

# Maltby Neighbourhood Plan Masterplan Report 2022

## Update Addendum December 2023

# Rotherham local plan

### Introduction

On 30 March 2023 Maltby Town Council submitted the Maltby Neighbourhood Plan (MNP) to Rotherham Metropolitan Borough Council. The Council undertook consultation on the submission documents (as required by Regulation 16 of The Neighbourhood Planning (General) Regulations 2012 (as amended)) between 30 June and 21 August 2023. Mr Christopher Collison BA (Hons), MBA, MRTPI, MIED, IHBC was appointed as Examiner to conduct the examination of the Maltby Neighbourhood Plan and publish a Report with recommendations. The examination report was produced on 15 November 2023 (available on the Council web pages at [post-examination-report \(rotherham.gov.uk\)](https://www.rotherham.gov.uk/post-examination-report)). The report recommended that the Maltby Neighbourhood Development Plan for the plan period up to 2028 should, subject to the modifications put forward, be submitted to referendum. These included Recommended modification 1 that included a provision to 'Update and revise the Maltby Masterplan as recommended by the Borough Council'. Minor Corrections to the Neighbourhood Plan were also proposed. Recommended modification 9 included a provision to 'Modify policy explanation sections, general text, figures, and images, and supporting documents to achieve consistency with the modified policies, and to achieve updates and correct identified errors'.

Rotherham MBC in consultation with the planning consultant for Maltby Town Council and Cllr Kirk agreed to produce an addendum to the masterplan listing changes required. These changes are listed in the table below. The following changes will now apply to the Maltby Masterplan Report 2022 in line with the Examiners Recommended modification 1 and 9.

Issue (Regulation 16 RMBC Consultation Response)	Required Modification to Maltby Masterplan Report
<p>RMBC Transportation Team have provided the following travel related comments: Please <b>update any references to car parking standards</b>; the 2011 standards have been superseded by SPD12.</p>	<p>Masterplan Report to Include reference to car parking standards as is provided in Rotherham Local Plan, Supplementary Planning Document No. 12 Transport Assessments, Travel Plans and Parking Standards</p>
<p><u>General Comment on the Masterplan Report</u> The <b>indicative layouts in the masterplan are likely to need amending</b> where planning permissions have been granted on the sites and where areas are already under construction.</p> <p>The <b>layouts will also need amending</b> in order to reflect any new constraints which have been identified (e.g., for Site H68: Tarmac Site Off Blyth Road rights of way from Blyth Road which were not previously known about).</p>	<p><u>General Comment on the Masterplan Report</u> Remove all references to sites H67, H68, H70 in the Maltby Masterplan Report; as these areas have been superseded following planning applications:</p> <ul style="list-style-type: none"> <li>• Page 11, change text from 'This document states that there are 7 sites in Maltby and Hellaby that are appropriate for residential or mixed use development. These sites have the potential to deliver 757 new homes and 54.25 hectares for industrial and business. The 7 sites that are allocated in Maltby include: – SPA2: Land at Former Maltby Colliery. – H66: Park Hill Lodge. – H67: Newland Avenue/ Braithwell Road. – H68: Tarmac Site Off Blyth Road. – H69: Land to The South of Stainton Lane. – H70: Allotments, East of Highfield Park. – H99: Land Off Rotherham Road' to <i>'This document proposes there are 4 sites in Maltby appropriate for development. These sites are – SPA2: Land at Former Maltby Colliery. – H66: Park Hill Lodge. – H69: Land to The South of Stainton Lane. -H99: Land Off Rotherham Road'.</i></li> <li>• Page 11, in text box remove the following text: 'Site H67 Newland Avenue/ Braithwell Road/ Chadwick Drive Site area: 3.09ha Allocation: Residential Site H68 Tarmac Site Off Blyth Road Site area: 0.95ha Allocation: Residential Site' and 'H70 Recreation Grounds/ Allotments. East of Highfield Park Site area: 13.91ha Allocation: Residential'</li> <li>• Page 12, in 'Figure 2.1 Allocated Sites in Maltby' remove sites H67, H68, H70</li> <li>• Page 17, in 'Figure 3.1 Landscape Character Areas around Maltby' remove sites H67, H68, H70</li> <li>• Page 19, in 'Figure 3.2 Maltby vehicular movement network' remove sites H67, H68, H70</li> </ul>

Issue (Regulation 16 RMBC Consultation Response)	Required Modification to Maltby Masterplan Report
<p><u>General Comment on the Masterplan Report (Con't)</u>  The <b>indicative layouts in the masterplan are likely to need amending</b> where planning permissions have been granted on the sites and where areas are already under construction.</p> <p>The <b>layouts will also need amending</b> in order to reflect any new constraints which have been identified (e.g., for Site H68: Tarmac Site Off Blyth Road rights of way from Blyth Road which were not previously known about).</p>	<p><u>General Comment on the Masterplan Report (Con't)</u>  Remove all references to sites H67, H68, H70 in the Maltby Masterplan Report; as these areas have been superseded following planning applications:</p> <ul style="list-style-type: none"> <li>• Page 20, Remove paragraph: 'Site H68 is located adjacent to the Maltby Historic Core and Grade II Listed Building 27, Blyth Road. Any potential impact from new development on these historic assets should be carefully considered and relevant historic organisations should be consulted.'</li> <li>• Page 21, in 'Figure 3.3 Maltby heritage assets' remove sites H67, H68, H70</li> <li>• Page 22, change text from 'Site SPA2, site H69 and site H70 are located adjacent to Maltby Commons LWS, while site H68 is located to the north of Wood Lee Common LWS. Any potential impact from new development on these environmental designations should be carefully considered.' to  '<i>Site SPA2 and site H69 are located adjacent to Maltby Commons LWS. Any potential impact from new development on environmental designations should be carefully considered</i>'.</li> <li>• Page 23, in 'Figure 3.4 Maltby green infrastructure and non-vehicular network', remove sites H67, H68, H70</li> <li>• Page 25, In 'Figure 3.5 Maltby topography, watercourses and key view locations' remove sites H67, H68, H70</li> <li>• Page 45, In' Figure 5.1 Masterplan strategy for Maltby Town' remove sites H67, H68, H70</li> <li>• Pages 50 and 51, Regarding Site H68: Tarmac Site Off Blyth Road - remove all this section.</li> <li>• Pages 54 and 55, Regarding Site H70: Recreation Ground and Allotments to The East of Highfield Park - remove all this section.</li> <li>• Pages 56 and 57, Regarding Site H67: Newland Avenue, Braithwell Road and Chadwick Drive - remove all this section.</li> <li>• Renumber figure numbers, page numbers and contents page accordingly with addendum changes made.</li> </ul>

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<p><u>Page 13</u> The Masterplan suggests H69 is within green belt – please note by allocating the land within the local plan the green belt use is removed. <b>See suggested amendment in Table 1c H69.</b></p>	<ul style="list-style-type: none"> <li>• Change the label to photograph which says ‘Site H69 located within the Green Belt’ to ‘Site H69’ on p.22.</li> <li>• Change the text ‘Description of Site’ – Site area: 16.17ha Current use: Residential Development Site’</li> </ul>
<p><u>Page 22 ‘Green Infrastructure’</u> <b>Mention should be made of ‘Maltby Corridor’;</b> a green infrastructure strategic corridor that was identified to be of importance through the Yorkshire and Humber Green Infrastructure Mapping Project 2010 which encompasses the town of Maltby. See Core Strategy Policy CS19 Green Infrastructure and explanation text for further information.</p>	<p>Include reference to ‘Maltby’ Strategic Green Infrastructure corridor shown in Rotherham Local Plan, Core Strategy Table 9 ‘Strategic and Local Green Infrastructure Corridors’.</p> <p>Required Modification to Maltby Masterplan Report.</p>
<p><u>Page 46 SPA2 Land at former Maltby colliery</u> <b>Update masterplan design principles</b> to reflect permitted uses within the Local Plan and <b>update precedent images</b> accordingly.</p> <p><u>Design Principles section</u> It notes that ‘A mix of uses such as <i>residential and retail</i>, are thought to be appropriate for the development of the site considering the significant role of the site to Maltby’. It is considered ‘<b>a mix of employment uses’ would be better suited</b>. In the Local Plan Sites and Policies Policy SP18 SPA2 Former Maltby Colliery appropriate uses will include: a. B2 (general industry), b. waste and energy, c. aggregate depot.</p>	<ul style="list-style-type: none"> <li>• Change text Description of Site to: <i>Site area: 36.58ha</i> <i>Current use: Former Maltby Colliery</i> <i>Proposed use: Employment Use</i></li> <li>• Remove photographs showing images of houses on p.46.</li> <li>• Change text in ‘Design Principles’ to: <i>‘Employment uses are thought to be appropriate for the development of the site considering the significant role of the site to Maltby (see Rotherham Local Plan, Sites and Policies Policy SPA SP18 Former Maltby Colliery).</i></li> <li>• Remove Figure 5.2 Site SPA2 concept masterplan and design principles</li> </ul>