary structures such as guttering and down-comers should be designed to be in keeping with the original structure and supplement these where necessary.

Local setting

10. Conservation and enhancement of the countryside relies on the minimal impact of any construction. In terms of dwelling extensions, these should minimise the visual impact of both the structure and ancillary works. Installation of urban elements such as large hard surfaced areas, railings and large brick walls for example, is usually inappropriate.

11. Use of natural materials, planting and sensitive hard landscaping treatment can integrate the new extension into the local setting.

12. Conservation of trees, hedges and stone walls within a curtilage will be an important consideration when siting and planning an extension.

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Environment Guidance 2: Alterations to Listed Buildings

This guidance is supplementary to Policies ENV2.5 and ENV2.6 to ENV2.9 of the Plan and should be read in conjunction with them.

Introduction
1. This Guidance, supplementary to Policies ENV2.5 and ENV2.6 to ENV2.9 offers advice on best practice in the preparation of specifications for work and materials when historic buildings are to be repaired or altered. This advice can also be used when considering repair or alteration to buildings in Conservation Areas.

2. Listed Buildings cover a wide range of building types. They are listed because of their individual characteristics, architectural merit, historical associations, technical innovation or group value.

3. Alterations may affect the special character of a Listed Building and should be minimised. Repair is usually preferable to replacement.

4. When deciding an application for Listed Building Consent, the local planning authority will draw on relevant expertise. The whole building is protected, not just the external elevations as is sometimes believed.

5. In the case of a Listed Building, it is possible for the authority to relax some Building Regulations when their strict application would be unreasonable in a particular case. It is usually possible to meet the requirements of the Building Regulations in a way that does little damage to the Listed Building.

6. Interior alterations may do more to damage the fabric of the building if not carried out with care and consideration for their effects. Early features of interest may come to light during alterations. These require special and specific care and should always be notified to the Planning and Transportation Service.

7. The basic principles outlined in this guidance will be relevant in all cases but specific actions for individual buildings will need to be established and the principles of repairs indicated, to solve particular problems. The guide then becomes relevant to the owner with little experience of building repair and the builder who has experience in using modern materials and techniques but may need some guidance with the specific forms of buildings and techniques from the past.

Reasons to repair
8. Repairs are carried out to minimise the process of decay and to ensure a building’s long term survival without damaging the character and features that make it of special historic and architectural importance. There are a few simple advisory rules to follow when considering repairs:

   • Maintenance work carried out to keep a building sound and weather tight should be the minimum necessary.

   • The historical development of the building in question should be fully understood before repairs are undertaken. Repairs should generally be conservative rather than radical. Non-original work of interest should be retained.

   • When repair to original features is essential, the repairs should endeavour to faithfully copy these features. However it is always crucial to avoid damage to original features.

   • Ideally, any proposed modern alteration should allow for the building to be restored to its current design if required in the future.
This will be greatly aided if the historical development of the building is understood.

- Different building technologies should not be mixed. When the use of a technique that is not contemporary with the building is involved, expert advice should be sought.

Analysis of the causes of defects
9. Before repairs are designed and specified, an investigation of the building's structural defects, types of materials used and types and reasons for their decay is essential. Without understanding the underlying cause of a problem, repairs will need to be repeated with the subsequent risk of damage to the remaining historic fabric.

10. Repairs should not be disguised or artificially aged. However they should not be unnecessarily obtrusive.

Building maintenance
11. Regular maintenance will ensure the long term preservation of the building. Keeping a building free of water ingress is the crucial starting point. Careful attention should be paid to the state of roof coverings, gutters, down pipes, gullies, drains, open joints in masonry and cracked render. Appropriate remedial action is essential before damage occurs. Maintenance works that require a builder should be overseen by a suitably qualified professional, or a builder with proved experience and care in repairing historic buildings should be employed. Early action when a defect is identified will save a large expense at a later date when the buildings fabric has been badly damaged and repairs are more extensive, expensive and potentially damaging.

General historical building developments
12. The earliest buildings that remain today within the Borough are timber framed and stone clad. Timber frame buildings built before 1700 are durable because of the quality of the hard wood used, usually oak. These buildings had large chimneys and were very well ventilated. They usually deteriorated from the bottom of timber posts where damp rose from the earthen floors or were destroyed by fire.

13. Masonry buildings were expensive but more durable. Stone and brick construction became more common in the 18th Century. Roofs could be more robust as the walls could support timber trusses covered in stone flags or clay tiles. Chimneys were reduced in size. Blue slate became common once transportation systems improved import of the slate from western quarries. This simple building type remained until the 19th Century. Major technical innovations, with greater industrialisation, changed the building specification to make much more damp resistant structures and seal the interior from the exterior weather conditions.

14. In essence, older buildings are built to accept natural change. Walls absorb water and then release it in dry weather. Old buildings were draughty and allowed the natural building materials to respond to micro-climatic changes. Later buildings were sealed from the external environment, which drastically changed the internal environment.

15. Changes in building technology were, and are being, imposed on structures not designed to cope with sealing out moisture. Historically brick and stone cladding on timber framed buildings trapped water in the timber and the timber then rotted. Heavy roofs, larger chimneys and windows were added. Thus incremental changes, unrelated to the buildings structure, brought about general instability. These problems can be identified today in some timber framed structures but only the most robust and stable have survived.

16. How can modern and traditional building techniques be used to maintain and repair historic buildings? General advice on best practice is given in the remainder of this guidance.

Repairing walls
Stonework
17. Until the widespread introduction of brick in the 16th Century, stone was the only material available for masonry buildings and the foundations of timber framed buildings and chimney stacks. Rotherham has a rich stone building tradition. As well as the large monumental buildings, smaller worker and artisan dwellings were stone built. There is also a wide variety of stone built agricultural buildings. There are two vernacular building stones, the Rotherham red sandstone and a rich yellow magnesium limestone. There is a clear division between the different types based on the geological location of a band of red sandstone running through the north-west of the Borough.

18. Thus in the north, sandstone buildings with stone slate roofs were vernacular forms. In the
south, limestone buildings with hand made clay pantiles on the roof dominated. Churches and large houses were usually constructed with tooled stonework with well worked detailing. More utilitarian, functional buildings were constructed in rubble work or randomly coursed stonework.

**Repair**

19. Eroded stone-faces should be brushed back to a firm surface preferably by manually using a wire brush and not by abrasive or mechanical methods.

20. When stone replacement is absolutely necessary, careful choice of the replacement stone will form the most satisfactory repair. Replacement stone should be of the same geological origin to ensure a similar colour and texture. New stone should remain true to the repair and not be artificially weathered in. This may mean the new stone is proud of the existing, surrounding stone but it will soon naturally weather in.

**Re-pointing**

21. Any re-pointing should be carried out in a mortar that is weaker than the stone. It should be sacrificial to the stone. A rich sand: cement mortar is not advisable. In general lime putty mixed with washed sand and ordinary Portland cement to the advisory proportions listed on the following page will be acceptable.

22. Careful choice of aggregate to match the existing mortar will ensure that the colour is right. Pigmentation, synthetic colour or soot should not be added to tone down the work. Mortar should be left to tone down naturally.

23. New pointing should be flush jointed or recessed where the face of the stone is worn. Weather struck and strap pointing is not advisable. Care should always be taken to rake out to a suitable depth, prepare the joints well and not to butter mortar on the stone face.

24. Mechanical grinders are not appropriate to rake out joints. Damage to the stone is inevitable when using a grinder and the resulting joints do not follow the natural contours of the stone. If the mortar cannot be raked out readily, then it is usually sound enough to remain.

**Plastic repairs**

25. The repair of stonework with mortar (instead of cutting out a stone or total stone replacement) is sometimes a useful technique. It requires a high technical standard. This type of repair usually fails because of poor quality finish, ragged edges, trowel/float marks, poor mortar colour and texture match and poor weathering. Plastic repairs should only be carried out by a stone mason or stone conservator and is not a cheap option. The repair is usually most appropriate in areas of fine stone detail to allow the preservation of as much original work as possible.

**Brickwork**

26. Early hand-made bricks are not standard, vary in size and are irregular in shape. The earliest bricks were 9 inches long by 4.5 inches wide and 3 inches high. Modern bricks conform to British Standard 3921:1985 and are measured metrically (215 mm x 102.5 mm x 65 mm).

27. Bricks have been produced from Roman times, with a break until the 12th Century. They are still predominately clay bricks, although calcium silicate and concrete bricks are also available. Sophistication in manufacturing techniques has produced a wide range of types, colours and textures of bricks. However, hand-made bricks were not uniform. They were formed of roughly graded clays, baked at various temperatures in sand lined moulds. They suffered when under fired and the colour depended on the chemicals naturally present in the clay, as well as temperature. Hand-made bricks were still made up to the 18th Century. The pressed brick was manufactured in the 19th Century and was the start of a consistently shaped and harder finished brick.

**Repair**

28. Matching old bricks presents a number of difficulties. The size is not usually standard and is pre-metrication, colours are nonstandard and difficult to find in a modern brick and no machine made brick will match a hand-made brick unselconsciously. For small areas of repair, a good second hand, hand-made brick should be used.

29. Badly eroded bricks can be cut out and replaced with a matching brick. It is preferable not to mortar over the eroded face and draw on joint lines.

30. The existing brick bond should be repeated and any brick detailing should be reproduced in any replacement and repair work.

31. Rubbed or gauged bricks were produced after the mid 17th Century. They were designed as soft, slightly larger bricks that could be rubbed to a high
degree of accuracy to minimise mortar joints, usually under 3 millimetres. They are the least durable brick type and repairs should be minimised. This type of brick requires a specialist repair technique.

Re-pointing

32. Any re-pointing should be carried out using a sacrificial lime rich mortar. The use of a rich sand: cement mortar is not advisable. In general a 2 parts lime putty to 8 parts washed sand to 1 part ordinary Portland cement is acceptable. The strength of mortar should, however, be related to the density and condition of the existing brickwork. A guide to appropriate strengths is given below.

33. Careful selection of the sand and/or aggregate will give the mortar its colour. It is not necessary to use pigment or soot to tone down the work and this should be left to happen naturally. Ensuring the aggregate is right will allow the pointing to naturally weather in.

34. Mechanical grinders are not appropriate to rake out joints as this will damage the brickwork and give inappropriately straight joints.

35. Pointing should be flush or recessed if the arris is eroded. Weather struck and strap pointing is not advisable.

Rendering

36. Before the 18th Century, all external renders and stucco work were carried out in non-hydraulic lime plaster or lime and gypsum plaster. Its main disadvantage was the frequent lime washing or painting necessary to prevent disintegration. Oil mastics were a variation available from 1750 and were more durable. They were applied to an oil-primed substrate. Most surviving renders are from the end of the 18th Century.

37. Roman cement was patented in 1795 and was formed from firing limestones high in clay content. This was a durable finish although too impermeable for some of the walls covered by it. Artificial cements followed in the 19th Century. Again these durable surfaces have been inappropriately applied to weaker, more permeable bricks and stone with resultant damage to the substrate or render failure.

38. Render was traditionally applied to cover poor quality 'rubble' stone or brickwork. Much stone is currently being revealed that was not designed to be visible. Removal of render will need to be assessed against the original intentions of the building design.

Repair and Replacement

39. When render is to be removed it should be prised off the brick or stone foundation carefully. Abrasive techniques should be avoided. When

### Mortar mixes for stone re-pointing

<table>
<thead>
<tr>
<th>Stone</th>
<th>Condition</th>
<th>Cement</th>
<th>Lime</th>
<th>Aggregate/Sand</th>
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</thead>
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<td>2</td>
<td>9</td>
</tr>
<tr>
<td>Limestone</td>
<td>Fair</td>
<td>1</td>
<td>3</td>
<td>12</td>
</tr>
<tr>
<td>Limestone</td>
<td>Poor</td>
<td>1/2-1/4</td>
<td>3</td>
<td>12</td>
</tr>
<tr>
<td>Sandstone</td>
<td>Good</td>
<td>1</td>
<td>2</td>
<td>9</td>
</tr>
<tr>
<td>Sandstone</td>
<td>Fair</td>
<td>1*</td>
<td>2</td>
<td>5</td>
</tr>
<tr>
<td>Sandstone</td>
<td>Poor</td>
<td>1*</td>
<td>1</td>
<td>3</td>
</tr>
</tbody>
</table>

* Masonry Cement
N.B. Stronger mortars may be acceptable on chimney stacks because of their exposed position.
render is not original, reinstatement of the facing brick or stonework should be considered.

40. Waterproof, cement rich render should not be used on stone or older bricks because it does not allow the wall beneath to absorb and release moisture naturally. Any moisture trapped behind the render, for instance when a gutter leaks onto a wall for any length of time, will prise off the render due to frost action. A matching render should be selected by carefully selecting the texture and colour and in general should be lime rich.

**Mortar mixes for re-pointing brick**

<table>
<thead>
<tr>
<th>Condition</th>
<th>Cement</th>
<th>Lime</th>
<th>Aggregate/Sand</th>
</tr>
</thead>
<tbody>
<tr>
<td>Good</td>
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<td>2</td>
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</tr>
<tr>
<td>Fair</td>
<td>1</td>
<td>3</td>
<td>12</td>
</tr>
<tr>
<td>Poor</td>
<td>1/4</td>
<td>3</td>
<td>12</td>
</tr>
</tbody>
</table>

**Timber-framing**

41. From the medieval period until the mid 17th Century, timber was the usual building material even in areas where stone was plentiful. Most surviving timber-framed buildings are now obscured by later additions. The earliest type of cruck frame building is rare within the Borough. Even the more common post and truss buildings are a rare and diminishing form of identifiable buildings. A post and truss building is formed from vertical posts with cross or tie beams. Braces were inserted for stability. This versatile structure could be extended simply by the addition of extra timber framed bays. Roof types range from principal rafter trusses, common rafter or collared roof, king post truss to crown post truss with many minor variations based on these types.

**Stripping**

42. Stripping plaster and brickwork to expose timbers may not be advisable as the timbers may not be strong enough to withstand the exposure. Abrasive methods to strip paint should be avoided as they will obliterate any tooling or carpenters marks. If any marks or old paint is found on old timbers, the Planning and Transportation Service should be informed.

**Roofs**

43. Oak was the usual timber for roof structures until the mid 18th Century, when pine became more widespread. Many oak roofs have timbers that have been re-used. The position of redundant mortice joints can sometimes be used to trace a beam’s former use.

44. Old oak beams were made by felling and squaring a whole tree trunk and using it unseasoned or green. Where small members were needed, younger and smaller trees were used. These had a greater proportion of sap-wood and are more prone to insect attack.

45. Towards the end of the 18th Century, the use of soft wood became standard. Although some soft wood is susceptible to insect attack, high quality soft woods are resistant to all native insects and usually require no treatment.

**Repair and Maintenance**

46. De-frassing or removal of parts of timber attacked by woodworm is not necessary as long as the wood work has been treated. De-frassing changes the beam shape and may destroy vital historical evidence.

47. The death-watch beetle (Xestobium rufovillosum) is much rarer than the woodworm (Anobium punctatum). The former is more damaging and can attack the heart wood of oak, the latter cannot. Death-watch beetle leaves a flight hole of about 3 mm, it will have sharply defined edges and a red dust in the vicinity of the hole. Woodworm flight holes are smaller (2 mm) and have a characteristic yellow dust. The insects have a seasonal emergence during May to September.

48. Treatment of woodworm is a simple job using a proprietary insecticide. Death-watch beetle will have to be treated by a specialist, especially if burrowed deep into the wood.
Render repair and mixes

Render Repair

Identification of Faults

**Symptoms:**

- Crazing/cracking on surface
- Separation from backing or between coats
- Crumbling and powdered surface

**Probable Causes:**

- Shrinkage due to dirty aggregate
- Dense impervious mix
- Gypsum added to Portland cement on site. (sulphate attack with expansion)
- Loss of adhesion due to water penetration
- Strong final coat on weaker backing or undercoat
- Excessive thickness of coats
- Lack of adequate pre-wetting of substrate
- Lack of adequate key
- Salt contamination from backing aggregate or rising damp

Repair Mixes

*Oil mastics, Roman cements or Portland cement renderings*

<table>
<thead>
<tr>
<th></th>
<th>Cement</th>
<th>White Lime</th>
<th>Sand</th>
</tr>
</thead>
<tbody>
<tr>
<td>Undercoats</td>
<td>1</td>
<td>1</td>
<td>6</td>
</tr>
<tr>
<td>Top Coats</td>
<td>1</td>
<td>2</td>
<td>9</td>
</tr>
</tbody>
</table>

Lime Stucco:

- Moderately strong two coats

<table>
<thead>
<tr>
<th></th>
<th>Cement</th>
<th>White Lime</th>
<th>Sand</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1</td>
<td>2</td>
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</table>

(The range of strength will vary significantly)

*Other original material*

- A final coat and undercoat of hydraulic lime and sand, 2 (hydraulic lime) 5 (sharp sand) especially if to be painted or limewashed.
49. If the roof is constructed of large timbers which have suffered little insect attack, then minor insecticide treatment should conserve the structure effectively. Insect attack in the tiling battens does not require the trusses to be replaced although the tiles will need to be re-laid on treated battens. Likewise, minor infestations can be treated.

50. Wet rot may develop in areas where there has been water ingress for a long time. Rotten timber should be removed, the cause of damp stopped and surrounding timber treated with a fungicide to protect against dry rot in the drying out period. Dry rot should be treated by appropriately qualified specialists.

51. Structural weakness can be caused by poor maintenance, inappropriate alteration or bad carpentry. Roofs with no ridge boards become vulnerable if all the tiling battens are removed all at once as the purlins may not be able to sustain the loading alone. In such roofs, it is advisable to re-tile in a continuous manner, maintaining the structural integrity of the roof.

52. Roof repair should minimise replacement of trusses. Splicing in new timber to repair damage is usually preferable. New ends bolted onto truss beams or rafters can be in soft wood or steel. Some soft wood and oak can corrode mild steel so galvanised or stainless steel should be used. Repairs should reconstruct the original jointing method as far as is possible to allow similar levels of flexibility.

53. Adding a roof truss between existing trusses or adding extra purlins to strengthen an existing roof may be acceptable but in general it is better to try to alter the roof as little as possible.

**Roof coverings**

54. There are three traditional roof coverings in the Borough: stone slates, clay tiles and grey slates. Replacement of genuine historical materials with concrete or synthetic tiles is not appropriate. This is especially true of the increasingly rare stone slate roofs.

55. When re-roofing of a stone slate roof is absolutely necessary, as many slates should be salvaged and re-used as possible. Salvaged slates should be used on dominant slopes with any making-up on concealed slopes. The roof will usually be laid in diminishing courses and any re-roofing or repair will need to copy this feature.

56. Slates should be pegged or nailed onto single or double battens. The original fixing method should be used as far as possible. Eaves courses should reproduce the existing structure with an undereaves slate course and stone wedges to lift the roof over the wall plate. This structure sometimes remains as stone slates to the lower three or four eaves courses when the roof has been re-laid in clay tile or grey slate and should also be reproduced in any subsequent re-roofing work.

57. Clay tiles should be reclaimed from the existing roof when in a reasonable state with good nibs. When re-using existing tiles, they should cover the dominant slope, with any making-up on concealed slopes. Tiles should be nailed using galvanised nails every third tile. A close match is essential in colour, texture and shape. Replacement of a hand-made tile with a machine manufactured bold rolled tile is not advisable.

58. Welsh slate or grey slate roofs should have as many existing slates salvaged as possible when re-roofing is carried out. The slates should be nailed or pegged onto tanalised battens. Ensuring a good match in colour, texture and thickness is essential. Some delamination is inevitable on old roofs and is not necessarily a reason to re-roof.

59. Roof ventilation, especially when tiles are under-felted, should be concealed at eaves level and not inserted in the roof slope or at the ridge.

60. All existing details of ridges, verges, eaves and valleys should be noted before the roof is stripped and reproduced in the re-roofing work. Concrete fillets at the chimney foot, ridge etc. should be replaced preferably by appropriately coded lead work.

**Windows**

61. Windows are usually the most important element in the facade of a historic building and as such require very careful consideration.

**Historical development**

62. There are three vernacular window types within the Borough, all constructed in timber, namely: vertical sliding sash, Yorkshire sliding sash and casements. The first sliding sash windows were built in the early 18th Century. The early examples had thick glazing bars and meeting rails but as window-making skills increased, these details got thinner and more delicate in section. Georgian sashes should be treated with great care and repaired in situ.
63. Victorian sashes are a more common survival. They follow the Georgian pattern but developed a central glazing bar and, finally, no glazing bar once glass making technology produced thicker and larger sheets. There are modern factory produced sashes sold as “Georgian”. They bear little resemblance to the original and are not appropriate to replace windows in a historic building.

64. Horns were introduced below the meeting rail after 1870 as a new jointing method. Original square, pegged joints were replaced by the tenon, wedged joint with horn. Victorian horns have a delicate curve. Modern window joiners should respect the window type and produce the sash with or without horns dependant on the buildings age and other windows.

Repair and Replacement

65. Sash windows are efficient, draught proof and open effectively. Bad repairs, inaccurate replacement of beads, cords and inappropriate painting will cause sashes to rattle and let in draughts. Rot in the window can usually be traced to inadequate painting as part of a regular maintenance routine. Painting will increase the life of the wood and window.

66. Signs of ageing, surface deterioration and patination in timber window components are not necessarily symptoms of irreparable decay. Low cost remedial treatments can usually be applied to repair damage, reduce decay and extend the useful life of the window.

67. Modern replacement windows are usually of an inferior timber and will rot much quicker than original windows. An appraisal needs to be made as to whether the window can be repaired. Georgian windows, Yorkshire sliding sash and early Victorian windows should have the strongest presumption to conserve and repair.

68. An exact copy of the original window can be crafted but it is important to copy the mouldings, usually stripped of paint, to get an exact pattern. Glazing bars should also match in size and detail. Meeting rails are usually manufactured too wide. This detail will be very obvious once the window is installed and should always be checked.

69. Repairing windows usually means splicing in new timber to match the original mouldings. Beads should be replaced with like if they are split or damaged. New cords will improve the opening efficiency.

70. If the window is painted correctly it will give little trouble opening and closing. Only the parts visible when the window is closed should be painted. The remaining areas should be waxed to aid running.

71. In general, small-scale repair, retaining as much of the original window as possible, is recommended. When windows have got beyond repair, a reproduction will need to be provided. Elements such as ironmongery and crown glass should be salvaged and re-used.

72. When improvements to windows are needed to reduce noise, draughts and increase thermal insulation, secondary glazing should be explored as the first option, not wholesale replacement.

73. Casements require similar maintenance in terms of painting and protecting the timber. In addition hinges should be well oiled to prevent damage to the hinge rail and joints. Modern casements do not match old casements in size, proportion and detail and are not appropriate as a replacement to old casements in historic buildings.

Doors

74. Until the turn of the 18th Century, doors were very simple timber constructions. They were made of vertical tongue and groove planks fixed by horizontal ledges. Diagonal bracings were a later addition. They were usually oak and held together with nails or spikes. The door did not rest in a frame but was hung off spikes driven into the stone surround.

75. Georgian doors were hardwood, six panelled with detailed chamfering to a flat central ‘field’. There were two small panels at the top and four larger ones below. Joints were mortice and tenon. They were not glazed, had no door fanlights and usually had small understated items of door furniture. All of which is a variance with the doors sold as “Georgian”, which are not appropriate to replace an existing door.

76. Victorian doors developed a number of variations but in general were panelled with four panels. Glazing panels, from simple framed style to ornate stained glass, were also developed. A wider range of door furniture became available with increasing manufacturing innovations. Cast iron and some polished brass became standard. Letter boxes were introduced once the penny post started in 1840.
Repair and Replacement

77. When an original door remains, repair should always be evaluated as the first option. A replacement door should always reproduce the original in style, detail and proportion. The door should be appropriate to the building type.

78. Glazing a solid door will require listed building consent when in a Listed Building. Other historic buildings should have the glazed element carefully constructed and solutions contemporary to the building researched.

79. Internal doors may be original panel doors made flush with hardboard pinned to it. Original architraves should be conserved.

80. Door furniture is often replaced by elements that are over-large or too elaborate for the building. It is essential to use historically accurate patterns. Copies of original fixtures are becoming more readily available and it is usually worth a little research to get the detailing right.

81. Windows and doors should always be timber. Modern plastic doors and windows are not an appropriate substitute for the original. Detailing proportion and texture cannot be reproduced in plastic.

82. Window openings should be respected. Top hung casements or central pivot windows are not appropriate replacements for sliding sashes.

Floor surfaces

83. All types of paving are important and should be retained whenever possible. Stone flags, cobbles, bricks and early concrete flooring need not be removed to facilitate damp proofing. With Listed Building Consent floors can generally be lifted and relayed on a damp proof membrane with the elements replaced in their former positions and pattern. However, some buildings are too sensitive to allow this work. Advice from the Planning and Transportation Service should be sought before considering carrying out any such works. Lime ash, plaster or timber board floors should be preserved in situ whenever possible. When laying modern services, such as cable or pipes, great care should be taken in lifting boards. Any joint cutting to accommodate service runs should be minimised.

Rainwater goods and drainage

Repair

84. When a building has no gutters, it may be as well to leave it without. So long as the ground at the base of the walls is free draining and water does not pool, the building should be able to cope with normal rainfall.

85. Timber gutters are constructed from planks with lead lining or carved from a solid piece of timber. Such gutters should be used in straight runs and discharge into hopper heads to minimise blocking and rot from pooled water.

86. Cast iron is a traditional gutter and down pipe material. It is a long lived material but needs regular maintenance. Regular cleaning reduces cracking from blocked water expanding in frost. Cast iron is still available and should be used to replace damaged iron rainwater goods.

87. Cast aluminium gutters are usually an acceptable substitute. They are available in a similar range as the traditional cast iron. PVC gutters and down pipes are not an appropriate substitute for original rainwater goods. Such changes on a Listed Building will require Listed Building Consent.

88. Bobbins or tubular spacers behind the lugs will ensure that a good gap between the pipe and wall will aid painting and, if the pipe does crack, water will run down the outside of the pipe and not the wall.

89. Many damp problems are caused by cracked down pipes, leaking gutters or by soakaways too close to the wall. The common rubble soakaway is not always efficient. When repairs are being carried out, it is as well to check rainwater goods and repair rain water drains and build new soakaways if necessary. A 1.5 metre brick honey comb soakaway topped with a concrete slab and sited at least 4.5 metres away from the nearest building may be appropriate.

Plasterwork

90. Plaster was always a lime-based material. It stood up well to slightly damp conditions. Modern Gypsum plaster is less good in damp and will crumble. Lime plaster with hair in it is very tough and a loose or hollow sounding area will not mean that it will fall off the wall.
Repair
91. New plaster, when necessary, should be allowed to follow the contours of the wall and the use of sharp metal corner trims avoided.
92. Old floors of plaster on a layer of reed should be repaired. Replacement with chipboard is not as sound-proof or fire resistant.

External painting
93. Painting external and internal timber work and gutters is part of essential maintenance and repair. However the colours chosen should respect the style and age of the building.
94. Painting or repainting with a change of colour may require Listed Building Consent. Any repainting should aim to complement the building's character. Historical research may reveal earlier colours contemporary with the building's age. In most cases vibrant or strong colours should be avoided. Unpainted surfaces should not be painted unless applying a shelter coat on decaying stonework. This would be a lime based mixture. Cement based or waterproof paints should not be used on a traditional render, lime wash is the correct finish. The use of lead based paints is now restricted to Grade I or grade II* Listed Buildings. Any intention to use lead paint is strictly controlled and should be notified to English Heritage.

External cleaning
95. Cleaning buildings in the Borough is usually advocated to remove industrial pollution. If such cleaning affects the character, and in most cases it will, Listed Building Consent will be requested. The method of cleaning needs to be carefully chosen. The simplest method is clean water and bristle brushes. This may saturate the walls and lead to localised timber rotting. Other methods involve chemical or abrasive cleaning. This may only be necessary on the most badly ingrained and corrosive dirt. Any such cleaning should only be carried out by specialist firms and under close supervision.

Wrought and cast iron
96. Wrought iron is difficult to obtain nowadays but when it is found, around or within a Listed Building it adds a unique character. Old iron work should be retained whenever possible. Iron work can be repaired, if with difficulty. Replacement with mild steel is not acceptable. When iron work carries the name of the foundry and casting date, it becomes particularly important and adds to the historic interest of the building.

Inscriptions
97. Inscriptions, old lettering, old shop signs, inn signs, date plaques/stones, coats of arms, fire insurance plaques and symbolic carvings are part of the history of the building and should be retained in their correct position whenever possible. When works involve moving such features temporarily, they should be stored carefully and put back in their original position. New signs and advertisements will require Listed Building Consent. They should be designed to respect the character of the building, positioned to minimise any obscuring of notable features and fixed in a non-damaging way. For example, holes needed to screw elements onto the building should drill into mortar joints not into a stone or brick.

Shop fronts
98. Wherever older, historic shop fronts survive they should be retained. Eighteenth and Nineteenth century shop fronts are becoming increasingly rare within the Borough and will be protected. Early 20th century shop fronts are of interest when they survive largely in their original condition. Proposals to change a shop front on a Listed Building will normally require Listed Building Consent. Evidence of earlier shop fronts may emerge if a new one is being installed and should be notified to the Planning and Transportation Service.

Minor additions
99. Some standard, modern external fixtures will require Listed Building Consent when they affect the character of a Listed Building. Satellite dishes, meter boxes, burglar alarms, security and other flood lighting, video cameras, central heating and other flues will only be agreed to if unobtrusive and undamaging positions can be found. The ill-considered installation of modern services can detrimentally affect the structure, appearance and character of a Listed Building. Long runs of wire and pipes should be avoided wherever possible and the positioning of meter inspection boxes carefully considered. Internal services must be carefully considered. When false floors or ceilings are used to accommodate services, such as computer cabling or central heating, the work should be reversible and not damaging to older features such as skirting boards or doors.
Applying for Listed Building Consent

100. There is no charge made to process a Listed Building Consent Application unlike Planning Applications or Building Regulation approvals. There is an official form to submit and certain types of information will be required.

101. The official Council forms should be accompanied by a plan or drawing showing the location of the building, plans, drawings or photographs which explain clearly the proposed works. This will normally mean measured drawings of all the floors in plan and the internal and external elevations affected by the proposed work. It is important that there are two sets of drawings. One set showing the existing structure before the work and the other set the altered structure proposed. If the Planning and Transportation Service cannot easily see what is proposed, or if a particular element of the proposals needs further clarification, it will ask for more details. Three copies of all the plans, drawings and photographs should be submitted with three copies of the official form.

102. Complicated or significant changes proposed for a Listed Building would normally be discussed with the Development Control section and Conservation Officer prior to submitting Listed Building Consent. This allows the proposals to be amended and any necessary changes to be negotiated and appropriate, informal consultation to take place.

103. All Listed Building Consent applications are reported to the Planning Regulatory Board of the Council. The Committee will either grant Consent with conditions, specifying the length of time the consent is valid and specific issues regarding the details of the proposed work or if the application is refused, details of how to appeal to the Secretary of State for the Environment against the refusal will be forwarded.

Safety

104. If scaffolding is needed to repair a property, it should be erected to British Standard 5973.

105. Health and Safety at work will mean that care and attention will need to be paid to relevant safety requirements during building works. These should be complied with to ensure a safe working environment.

Listing criteria

106. The selection of buildings chosen for the Statutory Lists cover four main groups:

- all buildings built before 1700 which survive in anything like their original condition,
- most buildings of 1700 to 1840 although some selection is needed,
- between 1840 and 1914 only buildings of definite quality are listed, usually principle works of principle architects, and
- between 1914 and 1939, selected buildings of high quality.

107. In selecting buildings, particular attention is paid to special value within a particular building type, technological innovation, association with well known characters or events and group value.

108. Buildings are graded to show their relative importance on a national scale. All listed buildings are protected regardless of Grade and attract the same statutory protection:

- Grade I Buildings of exceptional interest (2% of all Listed Buildings)
- Grade II* Particularly important buildings of more than special interest (4% of all Listed Buildings)
- Grade II Buildings of special interest which warrant every effort being made to preserve them.

For further information, contact:
The Conservation Officer, on
(01709) 382121 Ext. 3863
Planning and Transportation Service
Bailey House
Rawmarsh Road
ROtherham
South Yorkshire S60 1QT
Environment Guidance 3:
Development in Conservation Areas

This guidance is supplementary to Policy ENV2.11 of the Plan and should be read in conjunction with it.

Introduction
1. There are currently 25 Conservation Areas wholly within the Borough. (A Conservation Area is defined as an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.) Conservation Area character generally relies on the careful and appropriate repair and care of privately owned buildings. Consequently, the following advice seeks to guide any works carried out to buildings in a Conservation Area. It will help property and land owners, potential developers and interested groups to design more sympathetic proposals and schemes for their Conservation Area.

2. The aim of Policy ENV2.11 is to:
(i) promote high standards of design within Conservation Areas so that development fits the locality in terms of scale, massing, density and detailed physical characteristics,
(ii) give a strong presumption against demolition of buildings and structures unless accompanied by justified proposals tied to an acceptable redevelopment scheme,
(iii) minimise detrimental incremental change, and
(iv) provide reinstatement policies especially when traditional and vernacular materials are disturbed.

General considerations
3. Various elements in the townscape combine to give the Conservation Area its character. Houses, shops and other building are usually the dominant features but other structures, such as walls, railings, stone kerbs and original lampposts, also contribute to the area’s character. Removal or demolition of any structure needs to be weighed against the possible detrimental effect on the Conservation Area and if this is unavoidable, the replacement will need to take account of the area’s character.

4. Demolition of buildings, especially in the street frontage, needs careful consideration. Normally full schemes and plans will need to be approved before any demolition takes place. There may be a need for a legal agreement with the Council to ensure that an unacceptable gap is not left for an unreasonable time before re-building begins.

5. Where planning permission, Conservation Area consent or Listed Building Consent is granted, a full materials specification will form a condition of any permission.

6. Any new development within a Conservation Area will need to respect the physical characteristics of the area. Designs that respect the traditional architectural forms within the locality will be strongly favoured, whereas those that disregard or pay insufficient regard to traditional design will be considered inappropriate. Proposals will be assessed against the relationship of any development to the surrounding areas and will need to pay special regard to massing, scale and form. Site layout and siting will be carefully considered along with design, materials, architectural detailing, colour and appropriate landscaping.

7. Trees are protected under Conservation Area legislation because of their valuable contribution to an area’s character. Consequently, any development will need to protect mature trees.
during and after works. Any trees that have to be removed as a consequence of development will normally require a suitable replacement to be planted.

**Replacement and repair of architectural features**

8. The character of a Conservation Area is the sum of many parts and is a delicate balance. Most buildings are robust enough to accommodate many changes as modern fashions and tastes dictate. Many buildings within a Conservation Area have stood for one hundred years or more. However modern building techniques and materials have radically changed the amount of damage that an older building can sustain through “improvement”. This in turn damages the character of the Conservation Area and in some cases is sufficient to devalue the area to the point that its designation comes into question.

9. In general, as much action as is necessary to maintain the building in a safe and weather proof condition is sufficient. Original features should be repaired and replacement with modern or alternative materials avoided as far as possible. Any alterations should be carried out with a view to possible restoration to the original form at a point in the future. Mixing different building techniques should be avoided and techniques used that are appropriate to the age of the building.

10. Listed Buildings require very careful repair and specific advice should be sought before any works begin in order to ensure that they do not require Listed Building consent.

**Doors**

11. Doors form an essential detail to a building. Their replacement should respect the age of a building: insertion of a “Georgian” door in a Victorian building, for instance, is not appropriate. Timber doors should be replaced with timber doors and standard manufactured doors avoided. A standard door, both timber and uPVC, may require a jamb to be modified. Ideally, it is the door that should be made to fit the space. uPVC doors should be avoided as they are not usually of sympathetic character.

**Windows**

12. Windows are a significant detail in any building and their inappropriate replacement can do more to damage the building and Conservation Area than any other single alteration. Early window types were side hung casements in stone-mullioned openings. The later “Yorkshire” or horizontally sliding sash windows had numerous glazing bars and is becoming increasingly rare. The vertically sliding sash introduced in the late 17th and 18th Centuries is a common window within Conservation Areas. All the above are timber with moulded glazing bars. The later Victorian sliding sash had one pane of glass as glass-making technology improved.

13. Modern uPVC replacement windows are rarely appropriate within a conservation area. They do not have the same opening styles as older types of window, i.e. they swivel from a central pivot and do not slide. The glazing bars are imitations formed by sandwiching strips of plastic in a sealed glazing panel. In general, although some attempt can be made to match the existing glazing style, the window is flat in profile and formed of an inappropriate material.

**Roofs and walls**

14. There are a number of roof coverings used within the Borough’s Conservation Areas. Clay tiles are most appropriate to predominantly stone built villages in the south and east of the Borough. Other areas have a mixture of stone flag and natural slates. The appropriate roofing material will depend on the age of the building and its geographical location. In general, modern bold, rolled pantile and concrete slates should be avoided if the existing roof has original materials remaining. A corrugated roof tile with a more subtle profile may be more appropriate, or replacement with a natural slate. The detail of the ridge, verges and eaves should be noted and reproduced in any new roofing work where appropriate.

15. There are hybrid buildings that have evolved over time and contain a mix of building technologies. However, in general, repair and work to a building should respect its original materials and age.

16. Garden walls can form an integral part of the Conservation Area’s character. Repair and rebuilding of these walls should be sympathetic, in a matching material and in a suitable mortar.

17. Ribbon re-pointing used to ‘sharpen’ the lines of the stone should be avoided because rounding of stone is part of the natural ageing process. Such pointing also damages the stone if a hard sand: cement mortar is used. Concrete copings are an
inappropriate replacement to original stone copings and should be avoided as far as possible. Second-hand stone should be used in preference to new.

18. Brick walls, especially if consisting of older brick, will suffer arris or face damage if a hard mortar is used to re-point. Re-pointing should be carried out where areas of pointing can be raked out with a wooden plug. Mechanical grinders are not appropriate because the over-run damages the brick in the vertical joints. (This is also true of stone walling.) Replacement of badly damaged brick should be with a second-hand brick if possible, or as close a match as possible in terms of colour, grain and size.

Chimneys

19. Chimneys are an important element in a Conservation Area. Removal or reduction in height or removal of chimney pots should be avoided. If the chimney is no longer in use, it can be weather capped.

20. Replacement chimney pots should be as close to the original as possible. If the current pot is a replacement, the style of other chimney pots will indicate the type of replacement to use.

21. Lead flashing at the junction of the chimney and roof is encouraged in preference to concrete fillets.

Rainwater goods

22. Existing systems should be retained as far as practicable. Where a building has no gutters it may be best left that way if there are no drainage problems. Timber gutters are an important vernacular feature and can be solid half channels or lined with lead. Cast iron is also used. The above require regular maintenance to prevent the build-up of debris and ensure the joints remain flexible. Cast aluminium gutters are usually an acceptable substitute. uPVC is the least sympathetic replacement gutter and should be avoided.

Shop fronts

23. Shop fronts form a vital and vibrant function in the centre of some Conservation Areas and as such have a significant impact on the character of the area. Within Conservation Areas, replacements will need to respect the traditional elements of a shop front as far as possible. Conservation Areas should contain the best modern examples of shop fronts utilising designs which are sympathetic to the character of the area.

24. Traditionally the shop front was a framed opening to display goods, initially to the open air. As glass manufacturing technology improved, the glazed areas expanded. The shopkeeper’s name and trade were usually displayed on a specifically designed fascia board above the window. Stall risers were added to raise the window sill height to protect the glazing. Two vertical posts (or pilasters) were fixed either side of the window and were added to support and frame the structure. The shop front developed into an ornate and decorative object during the nineteenth century.

25. The remains of traditional shop fronts exist in some Conservation Areas but the majority have been replaced by modern shop fronts with huge areas of glass, little or no framing and vibrantly coloured acrylic signage. This has been compounded by the advent of large national corporations who wish to display the national logo and colours. In general, ‘house-styles’ are not sympathetic to Conservation Areas without some modification.

26. The starting point of good shop design should be the building in which the shop front will be fitted. The upper storeys will usually indicate the age of the building and the shop front should respect this. Most buildings are divided into bays, and the shop front should be designed to reflect this. Materials should be sympathetic to the character of the Conservation Area, painted timber shop fronts, timber with stone or brick features or more rarely, aluminium framing are suitable for most buildings. Fascia boards intruding into first floor areas or obstructing upper windows are not acceptable.

27. The colour should be of a lower intensity to reflect the age of the surrounding buildings. Colour should be applied by paint and not a modern plastic or acrylic finish.

28. Signage should be limited to the fascia or letters applied to the inside window, as a permanent feature. Secondary signage above fascia level will normally be resisted unless it forms part of a timber hanging sign.

29. The shop window should be in proportion to the whole building, framed by strong vertical posts, a stall riser with sill and a suitable height of fascia board should form the horizontal framing. A large fascia board filled with graphics should be avoided.
30. External illumination will be preferred over internally illuminated box signs.

31. Advertising on the upper floors of buildings will be discouraged although letters applied to the interior of windows for business above ground floor level will be acceptable. Good graphic design will minimise the amount of area taken by such advertising.

For further information, contact:
The Conservation Officer, on
(01709) 382121 Ext. 3863, or
The Senior Planner, Development Control on Ext. 3836 or Ext. 3839
Planning and Transportation Service
Bailey House
Rawmarsh Road
ROtherham
South Yorkshire S60 1QT
Environment Guidance 4: Conversion of vernacular rural buildings

This guidance supplements Policy ENV3.5 of the Plan and should be read in conjunction with it.

Introduction
1. Assuming that the conversion of a rural building is otherwise acceptable under Policy ENV3.5, certain design principles are appropriate. This supplementary design guidance reviews the conservation and technical issues that arise when traditional vernacular buildings are re-used. Most buildings in this category are agricultural but this guidance applies overall.

2. The Council supports the appropriate re-use of vernacular buildings for a range of end uses but will specifically welcome conversion schemes to a commercial end use in line with Policy EC3.4, and which involve minimal alterations to the building’s character and/or appearance. Residential conversions entail the most demanding changes to a building and will require careful assessment as to the impact and appropriateness of such changes. The following advice outlines the criteria and requirements that will need to be met to enable successful building conversions within Rotherham’s Green Belt.

Survey
3. An application for building conversion will require an assessment of the historical development of the site, a full measured survey and a structural survey including a condition survey.

4. Many vernacular buildings suffer structural defects through neglect. In older buildings the construction techniques themselves can cause problems, for example, inadequate foundations, the absence of damp-proofing and cavity walls.

5. The condition and structural survey should be carried out by an appropriately qualified person and include:

(i) a general description of the building(s) and the age of any original building(s),

(ii) a description of the condition, structural integrity, foundations, walls, damp-proofing, joinery, timbers, roof structure and roof covering,

(iii) an assessment of the repairs needed to ensure conversion,

(iv) an assessment of any structural work and other alterations necessary to implement the proposed conversion,

(v) areas of demolition and rebuild, underpinning etc. illustrated on appropriate plans and elevations (or photographs), and

(vi) opinion on the physical suitability of the building(s) for the proposed conversion.

6. When structural works are necessary to allow for conversion, proposals should be submitted to rectify the faults. Proposals should minimise the amount of demolition and rebuilding. For example, underpinnings will be preferable to demolition and rebuild, to ensure foundation support.

7. Older farm buildings may contain animals and birds protected under the 1981 Wildlife and Countryside Act (barn owls, bats, etc.) and it may be necessary to provide suitable areas for the continued inhabitation of the species. The Council’s Countryside Officer will be able to advise more specifically.
Design considerations
8. The successful conversion will take account of and respect the style and detail of the buildings, bring out the character, retain and re-use features and retain and use the existing spatial qualities of the interior. The applicant will need to liaise with the Planning Department to ensure the full statutory approvals are applied for and granted.

Setting
9. The setting of a vernacular rural building is a very important asset. The farmyard area can become cluttered with elements of general commercial or domestic living. For example yards can be divided by fences or walls and inappropriate external lighting used, all of which will have a detrimental effect on the building’s setting.

10. A large uncluttered yard with existing stone setts should be retained if possible. It should not be subdivided by fences or hedges or cluttered or marked out parking bays. Boundary markings can be subtly achieved by using bricks or setts flush into the yard. Cart sheds, where they exist, are more suitable for the accommodation of vehicles than forming part of the ancillary accommodation of the conversion. Preferably they should not be closed with garage doors.

11. To protect the setting and to control further changes to the building, when granting planning permission for change of use to residential, the Council often removes all or some Permitted Development Rights. (Permitted Development Rights define the amounts of development that do not require planning permission within the curtilage of a dwellinghouse. For example, small extensions, conservatories, the erection of standard garden sheds and boundary walls are usually permitted development.) In all types of conversions the Council will also apply planning conditions to ensure that the conversion works are of an appropriate kind and of suitable materials. Those conditions that cannot be applied under planning legislation may, in some cases, be made in a legal agreement between the Council and applicant to ensure the appropriate conversion details.

12. Farm buildings are usually large and functional. Their robust design should enable all the functions of the new use to be contained within the existing buildings. The Council is likely to be critical of a conversion that requires extension to facilitate the end-use. This will be especially enforced in any proposals affecting a Listed Building. The curtilage, or surrounding area, may contain features such as stone setts or stone walls. These features add to and define the character of the building and should be preserved “in situ”.

Roofs
13. Roofs are large unbroken slopes. This important characteristic should be respected in conversion proposals.

14. In the east and south of the Borough, roofs are usually covered with hand-made clay tiles, laid on pine slats resting on main trusses of oak. However, roof trusses can be constructed in other timbers and many have been repaired with softwood timber.

15. Older barns may have a stone flag roof, laid in diminishing courses which should be preserved. Larger stone flags are usually laid to two or three courses at eaves level. This ensures that the roof over-sails the wall-plate and wall-head and remains watertight. Where it remains, this feature should be preserved. The total renewal of roof coverings will be resisted unless the covering is an original or vernacular material.

16. Domestic features such as dormers and chimneys should be avoided. Roof lights, set into the roof slope, may be appropriate on the private side of the building to light upper rooms.

17. Ridge lines usually show slight undulations. This is not necessarily a sign of structural weakness and it is not necessary to rebuild the roof to strengthen the ridge.

Openings
18. Existing openings should be retained in their current form; widening or blocking is not usually appropriate. Any remaining timber windows should be retained, with new timber “scarfed in” to repair rot or damage. New openings should be avoided if possible, but any that are proposed should be the minimum and match the proportions and random distribution of existing openings. The windows should preferably be constructed of wood, have glazing bars to match the existing and may be painted or stained. Threshing doors provide an opportunity to light the whole height of the building if used appropriately.

19. Doors should be simple timber plank, ledged and braced if no existing doors remain. It may be acceptable to glaze the upper portions of the doors.
Any remaining doors in openings to be used as windows may be used as external shutters.

**Rainwater goods**

20. All rainwater goods should be of a simple profile and preferably made of cast iron or painted aluminium.

21. Listed Buildings may not have guttering and downcomers and it may be appropriate to leave them without if the building is not suffering as a result. The design should be simple, gutters crossing gables avoided and the downcomers be as few as possible in areas they least affect the buildings character.

**Heating**

22. Chimneys should be avoided as they are not usually a vernacular barn feature, are domestic in appearance and break the roof line. Metal flues of a neutral colour may be acceptable within the roof slope on the private side of the building. A specialist heating engineer should be consulted at an early stage in the design process to advise on the most appropriate heating solutions. Older buildings will suffer if high levels of dry heat, such as modern central heating is used, as the timbers and walls are designed to absorb water and release it in an open air environment.

**Interiors**

23. Threshing barns had few partitions and space is an important component to retain. Rooms may be larger than 'standard' to accommodate this and the limited number of openings. This will influence the number of units a building can accommodate. In farm buildings totally or partially open to the roof, at least one bay should remain so.

**Fabric repairs**

24. Repairs to walls can be inappropriate and totally change the character of the building. Many red sandstone or yellow limestone repairs need careful consideration. Any mortar should be sacrificial and weather faster than the surrounding stone to ensure the face of the stone remains intact. The mortar should be lime rich to allow movement and the moisture accumulation and evaporation usual in old stone buildings. Ribbon pointing should be avoided as it is not a vernacular form in the Borough and is damaging to the surrounding stone.

25. Vernacular farm buildings are well used, with the patina of age forming a significant part of their character. Stone replacement and redressing should be minimised. A matching second hand stone should be used to replace a damaged stone. ‘Plastic repair’ should be avoided. Stone cleaning is not desirable for farm buildings and would detrimentally effect the character of the building and its setting within the landscape.

**For further information, contact:**
The Conservation Officer, on (01709) 382121 Ext. 3863, or The Senior Planner, Development Control on Ext. 3836 or Ext. 3839

Planning and Transportation Service
Bailey House
Rawmarsh Road
ROTHERHAM
South Yorkshire S60 1QT
Environment Guidance 5: Advertisement hoardings

This guidance is supplementary to Policy ENV3.8 of the Plan and should be read in conjunction with it.

Introduction
1. The legislation covering advertising is contained in the Town and Country Planning (Control of Advertisements) Regulations, 1992. The only hoardings that can be displayed with deemed consent (i.e. permitted under the Regulations), are those “which enclose, either wholly or in part, land on which building operations are taking place or are about to take place, if those operations are in accordance with a grant of planning permission for development primarily for use for commercial, industrial or business purposes”. There are several exceptions to this general rule. For example, no such advertisement shall be displayed in a Conservation Area or displayed earlier than three months before the commencement of the building operations, whilst no advertisement shall be displayed for more than three years. All other hoardings (poster panels) need express consent under the Regulations.

General considerations
2. Poster-panels should respect the scale of their surrounding location. When they are displayed on a paved forecourt, or in a pedestrianised area, their dimensions should be in scale with other street furniture and the effect of the display should not be overwhelming upon pedestrians in the area. Similarly, when they are displayed on buildings, or as free-standing units alongside the highway, they should be related to the scale of surrounding buildings and have regard to the symmetry or architectural features of their location.

3. In considering applications for consent, the Council will have regard to the general characteristics of the locality (including any features of historic, architectural, cultural or similar interest). The existence of other advertisements in the locality should not be taken to mean that a proposal will necessarily be viewed as acceptable, although the Council will seek to ensure consistency in its general approach towards the determination of applications.

Specific localities

Countryside
4. Poster advertising is generally out of place in the open countryside. There may be temporary exceptions, e.g. agricultural shows and similar events, but the duration of the display should be limited to the duration of the event being advertised. Directional signs for rural businesses and tourist attractions are considered on their merits and, if modest in size, well designed and not a danger to traffic, are usually acceptable.

5. In villages, large-scale poster advertising is normally out of place. Smaller sizes may be appropriate, depending on the character of the village and the position of the proposed display in relation to surrounding buildings and features.

Conservation Areas
6. Poster advertising may be appropriate in the predominantly shopping and business parts of Conservation Areas, though particular care is essential to ensure that the method of presentation of any posters displayed in a Conservation Area is compatible with the area’s architectural or historic features. In some areas, smaller size poster panels will be more appropriate to the scale of the buildings. Similar considerations apply in areas which, though not formally designated as Conservation Areas, nevertheless contain buildings of considerable architectural or historic merit, or
where the “group-value” of a number of buildings is outstanding.

**Residential areas**
7. Poster advertising is generally out of place in any predominantly residential locality. If a locality is in a mixed use - with shops or offices interspersed with residential development, or sharing the same premises in former dwellinghouses - some poster advertising may be acceptable when it is carefully related to the scale of surrounding buildings and designed and positioned so as not to intrude upon or interrupt existing features or landmarks.

**Civic areas**
8. Poster advertising may be appropriate when seen in juxtaposition with parks and open spaces or with civic buildings if other forms of commercial activity, e.g. modern shop buildings, are also seen in juxtaposition with those spaces or buildings. However, where any form of commercial activity would detract from the dignity or character of an area, poster advertising would be equally inappropriate.

**Commercial areas**
9. In predominantly commercial surroundings, the scale of the buildings may be sufficiently large to accommodate larger poster displays without any adverse effect upon visual amenity. But the scale of commercial surroundings can vary greatly in a short distance and it is to be expected that decisions on applications in commercial areas will seek to match the scale of poster displays with the scale of adjacent buildings. In mixed commercial/residential areas, much greater care should be taken in the siting of poster advertising than in a wholly commercial area.

**In highways**
10. Free-standing roadside panels should always be in scale with the buildings on either side and in the surrounding area. Large poster hoardings situated at the back edge of the pavement, or in other prominent locations, usually have a dominant visual impact upon their surroundings and they, therefore, need to be sited with particular care to ensure that they are not distracting to drivers of vehicles and they do not adversely affect the amenity of the area.

**On buildings**
11. A poster panel on a building should be in scale with the particular building. It should not cut across any architectural features of the building unless there are exceptional circumstances, e.g. windows of a disused building awaiting redevelopment.

12. Poster panels may be acceptable on the flank-walls of buildings, but they should not be unduly dominant and should be so designed and positioned as to be seen as an integral feature of the building.

13. In determining whether, on grounds of amenity, the display of a poster panel is appropriate on a building, the most important criterion is the overall visual effect of the display upon the entirety of the building and its surroundings. In judging this effect, the actual user of the building may, in certain circumstances, be less important than the purpose for which the building was originally designed and built.

**For further information, contact:**
The Senior Planner, Development Control, on (01709) 382121 Ext. 3836 or Ext. 3839
Planning and Transportation Service
Bailey House
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South Yorkshire S60 1QT
Transportation Guidance 1:
Car parking standards

This guidance is supplementary to Policy T6.1 of the Plan and should be read in conjunction with it.

1. The following advisory car parking standards relate to the main types of development which form the bulk of the Council’s development control workload. They will enable prospective developers to formulate development proposals compatible with the authority’s policies and thereby facilitate the planning application process. For individual uses falling outside the categories listed, developers will be expected to demonstrate that adequate parking provision can be incorporated commensurate with the scale of the development proposed, and should seek early dialogue with the local planning authority.

2. In the case of Class A1 shops proposals up to 2,000 square metres, parking provision will be assessed in the light of individual circumstances, with the standards being regarded as a desirable minimum. Larger proposals (over 2,000 square metres) involving car parking provision which varies from the relevant standard will be considered on their merits provided that detailed surveys to substantiate the alternative provision have been made available by the applicants.

3. In town and local shopping centre locations, car parking requirements for individual developments will be judged against the level of overall public and private car parking space available in the locality and in the context of wider planned provision in town centre plans and traffic management schemes of the Council. Where ready access to available parking arrangements cannot be demonstrated and in non-town centre locations, individual applications will be assessed against the standards in the following table.

For further information, contact:
The Senior Planner, Development Control, on
(01709) 382121 Ext. 3836 or Ext. 3839
Planning and Transportation Service
Bailey House
Rawmarsh Road
ROTHERHAM
South Yorkshire S60 1QT
<table>
<thead>
<tr>
<th>Development/ Land Use</th>
<th>Category</th>
<th>Parking Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1 SHOPS</td>
<td>1. Food/non food stores 200 sq. m (g.f.s.)</td>
<td>Staff - 1 space minimum Customers - 1 space per 20 sq. m including 1 space for disabled persons' parking in accordance with Note 1 below.</td>
</tr>
<tr>
<td></td>
<td>2. Food/non food stores 200-750 sq. m (g.f.s.)</td>
<td>1 space per 15 sq. m including provision for disabled persons' parking in accordance with Note 1 below.</td>
</tr>
<tr>
<td></td>
<td>3. Non food stores above 750 sq. m (g.f.s.)</td>
<td>1 space per 15 sq. m including provision for disabled persons' parking in accordance with Note 1 below.</td>
</tr>
<tr>
<td></td>
<td>4. Food Stores 750-2,000 sq. m (g.f.s.)</td>
<td>1 space per 15 sq. m including provision for disabled persons' parking in accordance with Note 1 below.</td>
</tr>
<tr>
<td></td>
<td>5. Food Stores above 2,000 sq. m (g.f.s.)</td>
<td>1 space per 10 sq. m including provision for disabled persons' parking in accordance with Note 1 below.</td>
</tr>
<tr>
<td>A2 OFFICES</td>
<td>1. Food/non food stores 200 sq. m (g.f.s.)</td>
<td>1 space per 25 sq. m (g.f.s.), including provision for disabled persons' parking in accordance with Note 2 below.</td>
</tr>
<tr>
<td>A3 FOOD AND DRINK</td>
<td>1. Public Houses</td>
<td>Staff - 1 resident space and 1 space per 3 staff. Customers - 1 space per 3 sq. m (n.f.s.) in bars/public drinking areas, including provision for disabled persons' parking in accordance with Note 1 below. N.B. Provision for outside beer gardens etc. may be assessed separately.</td>
</tr>
<tr>
<td></td>
<td>2. Restaurants</td>
<td>Staff - 1 space per 3 staff Customers - 1 space per 2 seats including provision for disabled persons' parking in accordance with Note 1 below.</td>
</tr>
<tr>
<td></td>
<td>3. Hot Food Takeaways</td>
<td>Provision to be considered on individual circumstances but any new-build proposals will be assessed at greater than A1 shop standard.</td>
</tr>
<tr>
<td>B1 BUSINESS</td>
<td>1. Offices</td>
<td>1 Space per 25 sq. m (g.f.s.), including provision for disabled persons’ parking in accordance with Note 2 below.</td>
</tr>
<tr>
<td></td>
<td>2. Light Industry</td>
<td>Staff - 1 space per 35 sq. m up to 235 sq. m Thereafter 1 space per 50 sq m up to 2,000 sq. m Thereafter 1 space per 65 sq. m Visitors - 10% of the above The total to include disabled persons’ parking in accordance with Note 2 below. N.B. Small start-up units may be assessed on merit, including visitor standard.</td>
</tr>
<tr>
<td>B2 GENERAL INDUSTRY</td>
<td>As Light Industry.</td>
<td></td>
</tr>
<tr>
<td>B8 STORAGE AND DISTRIBUTION</td>
<td></td>
<td>1 space per 35 sq. m up to 235 sq. m Thereafter 1 space per 200 sq. m The total to include disabled persons’ parking in accordance with Note 2 below.</td>
</tr>
<tr>
<td>Development/Land Use</td>
<td>Category</td>
<td>Parking Requirement</td>
</tr>
<tr>
<td>----------------------</td>
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<td>--------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>C1 HOTELS</td>
<td></td>
<td>Staff - 1 space per resident staff and 1 space per 3 non-resident staff. Residents - 1 space per bedroom. Bar Customers - 1 space per 3 sq. m (n.f.s.) in bars. The total number of spaces for residents and bar customers to include disabled persons’ parking in accordance with Note 1 below. N.B. For any such facilities open to the wider public/non-residents, provision will be assessed with reference to the standard for Class A3 Food and Drink establishments.</td>
</tr>
<tr>
<td>C2 RESIDENTIAL INSTITUTIONS</td>
<td>1. Residential Homes</td>
<td>General provision - 1 space per 4 bed spaces including at least 1 space for disabled persons’ parking (3 preferable).</td>
</tr>
<tr>
<td></td>
<td>2. Other Institutions</td>
<td>Provision to be considered on individual circumstances, depending on the nature, scale and operational characteristics of the development. Total provision to include disabled persons’ parking in accordance with Note 1.</td>
</tr>
<tr>
<td>C3 DWELLINGS</td>
<td>1. Houses up to 3 bedrooms</td>
<td>Minimum 1 garage and 1 parking space per dwelling, or 2 parking spaces. (See also Note 3.)</td>
</tr>
<tr>
<td></td>
<td>2. Houses of 4 bedrooms and above</td>
<td>1 garage and 2 parking spaces per dwelling, or 3 parking spaces. (See also Note 3.)</td>
</tr>
<tr>
<td></td>
<td>3. Flats</td>
<td>Residents - 1 parking space per flat. (If garages are provided, this is additional to parking space requirements.) Visitors - 1 parking space for every 2 flats. (See also Note 3.)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>N.B. Normally a 6 m building line will be required for new housing development in order to ensure provision for a minimum 6 m parking space to serve each dwelling.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>N.B. These standards relate to the “norm” i.e. one or two bedroom flats. Larger flats will be assessed on individual merit against standards applied to conventional dwellings at C3.1 above.</td>
</tr>
<tr>
<td>D1 NON RESIDENTIAL INSTITUTIONS</td>
<td></td>
<td>Provision to be considered on individual circumstances, depending on the nature, scale and operational characteristics of the development. Total provision to include disabled persons’ parking in accordance with Note 1.</td>
</tr>
<tr>
<td>D2 ASSEMBLY AND LEISURE</td>
<td></td>
<td>As D1 except total provision to include disabled persons’ parking in accordance with Note 1.</td>
</tr>
</tbody>
</table>
Note 1
Developments for shopping, leisure and recreational purposes (Use Classes A1, A3, C1, D2) will normally be expected to provide disabled persons’ parking spaces, within the appropriate total parking requirement, as follows:

Up to 200 spaces total requirement:
6% of the total, subject to a minimum of 3 spaces;

Over 200 spaces total requirement:
4% of the total, plus 4 spaces.

Note 2
Developments for employment purposes (Use Classes A2, B1, B2, B8) will normally be expected to provide disabled persons’ parking spaces, within the appropriate total parking requirement, as follows:

Up to 200 spaces total requirement:
5% of the total, subject to a minimum of 2 spaces;

Over 200 spaces total requirement:
2% of the total, plus 6 spaces.

Note 3
Attention is drawn to paragraphs 7 to 10 of SPG Housing 8: Access, concerning disabled persons’ parking spaces.
Community and Recreation Guidance 1: The National Playings Fields Association minimum standard for outdoor playing space recommendations

This guidance is supplementary to Policies CR2 and CR2.1 of the Plan and should be read in conjunction with them.

The National Playing Fields Association recommends a minimum standard for outdoor playing space of 2.43 hectares per 1,000 population. This is commonly referred to as the 'NPFA 6 Acre Standard'.

Breakdown of the standard
Depending on the population profile of the locality concerned, the total standard should be met by an aggregation of space within the ranges given below:

A. Youth and adult use
Facilities such as pitches, greens, courts and miscellaneous items such as athletics tracks, putting greens and training areas in the ownership of Local Government, whether at county, district or parish level; facilities as described above within the educational sector which are as a matter of practice and policy available for public use; facilities as described above within the voluntary, private, industrial and commercial sectors which serve the leisure time needs for outdoor recreation of their members or the public.

1.6-1.8 hectares (4-4.5 acres)

B. Children's use
B1. Outdoor equipped playgrounds for children of whatever age; other play facilities for children which offer specific opportunity for outdoor play, such as adventure playgrounds.

0.2-0.3 hectares (0.5-0.75 acres)

B2. Casual or informal play space within housing areas.

0.4-0.5 hectares (1-1.25 acres)

Source: PPG 17 Sport and Recreation, September, 1991

For further information, contact:
The Senior Planner, Forward Planning, on
(01709) 382121 Ext. 3833
Planning and Transportation Service
Bailey House
Rawmarsh Road
ROtherham
South Yorkshire S60 1QT
Minerals Guidance 1: Primary aggregate production in the Borough

This guidance is supplementary to Policy MIN2 of the Plan and should be read in conjunction with it.

1. The production of primary aggregates within the Borough is limited to a single crushed rock (magnesian limestone) quarrying unit at the Harry Crofts site near South Anston.

2. The now superseded South Yorkshire Minerals Local Plan, identified a large Second Area of Search at this site which was intended to cater for requirements beyond the Plan period, since the level of reserves with planning permission at that time, removed the need to provide for a First Area of Search. It subsequently transpired that large parts of the original 1960 planning permission proved poor in reserves following detailed testing by the operator, and was rescinded under a Section 106 Agreement with the Council, in exchange for a northerly extension of planning permission into the Second Area of Search. This situation, corresponding with an increase in output from the quarry to accommodate local redevelopment pressures, has depleted remaining permitted reserves to no more than two years at current rates of output. There are no further areas of workable stone within the existing Area of Search since the only remaining parcel of land without planning permission (between the existing area of working and the railway cutting to the east) has been recently tested and the stone again found to be of poor quality and interbedded with clays. There is a need, therefore, for the Plan to identify fresh reserves if continuity of output and local employment is to be sustained during the Plan period and beyond.

3. These considerations, however, do not include the estimated 2.25 million tonnes of limestone under the same control contained within the adjoining Interim Development Order planning permission at Fan Field, which is indicated on the Proposals Map as an existing commitment. There are long recognised environmental problems associated with re-opening this site in terms of the existing unsuitable access, Sites of Special Scientific Interest (S.S.S.I.) and landscape implications. Whilst recognising the validity of the permission, the Council has, in the past, by mutual agreement with the minerals operator, preferred to see quarrying pressures concentrated at Harry Crofts to the west where the impact on sensitive land-uses is less acute. This approach is continued in the Plan in that a new Area of Search has been defined immediately to the west of the existing quarry workings where detailed testing by the industry has established workable reserves of mineral sufficient to provide ten years working at current rates. Workings would thus inevitably move closer to the community of South Anston though at their potential maximum extent would stand-off by some 400 metres minimum. The provision of screen mounding and planting will be required by the Council at an early stage along the maximum potential westerly limit of working, which together with a significant stand-off distance and natural topography will serve to screen workings advancing at the lower level. The Council has concluded a legal agreement with the quarry operators to secure that the programming of working during the Plan period is contained within this Area of Search and that the outstanding Fan Field planning permission could not be worked concurrently.

4. The Council is required to take account of the likely demand for aggregates beyond the timescale of the Plan (see paragraphs 6.8.8. to 6.8.11 of the Written Statement) and, together with neighbouring Districts, seek to make adequate provision for South Yorkshire to sustain its contribution to regional output on the assessment of the Yorkshire and the Humber Regional Aggregates Working Party. Any further westerly extension of the Harry Crofts site would be impracticable in terms of impact on adjacent...
residential areas. In these circumstances, to secure continuity of production beyond the Plan period, the Council will seek to secure a scheme of working and restoration at the Fan Field site under the Interim Development Order provisions which takes account of adjoining sensitive land-uses and landscape quality. The Council recognises the sensitive nature of the Fan Field location, but has accepted that a valid planning permission exists on the land. The alternative of opening up a completely new quarrying site on the limestone belt of eastern Rotherham would be equally problematical in terms of landscape impact; the effect on rural communities, conservation interests and accessibility, and would not affect the continuing status of the existing planning permission, which could not be revoked by the Council without a prohibitively high level of compensation.

5. An additional Area of Search on land immediately to the east of Fan Field, originally identified at the Draft Plan stage to ensure adequate reserves of material to 2011 has been deleted in view of revised Government guidance in MPG 6 (Guidelines for Aggregate Provision in England) which requires M.P.As. to only make provision in Development Plans to 2006 in order to encourage increased use of alternative resources. The land in question is bounded by screening woodland to the north and east, and by a watercourse to the south, and could form a logical extension of working to the Lindrick Dale I.D.O. permission site should such resources need to be made available beyond the end of the Plan period. Any future working of the I.D.O. site and potential eastward extension beyond the Plan period would require alternative access arrangements to be identified and the feasibility of utilising access and processing facilities at the existing Harry Crofts quarry by means of a bridge or conveyor over the intervening railway line will be investigated. Alternatively, access eastwards directly to the A57(T) may need to be considered. The existing planning permissions and Areas of Search identified on the Proposals Map, together with the potential for eastward extension of the I.D.O. site, represent the maximum potential extent of working at this location, beyond which the nature of Rotherham’s continued commitment to aggregates supply must be re-assessed in the post 2011 period.

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Minerals Guidance 2: Methods and schemes of mineral working, restoration and after-care

This guidance supplements Policies MIN6, MIN6.1 and MIN6.2 of the Plan and should be read in conjunction with them.

Schemes of working, restoration and after-care

Content of schemes
1. Schemes of working designed to minimise resulting environmental problems, achieve proper method of working and secure the satisfactory restoration and after-use of the land are an essential part of the preparation for mineral extraction.

2. Schemes of working, restoration and after-care will therefore be required to be submitted with all applications for mineral working and such proposals will be treated as an integral part of the application and any planning permission granted. Conditions attached to a planning permission will require full working and restoration schemes to be approved prior to specified operations taking place on site. Where technically feasible, mineral operators will be expected to operate progressive working with phased restoration. Agreed schemes will need to make provision for:

(i) suitable screening of the working, the minimisation of environmental problems and the method of workings, and

(ii) appropriate restoration, which will be progressive wherever possible, will normally provide an agricultural, forestry or amenity/conservation after-use and, where feasible and compatible with the intended after-use and subject to all other planning criteria such as environment, amenity and traffic being met, may include the disposal of appropriate waste materials as an integral part of the scheme.

3. Whereas full schemes of working should be submitted with applications, in a limited number of cases this may not be practical. It is accepted that more general proposals for restoration may have to suffice in the early stages of development. Changes to schemes of working and/or restoration, once a planning permission has been granted, can be made by agreement between the operator and the Council. Any scheme should make clear the applicant’s full proposals in terms of phasing of operations and matters of detail.

4. Progressive working and phased restoration is highly desirable because of its environmental benefits and the minimisation of the amount of land taken out of agricultural or other use. The main limitation on progressive restoration is technical feasibility: for example, deep quarries may need treatment as a whole when working is complete. Applicants will be required either to submit a scheme of progressive working with phased restoration, or to give reasons why this is not possible.

After-use
5. The after-use of land is regarded as an integral part of any application for working land for minerals. Consequently, all proposals for mineral working will be required to consider land form and after-use for the site at the earliest stage. The land form provision for a suitable after-use of restored mineral workings will normally be prescribed by conditions attached to the planning permission for mineral working.

6. Decisions on land form and after-use will be incorporated in most planning permissions. This is especially important where the mineral workings are likely to be of short duration and/or restoration is to be progressive. In some cases, for example long-term and deep quarries, decisions on these matters may need to be taken at a later date and
periodically reviewed. Flexibility is also necessary where valuable natural history sites or geological exposures result from working. Quarry faces may be designated as Sites of Special Scientific Interest and retained as part of working faces, or maintained within a restored site.

7. It will be expected that planning applications for mineral extraction take into account the advice on restoration and after-care techniques contained in Mineral Planning Guidance Notes (MPGs), particularly MPG 7 (The Reclamation of Mineral Workings, D.o.E., 1996). Where new proposals for opencast coal development arise, the Council will as appropriate have particular regard to the Countryside Commission’s advice on landscape and countryside issues contained in their advisory booklet “Opencast Coal Mining” (1993).

**Aftercare management**

8. When planning permission is granted for the winning and working of minerals it will normally be required that, where after-use is for agriculture, forestry or amenity purposes, aftercare management shall take place for a period of five years from compliance with the restoration condition.

9. Normally mineral workings will provide for an agricultural, forestry or amenity after-use. Restoration and after-use should be considered thoroughly at the outset in full consultation with the Ministry of Agriculture, Fisheries and Food or the Forestry Authority as appropriate. Opportunities may also arise which favour more innovative land uses as part of the restoration scheme, with for example the creation of new wildlife habitats and/or new recreation facilities. Even where an agricultural or forestry after-use is proposed, the Council will encourage areas being set aside within the scheme for the creation of new wildlife habitats and nature conservation. Wet workings in particular may provide opportunities for conservation, recreation and water-based amenities.

**Water features**

10. Where a water-based feature is included in a restoration scheme, provision for recreational activities and/or nature conservation will normally be required. Aftercare management in such cases will be required.

11. The successful establishment of such facilities requires an equal level of expertise and attention as more traditional restoration techniques. Success will manifest itself in the creation of a feature which is in equilibrium with its natural surroundings and appears part of the natural landscape. Where appropriate, English Nature, the Countryside Agency, the Sports Council and other agencies will be approached for advice and assistance.

**Incorporation of earlier workings**

12. Where there are abandoned or unrestored mineral workings not subject to planning conditions the Council will seek to achieve restoration or improvement by appropriate means, including by agreement. Where applications are made to work minerals in the vicinity of abandoned or unrestored workings and where there is common ownership, the Council will seek comprehensive treatment of both the abandoned and new areas where this serves to achieve:

(i) restoration or improvement of the old workings, or

(ii) a better overall working and restoration scheme for the combined site.

13. Derelict and degraded land contained in abandoned or unrestored workings is not easily improved. It may be possible to negotiate a restoration agreement with the owner or the organisation responsible for former working but where agreement cannot be reached, enforcement action will be taken where appropriate. Alternatively, a site may be brought under planning control in the course of granting a new permission for mineral working, by including the abandoned or unrestored area within the boundary of the new permission, where such action can be justified. This solution would only be applicable where an additional mineral working was consistent with Plan policies.

**Soil handling**

14. Where the proposed after-use is for agriculture, proposals for soil handling, storage and replacement will be required as part of any scheme for working and restoration.

15. Both top-soil and sub-soil are vital to effective restoration. Not only must they be available but they must be handled and stored properly if a high quality restoration is to be achieved. Soil surveys will be carried out in conjunction with the Ministry of Agriculture, Fisheries and Food prior
to the start of any working. A scheme for restoration will include agreed soil profiles, defined with the assistance of the initial soil survey. Soil movement should take place only in suitable dry weather and soil conditions, so that damage to soil structure is minimised. Operators will need to manage soil movements in such a way as to avoid undue soil compaction and ripping will be required before each layer of soil is replaced. It is very difficult to achieve these conditions on an operational mineral working site but where progressive restoration is in operation, soil stripped should be immediately replaced on the previously worked area. Much research, particularly by the former British Coal Corporation, and by the Department of the Environment, Transport and the Regions has been carried out into restoration of agricultural land. Advice on soil handling and storage can be obtained from the Ministry of Agriculture, Fisheries and Food. It is necessary to ensure that restoration is carried out to the highest standard.

Retention of soil

16. Where mineral workings require soil for restoration purposes, planning conditions will prohibit the removal of top-soil, sub-soil or soil making materials from the site unless the existence of surplus materials has been established.

17. This recognises that adequate soil resources are vital and must be carefully retained and stored on site to permit satisfactory restoration of the land on completion of mineral extraction. Where insufficient soil or soil-making materials are available on site, it may be necessary to obtain soil from elsewhere.

Landscaping and screening

18. Planning permission for mineral workings will not normally be granted where it is proposed to remove trees and woodland of amenity, landscape, scientific or screening value. Where such proposals are approved, conditions will normally require tree replacement as part of a restoration scheme together with aftercare management for a period of five years. Replacement trees may be required in a different position to those removed where this would improve the amenity or agricultural efficiency of the restored site or screen the working site. The Council will seek the Forestry Authority’s advice and assistance in implementing the policy of aftercare management of land.

19. Trees and woodland make a major contribution to the landscape quality of the Borough and impart a perception of permanency and well being to the countryside in the public mind. Trees and wooded areas are frequently disturbed by mineral working activities and it is important to maintain the quality of the environment and also help screen workings.

20. The assessment of proposals for mineral working will take account of the standard of screening and landscaping proposed. Normally, operators will be expected to commence screening and landscaping at the earliest possible date before the commencement of working for minerals.

21. There have been problems in the past with poor standards of screening banks and landscaping generally. In the case of earth banks - the most common form of screening - the requirements of paragraph 20 will normally be interpreted as meaning that adequate grassing and/or planting is required, except where the duration of a working is to be very short. The early commencement of screening and landscaping will be encouraged to maximise its effectiveness.

Plant, building and ancillary industries

22. The Council may be prepared to grant planning permission for industrial development associated with the minerals industry to be located within or adjacent to a mineral working, where a good case can be made on general economic and amenity grounds, provided that the proposals do not adversely affect local amenity.

23. Industry is not generally permitted outside locations allocated for industrial and business use, particularly in the Green Belt, where most mineral working is found. Where industrial processes, including primary processing, are permitted in or adjacent to a mineral working, their life will usually be limited to the life of the associated mineral working.

24. Where the Council approves a planning application which involves the erection of any plant and buildings within or adjacent to a mineral working, conditions will be imposed to control the siting and appearance of the plant and buildings. The life of all such plant and buildings will normally be restricted to the life of the associated mineral working.

25. Plant and quarry buildings can be very obtrusive by virtue of their height, construction and operation and will not be acceptable in all areas. Such plant and buildings will only be allowed where
they would not adversely affect the amenity of the surrounding area. The retention of such facilities cannot normally be justified once the parent (mineral extraction) operation has been concluded, and their continued presence on the land is likely to obstruct restoration.

Other provisions

Transport restrictions
26. The Council will consider imposing restrictions on the movement of heavy goods vehicles where they create safety, environmental or traffic problems. The transportation of materials from mineral workings creates problems which affect the choice of location for the workings. One solution to the problem of controlling mineral traffic is the use of heavy goods vehicle restrictions. The Road Traffic Regulation Act, 1984, permits orders to be made restricting the use of a particular road or part of it by means of weight or width limits, possibly of a temporary nature. In considering whether to make any order, the Council will take into account the needs of all road users, alternative routes and requirements as to access. In some cases the intensive use of roads by heavy lorries associated with mineral workings may damage them or require improvements to be made. Section 59 of the Highways Act, 1980, will enable extraordinary expenses of maintenance to be recovered in such situations.

Formal agreements and obligations
27. The Council will seek to conclude formal agreements or ‘obligations’ under Section 106 of the Town and Country Planning Act, 1990, wherever this is necessary to achieve the satisfactory operation of mineral working and restoration. Formal Obligations may be necessary where a particular matter cannot satisfactorily be covered by planning conditions. Section 106 of the Town and Country Planning Act, 1990, enables planning authorities, mineral owners and operators to enter into voluntary arrangements restricting and regulating the development or use of land. Section 106 Obligations can provide a framework for comprehensive development proposals, involving complicated schemes of working or financial agreements which would otherwise be outside the local authority’s power to impose as planning conditions. They may be needed to cover aspects of restoration and after-use, costs of infrastructure services, public amenity or the regulation of existing or nearby land-uses.

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Appendices
Appendix 1: Householder guidance

Leaflet version of SPG Housing Guidance 1: Householder Development (Nos 2-15)

1. Extending and altering your house (introductory leaflet)
2. Adding a Porch
3. Adding an attached garage or carport
4. Adding a conservatory
5. Adding a single-storey side extension
6. Adding a single-storey rear extension
7. Adding a front extension
8. Adding a two-storey side extension
9. Adding a two-storey rear extension
10. Converting the loft into living accommodation
11. Making a bungalow into a two-storey house
12. Building a detached garage, carport or other building
13. Providing living accommodation for an elderly relative
14. Making an access for a vehicle
15. Building a boundary wall, fence or gate

More recent titles (Nos 16-19)

16. Installing a satellite dish
17. Felling trees in your garden
18. Providing extra living accommodation for a disabled person
19. Altering the exterior of your house
Appendix 2:
Detailed guidance on countryside and heritage issues under Policy ENV2.4

Detailed guidance on countryside and heritage issues under Policy ENV2.4
Rotherham's Countryside Study
Treeton Core Area Study
Ricknield Street Subject Study
Chesterfield Canal - Strategy for Protection and Restoration
Chesterfield Canal Core Area Study
River Rother Route Survey
Meadowhall to Elsecar Route Survey
River Rother Route Survey
Creswell Limestone Strategy Study
Primary Footpath Links Route Survey
Regionally Important Geological Sites
Key Species and Key Habitats
Scholes Coppice / Grange Park Core Area Study